



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 16899 George

September 2026

Sir

**APPLICATION FOR CONSENT (SMALL-SCALE RENTAL HOUSING) AND
PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS): ERF 16899 GEORGE**

Please find attached an application in terms of

- Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for consent use for small-scale rental housing consisting of 6 habitable rooms on Erf 16899 George.
- 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 Erf 16899 George:
 - the western street boundary building line from 3,0 metres to 0,0 metres to accommodate the existing covered balcony as well as from 3,0 metres to 1.870 metres for the existing staircase.
 - the northern side boundary building line from 1,5 metres to 0,0 metres for a distance of 6,52 meters to accommodate the existing dwelling house to be used for small-scale rental housing.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR CONSENT USE (SMALL-SCALE RENTAL HOUSING) AND
PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS)
ERF 16899 GEORGE

September 2026



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MOTIVATION REPORT
APPLICATION FOR CONSENT (SMALL-SCALE RENTAL HOUSING) AND
PERMANENT DEPARTURE (BUILDING LINES)
ERF 16899 GEORGE

1. BACKGROUND

Erf 16899 George is currently developed with a dwelling house that includes a covered balcony, as well as an attached structure containing five habitable rooms (bedrooms), three kitchenettes, and four bathrooms. The George Municipality has issued several notices of non-compliance relating to both the building and land use, and a summons was served on the owner on 1 July 2026. Following this, the owner appointed Jan Vrolijk Town Planner to assist with a land use planning application.

The pre-application was deliberately omitted due to time constraints. The owner, together with Jan Vrolijk, attended a Municipal Court officer, who granted permission to submit a land use planning application and set a deadline for submission. The deadline was met, and the Municipal Court officer accepted the submission of the land use application as acting on the illegal activities and making an effort to rectify the use on Erf 16899 George. The owner is still required to appear in court; however, the case will be postponed until the land use application has been finalized.

Following the response provided by the municipal planners on the pre-application, the owner elected to relocate to the ground-floor structure and convert the first-floor structure into small-scale rental housing. The comments emphasized that the property should not contain a second dwelling unit. Accordingly, the necessary changes are proposed to ensure compliance, enabling the owners to retain a dwelling house comprising four bedrooms, two bathrooms, one kitchen, and a living room, together with five habitable rooms designated for the proposed small-scale rental housing.

The wooden slabs of the existing covered patio were installed purely for aesthetic purposes and can therefore be removed without compromising the structural integrity of the balcony. The owner is in the process of making the necessary changes to ensure compliance.

A site inspection was conducted by Jan Vrolijk on Tuesday, 21 July 2026, to finalize the application. At present, the habitable rooms are unoccupied, and the owner is undertaking the necessary changes to enable compliance with land use requirements.

2. APPLICATION

- Application is made in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for consent use for small-scale rental housing consisting of 5 habitable rooms on Erf 16899 George.
- 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 Erf 16899 George:
 - the western street boundary building line from 3.0 metres to 0.0 metres to accommodate the existing covered balcony as well as from 3.0 metres to 1.870 metres to accommodate the existing staircase.
 - the northern side boundary building line from 1.5 metres to 0.0 metres for a distance of 6,52 meters to accommodate the existing dwelling.

The completed application form for the consent use and permanent departure application is attached hereto as **Annexure "A"**.

3. DEVELOPMENT PROPOSAL

Erf 16899 was originally developed with a small semi-detached house consisting of two bedrooms, one bathroom, and a kitchen. The owner subsequently extended the dwelling to create rentable units. This application seeks to regularize the existing 5 habitable rooms as small-scale rental housing. The intention is to rent the rooms to individual tenants. There is a

high need for affordable housing, and the proposed rental housing will assist with the shortage of affordable housing in Conville.

Two of the rental rooms will be self-contained, each with a private bathroom and kitchenette, while the remaining three rooms will each include a kitchenette and share a common bathroom. Although the dwelling house has a braai on the ground floor, the braai and part of the covered patio on the first floor will remain reserved for the private use of the dwelling house, providing space for outdoor relaxation. Of the five rental rooms, one is located on the ground floor adjacent to the dwelling house, while the other four are situated on the first floor.

Additional development on the property includes a single carport, as well as the covered balcony. The covered balcony provides covered access to the small-scale rental units as well as providing shaded parking for 4 vehicles, ensuring compliance with the parking bay requirements. A water tank located in the north-eastern corner will be relocated to meet the prescribed side and rear building line setbacks.

The proposed site and building plans for the dwelling house and the rental units are attached as **Annexure “B”**.

Purpose of the application is to obtain the necessary approvals for consent use for small-scale rental housing and a departure from building line requirements on Erf 16899 George, as indicated on the attached site and building plans attached as **Annexure “B”**.

4. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed development, by the relevant officials of George Municipality took place on 5 August 2026. The signed pre-application consultation application form, which is attached hereto as **Annexure “C”**, contains the following comments:

“Town planning comments:

- *Applicant is advised to address the illegal land use and liaise with Amanda Joubert (ajoubert@george.gov.za) regarding the status of the contravention case before an application is submitted.*
- *Applicant to ensure that property has no second dwelling when there are 6 small-scale rental units (rooms with kitchenettes).*
- *Note this is not a kitchenette (part of room 4 & 5). Please refer to the definition of a kitchenette in the ZS.*
- *It may be required to move this staircase to the side to accommodate the correct length of the parking bays which min needs to be 5m in length.*
- *The primary dwelling must be demarcated separate from the 6 habitable rooms.*
- *Applicant is advised to address the overlooking on adjacent properties.*
- *Window and door placement provision needs to be addressed in line with the zoning scheme.*
- *The department is in principle not opposed to the use, however, a detailed site layout plan which aligns with the objective of the proposal must be submitted.*
- *A land surveyor certificate may be required. Applicant is advised to address all and any encroachments over the building lines and property boundary.*
- *Applicant to take note of the parking requirements for small-scale rental units. PT1 may be considered with the appropriate departure application.*
- *Stormwater to be addressed in line with applicable by-laws.*
- *Applicant is advised to liaise with CES regarding the availability of services.”*

No negative issues were mentioned. The issues and requirements mentioned in the comments are addressed in this motivation report.

5. GENERAL INFORMATION REGARDING ERF 16899 GEORGE

5.1 Locality

Erf 16899 George is located at 19 Swawel Street, in the neighbourhood known as Conville, George opposite a school. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “D”**.

5.2 Existing land use

Erf 16899 George is currently used for a dwelling house. The 5 habitable rooms to become the small-scale rental housing are currently unoccupied.

5.3 Extent

Erf 16899 George is 343m² in extent.

5.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 16899 George is Single Residential Zone III.

5.5 General Plan

Erf 16899 George forms part of the General Plan No 825/1994. A copy of the General Plan is attached hereto as **Annexure "E"**.

5.6 Title Deed

Erf 16899 George is registered in the name of Clarence Edward Booyesen. A copy of the registered Title Deed T66462/2014 is attached hereto as **Annexure "F"**.

5.7 Power of Attorney

A Power of Attorney whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Clarence Edward Booyesen (ID 8211075061080), the registered owner of the Erf 16899 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 "G"**.

5.8 Bondholder's Consent

Erf 16899 George is not encumbered by a bond.

5.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 16899 George is attached hereto as **Annexure "H"**. The Conveyancer Certificate confirms that there are no restrictive conditions contained in the Title Deed T66462/2014 of Erf 16899 George that restrict the consent for small-scale rental housing and the departures as proposed in this application.

6. DESIRABILITY OF THE APPLICATION FOR THE CONSENT FOR SMALL-SCALE RENTAL HOUSING ON ERF 16899 GEORGE

6.1 Introduction

The application Erf 16899 George is currently zoned Single Residential Zone III. In terms of this zoning, Erf 16899 George may be utilized for the purposes of a dwelling house and shelters. The owner wants to rent the existing 5 habitable rooms to tenants and therefore requires a consent for small-scale rental housing.

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 consent 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.

6.2 Physical characteristics of the erf

6.2.1 Topography

The application erf is relatively flat with a gentle slope from the west to the 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 consent for small-scale rental housing as applied for in this application.

6.2.2 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 no reason from this point of view why this application cannot be supported.

6.2.3 Vegetation

Erf 16899 George has no mature trees and minimum vegetation. Vegetation will thus not place any restriction on the development proposal.

6.2.4 Other characteristics

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

6.2.5 Conclusion

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

6.3 Proposed land uses

The owner intends to continue residing in the dwelling house on the ground floor, while utilizing the existing structures for small-scale rental housing comprising 5 habitable rooms (bedrooms). These rooms will be rented to individual tenants, as outlined in Point 2 of this report.

6.4 Coverage of the proposed development

The existing structures on the erf consist of a dwelling house with balcony and carport with a floor area of 166m² and 5 habitable rooms with kitchenettes, a central bathroom and a balcony with a floor area of 127m². Erf 16899 George has a size of 343m². The coverage of the existing dwelling house and associated building for the proposed small-scale rental housing will be 64%, thus within the allowed 65% coverage applicable to erven smaller than 500m² as per the George Integrated Zoning Scheme By-law, 2023.

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

6.5.1 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.

6.5.2 "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 consent use 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 utilizing the existing structures for small-scale rental housing in accordance with the development proposals for this area as per the George Spatial Development Framework 2023. Erf 16899 George is located in the densification zone and will lead to better utilisation of underutilised serviced residential erf.
Spatial development frameworks and policies at all spheres of government 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.	Complies with.	George Municipality approved a Spatial Development Framework for 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 5 small-scale rental housing opportunities for the affordable market, where a big shortage of housing exists.
Spatial planning mechanisms, including land use schemes, must	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-

incorporate provisions that enable redress in access to land by disadvantaged communities and persons.		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 small-scale rental housing.
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 small-scale rental housing 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 consent for small-scale rental housing 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 densification. The proposal will thus not result in urban sprawl.
Result in communities that are viable.	Complies with.	The development of Erf 16899 George with a small-scale rental housing, as proposed in this application, will create much needed affordable residential opportunities in Conville, 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.

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 as well as the densification area, according to the George Spatial Development Framework, 2023. Thus, the proposal is in line with the George Spatial Development Framework, 2023.

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, 2023 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, 2023 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 Framework. As it can be deemed that the development proposal complies with the contents of the Framework, 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.

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.

6.5.3 “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 4.5.4 to 4.5.6 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.

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

6.5.4.1 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 4.5.2 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.

6.5.4.2 Protection of agricultural land

In terms of the WC-PSDF it is indicated that agricultural land must be protected. Erf 16899 George is zoned Single Residential Zone III and is not used for agricultural purposes. This objective of the WC-PSDF is therefore not relevant to this application.

6.5.4.3 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 16899 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.

6.5.4.4 Densification

In terms of the WC-PSDF, higher densities and more compact cities must be created. The proposed development is for consent for small-scale rental housing. The small-scale rental

housing will assist in the shortage of affordable accommodation. The increased density of Erf 16899 George will also contribute to the overall density requirement of 25du/ha. The proposal therefore complies with this objective of the WC-PSDF.

6.5.4.5 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 small-scale rental housing on Erf 16899 George, is a big financial investment for the owner and will uplift the immediate environment. As such, the proposed small-scale rental housing 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 small-scale rental housing will assist in the shortage of affordable housing in the immediate area of Conville.

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.

6.5.4.6 Public Transport

The WC-PSDF states that "non-motorised" and public transport should be promoted. Erf 16899 George is located approximately 200m from a Go-George bus stop. 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 applicable to the proposed land use. Sufficient parking bays can be provided within the boundaries of Erf 16899 George.

6.5.4.7 Summary

From the content of point 5.5.4 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

6.5.5 George Spatial Development Framework, 2023 (GSDF)

Erf 16899 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 "Densification Zone" proposed 500 metres along an activity corridor on Map 37: "Composite Spatial Development Framework for the George city area" in the George Spatial Development Framework, 2023 (GSDF).

In table 13: "Spatial Elements", "*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 “*densification zone*” and within walking distance from a public transport route, that allows for a density of up to 60du/ha. However, small-scale rental housing is not the same as dwelling units, as it is rooms with shared facilities. The provision of small-scale rental housing aligns with the municipality’s policy objectives of providing affordable accommodation options within the urban edge. The intensity of use is mitigated by adequate parking provision and compliance with all development parameters except building lines. The proposed small-scale rental housing 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 “*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.

6.5.6 George Integrated Zoning Scheme By-Law, 2023

Erf 16899 George is currently zoned Single Residential Zone III in terms of the George Integrated Zoning Scheme By-Law, 2023, which only allows a dwelling house and shelters as a primary right. In terms of the George Integrated Zoning Scheme By-Law, 2023 small-scale rental housing may be permitted on a Single Residential Zone III erf with the consent of the George Municipality.

The following table indicates the development parameters applicable to Single Residential Zone III 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 III		
Development parameter	Description	Adherence
Height	8,5 metres ridge of roof 6,5 wall plate	Complies

Coverage	65%	64% - complies
Street building line	3.0 metres.	Partially - complies Departure required for the covered balcony for a distance of 6.51 metres along the street boundary
Side building lines	0.0 metres on one side 1.5 metres on all other sides	0.0 metres southern side – complies Departure required for the existing dwelling house to be used for small-scale rental housing from 1.5 metres to 0.0 metres for a distance of 6.52 metres along the northern boundary
Rear building lines	1,5 metres	Complies
Parking	1 bay per dwelling unit	Complies – Erf 16899 George is 343m ²

The land use description and development parameters for small scale rental housing have additional specific requirements as follows:

Small-scale rental housing		
Land Use description / Development parameter	Description	Adherence
Dwelling house	Must remain on the property	Complies
Owner or manager	Must reside on the property	Complies – the owner will reside in the dwelling house
Density	6 habitable rooms	Complies – 5 bedrooms
Height	8.5 metres	Complies
Parking	0.75 per habitable room	Complies
Refuse Area	May be required.	N/A

The desirability of the building line relaxations is discussed in point 7 of this motivation report.

6.5.7 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 16899 George was scrutinized, and it was found that Title Deed T66462/2014 has no restrictive conditions that prohibit the proposed development of small-scale rental housing.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure “H”**.

6.6 Compatibility of the proposal with the character of the area

Erf 16899 George is located along Swawel Street, opposite the school in Conville, George. Conville has a residential land use character for low income to low-middle income residents. Conville was established in 1994 with state funded housing. A lot of properties have added shelters to the original houses which are allowed in terms of the George Integrated Zoning Scheme, 2023.

The proposed development of small-scale rental housing will be in keeping with this character and can be seen as complementary and supportive of it. The small-scale rental housing will assist with the affordable housing shortage in the immediate area. No unwanted precedent will therefore be created.

6.7 Compatibility of the proposal with the natural environment

Erf 16899 George is situated within the Urban Edge of George. There is no “*natural*” environment in this area, as most properties have been developed with sub-economic dwelling house to which structures consisting of various materials have been added. Most properties have furthermore been developed with backyard shelters. The proposed small-scale rental housing will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

6.8 Potential of the erf

Erf 16899 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 “*Densification Zone*” proposed densification 500m along an activity corridor on Map 37: “*Composite Spatial Development Framework for the George city area*” in the George Spatial Development Framework, 2023 (GSDF).

The subject erf is situated in Conville which is earmarked for residential densification. The proposed small-scale rental housing is in line with the spatial objectives for the densification area and will fit the environment as various properties are expanding their original houses by adding shelters. The small-scale rental housing will assist with the housing shortage, especially affordable housing opportunities in the immediate area.

6.9 Access to the erf

Erf 16899 George is located along Swawel Street, just off the Pienaar Street linking to Nelson Mandela Boulevard. The existing street access to the erf from Swawel Street is 6,51 metres wide and complies with the maximum width of 8 metres. Access is thus not a concern for the proposed small-scale rental housing on Erf 16899 George.

6.10 Provision of parking

The development proposal for Erf 16899 George is for small-scale rental housing, consisting of 5 habitable rooms.

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

Use	Description	Adherence
Dwelling house	1 bay	Complies – one carport
Small-scale rental housing with 6 habitable rooms	0.75 bays per habitable room (5 habitable rooms)	Complies – 4 parking bays

The parking bays will be provided as tandem bays. Due to the affordable housing opportunities, it is not anticipated that every tenant will have a vehicle, however adequate space is provided on Erf 16899 George. The provision of parking therefore complies with the parameters of the George Integrated Zoning Scheme By-law, 2023.

6.11 Provision of services

The existing dwelling house is connected to existing municipal services and all upgrades and connections required for the small-scale rental housing will be provided by the owner at his costs.

7. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)

7.1 Introduction

The George Integrated Zoning Scheme By-law, 2023 provides the development parameters applicable to the respective zonings. The development parameters in terms of coverage and building lines of “dwelling house” applies to small-scale rental housing. 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 proposed small-scale rental housing are as follows:

“Building lines”

- The street building line: 3 metres.

- *Side building line: 0 metres on one side and 1.5 metres on all other sides.*
- *The rear building line: 1.5 metres.*

In terms of the development proposal for the following building line relaxations are required:

- the western street boundary building line from 3.0 metres to 0.0 metres to accommodate the existing covered balcony as well as from 3.0 metres to 1.870 metres for the existing staircase.
- the northern side boundary building line from 1.5 metres to 0.0 metres for a distance of 6.52 meters to accommodate the existing dwelling house.

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

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.*

7.2 Existing planning in the area

Erf 16899 George is located in the neighbourhood known as Conville. This neighbourhood is primarily characterized by residential erven. Due to the shortage of affordable housing, most properties have shelters to create extra income through rental-income for the owner of the property and provide in the need for affordable housing. The proposed small-scale rental housing is a formal structure and better living quality than shelters. The proposed small-scale rental housing will have 5 habitable rooms to rent. Two of the rooms will be self-sufficient with their own bathroom and kitchenette whereas the remaining 3 rooms will have it's own kitchenette and share the bathroom.

The relaxation of the building lines 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.

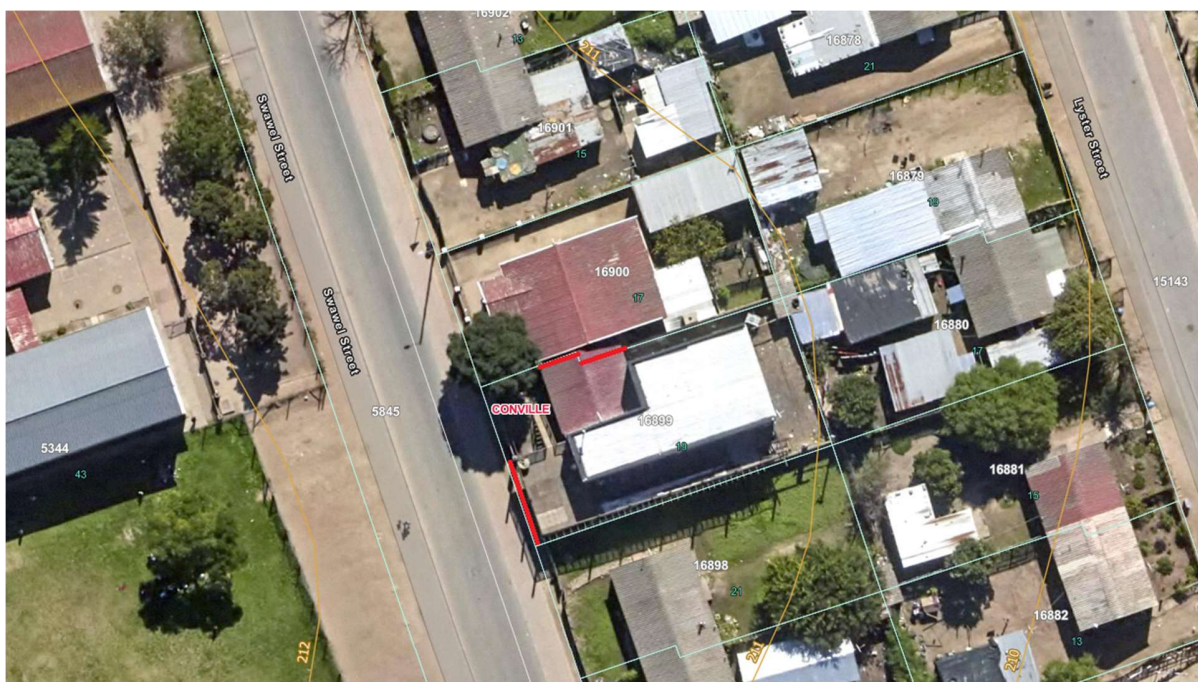
7.3 Impact on schools, open spaces and other community facilities

The small-scale rental housing as proposed will not have a detrimental impact on schools or community facilities. Erf 16899 George is located opposite the school in Conville. The small-scale rental housing is ideal for single people and not aimed at families.

The relaxation of the building lines 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.

7.4 Impact on sunlight, view and privacy

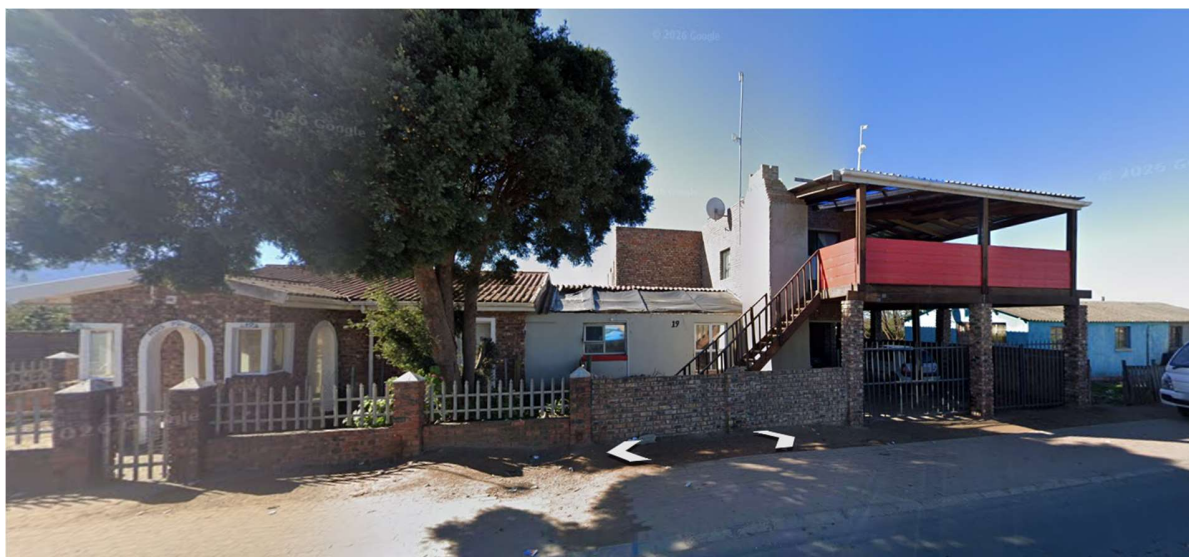
As can be seen from the aerial photo below the building lines that require relaxation are indicated with red lines.



The building line relaxation on the northern side boundary building line is only for the former semi-detached house, which will remain the main dwelling house. The distance of the relaxation is only 6.52 metres on a boundary of 20 metres. This relaxation is minor and the structure has been in that position for many years. Due to the semi-detached house the adjacent property, Erf 16900 George cannot have any negative impact on sunlight, view or privacy as their house adjoins the structure on Erf 16899 George.

Due to the size of the property being smaller than 350m², one side boundary building line may be 0 metres. The southern side boundary building line was chosen as the 0-metre building line, for the existing covered balcony. Although the structure is on the boundary, it is an open structure and cannot negatively impact the adjacent property owner's sunlight or view.

The following google earth street view image indicates the street view of the existing development on Erf 16899 George. The street building line relaxation is for the covered balcony, which also creates covered parking bays as well as for the staircase leading to the first-floor dwelling house.



The relaxation of the building lines 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.

7.5 Impact on streetscape

Although the staircase and balcony are more visually assertive than the traditional built form in the area, it remains within the property boundaries and does not obstruct pedestrian movement or street activity. The overall impact on the streetscape is therefore one of increased building presence but balanced by functional benefits such as covered parking and improved access.

The existing access off Swawel Street with a width of 6.51 metres will be utilized for the proposed development and no new access will be created.

The relaxation of the building lines 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.

7.6 Impact on property values

As indicated in the previous paragraphs, the proposed small-scale rental housing will not have a negative impact on the surrounding properties. The development of the small-scale rental housing will create 5 new affordable housing opportunities, and the finishes will be of good quality. The proposed development will add value to the residential erf.

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

7.7 Impact on the provision of parking

The relaxation of the building lines as indicated on the site and building plans attached hereto as **Annexure “B”** will have no impact on the provision of parking. As discussed in point 6.10 of this report, both the existing dwelling house and proposed small-scale rental housing will comply with the parking requirements.

7.8 Impact on traffic circulation and internal maneuverability

Erf 16899 George will maintain a single vehicular access point off Swawel Street. The covered balcony, which also functions as a carport providing covered parking bays, requires a relaxation of the street building line. Importantly, the structure does not obstruct sightlines and will not restrict the visibility of vehicles entering or moving along Swawel Street. The proposed arrangement therefore ensures safe traffic movement along the adjoining street.

Although the parking arrangement is tandem in nature, such configurations are permitted within Single Residential Zone III properties in terms of the George Integrated Zoning Scheme, 2023. The tandem layout therefore complies with the applicable land-use provisions. Furthermore, the arrangement ensures that sufficient parking bays are provided on site, with the covered balcony offering shaded parking.

The relaxation of the building lines 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.

7.9 Provision of services

The provision of services to the small-scale rental housing and the existing dwelling house will not be negatively impacted by the departure applications.

7.10 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.

8. 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	Clarence Edward Booysen		
Address	19 Swawel Street		
	George	Postal code	6529
E-mail	N/a		
Tel	N/a	Fax	N/a
		Cell	0844633368

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 16899 George
--	-------------------------

Physical Address	19 Swawel Street										
GPS Coordinates					Town/City		George				
Current Zoning	Single Residential Zone III			Extent	343m²			Are there existing buildings?	Y	N	
Current Land Use	Dwelling house and rental units										
Title Deed number & date	T66462/2014										
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 2270 and 20240, George

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Application is made in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for consent use for small-scale rental housing consisting of 6 habitable rooms on Erf 16899 George.**
- **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 Erf 16899 George:**
 - **the western street boundary building line from 3,0 metres to 0,0 metres to accommodate the existing covered balcony as well as from 3,0 metres to 1.870 metres to accommodate the existing staircase.**
 - **the northern side boundary building line from 1,5 metres to 0,0 metres for a distance of 6,52 metres to accommodate the existing dwelling house to be used for small-scale rental housing.**

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 -- Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	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)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			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.			
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:

September 2026

Full name:

Johannes George Vrolijk

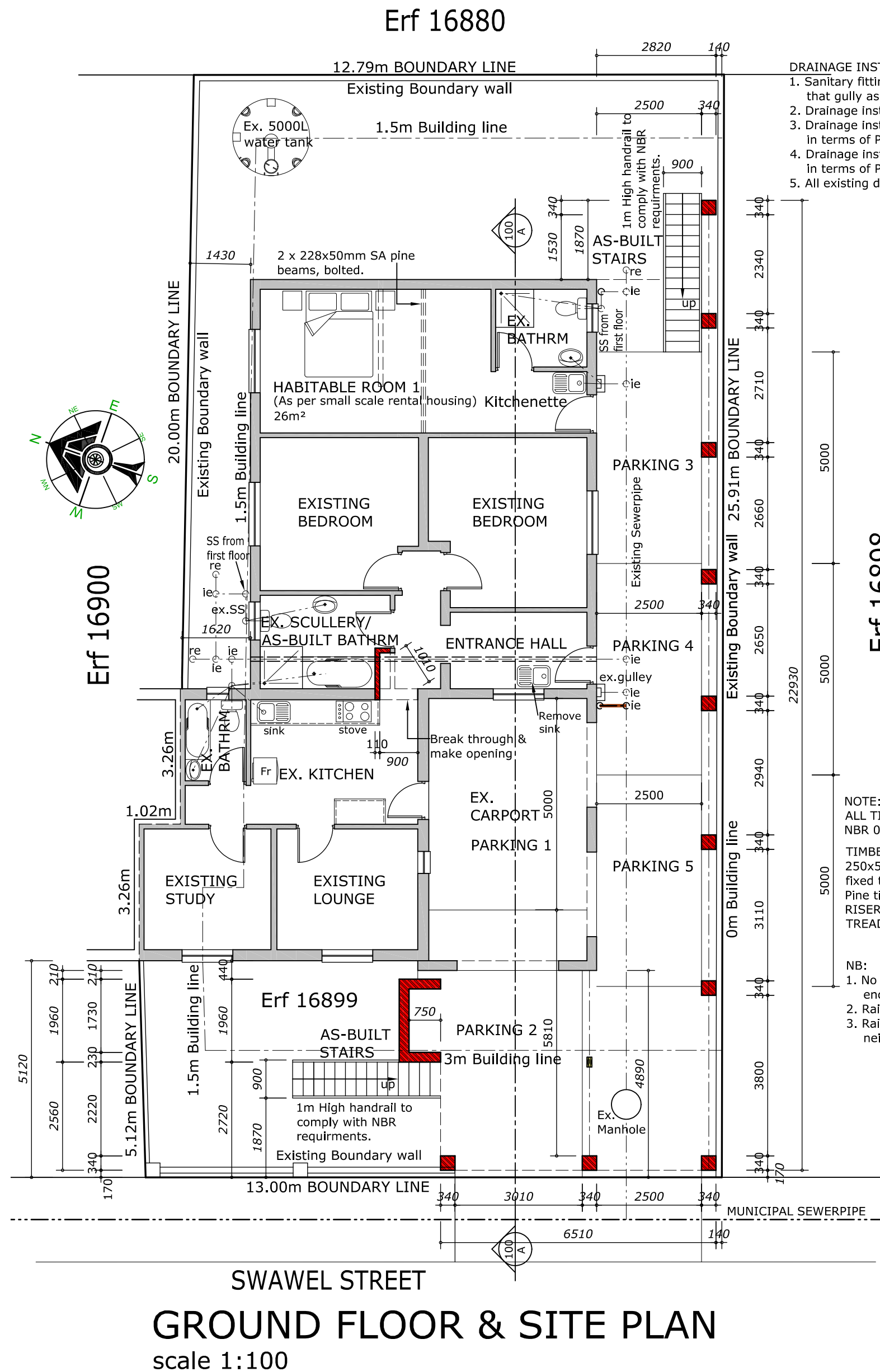
Professional capacity:

Professionele Stadsbeplanner

SACPLAN Reg. Nr:

A/1386/2010

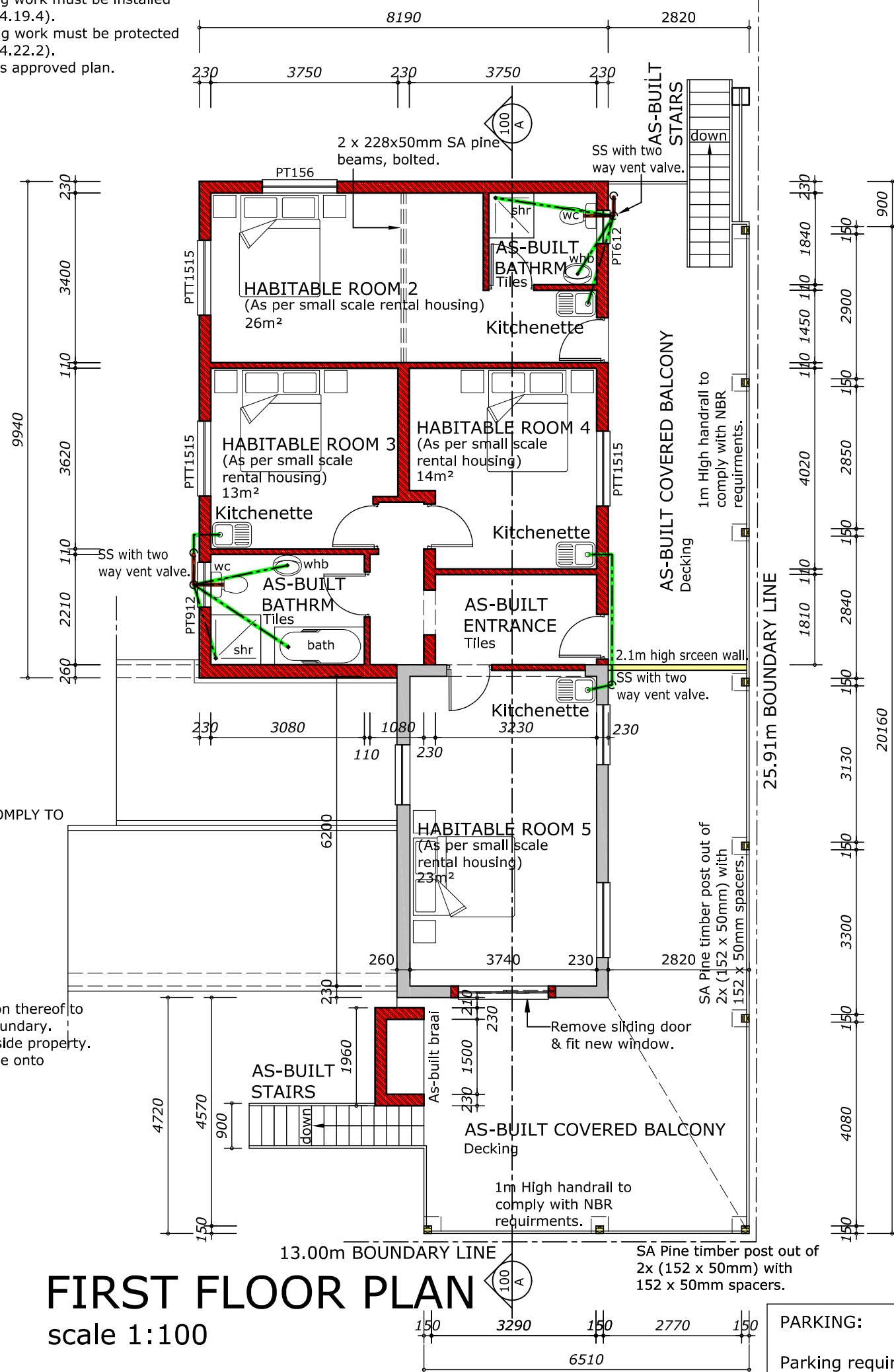
ANNEXURE "B": SITE AND BUILDING PLANS



- DRAINAGE INSTALLATION
1. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 2. Drainage Installation to comply with SANS 10400 Part P.
 3. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 4. Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
 5. All existing drainage as per previous approved plan.

Erf 16898

- NOTE:
ALL TIMBER WORK MUST COMPLY TO
NBR 082 REQUIREMENTS.
- TIMBER STAIRCASE
250x50mm SA Pine treads
fixed to 228x50mm SA
Pine timber stringers.
RISERS = 190mm
TREADS = 250mm
- NB:
1. No structure or any portion thereof to
encroach the property boundary.
2. Rainwater goods to be inside property.
3. Rainwater not to discharge onto
neighboring property.



PARKING:

Parking required = 4 parking bays (0.75 per room(5))
Parking required = 1 parking bays (Dwelling House)
Total parking required = 5 parking bays

Parking provided = 5 parking bays

Areas:	
Area of erf:	343m ²
Area of Ex. Ground Floor:	147m ²
Area of Ex. First Floor:	28m ²
As-built Area:	
Area of First floor:	80m ²
Area of Covered balcony:	74m ²
Total As-built Area's:	
154m ²	
Total Area's:	
329m ²	
Total Covered Area's:	
221m ²	
Coverage:	
64%	
5x Habitable room (As per small scale rental housing)	
Habitable room 1: 26m ²	
Habitable room 2: 26m ²	
Habitable room 3: 13m ²	
Habitable room 4: 14m ²	
Habitable room 5: 23m ²	
As-built covered balcony: 25m ²	
Total: 127m ² (Nett floor)	
Dwelling House:	
Area of Ex. Dwelling: 91m ²	
Area of ex. carport: 26m ²	
Area of As-built Covered balcony: 49m ²	
Total dwelling house area: 166m ²	

NOTES.
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :
Registered plumber & electrician must provide a certificate of compliance before occupancy certificate can be issued by the Local Authority.

REVISIONS

REV	DATE	DESCRIPTION
....	00/00/00	



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:
C. BOOYSEN

PROJECT:
AS-BUILT PLANS ON ERF 16899,
SWAWEL STREET, CVONVILLE,
GEORGE.

DRAWING:
GROUND, FIRST FLOOR &
SITE PLAN

SCALE:
1:100

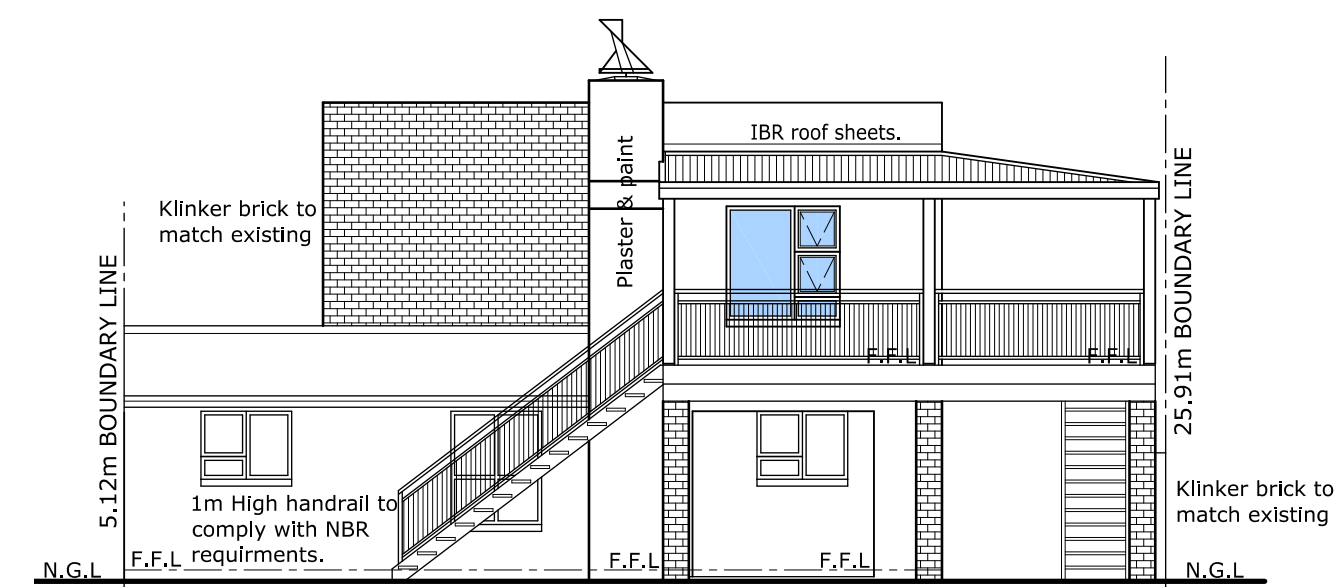
DATE:
7 Sept. 2026

DRAWN:
DJM

CHECKED:
JCVH

DRAWING NO.
DJM 34-2025

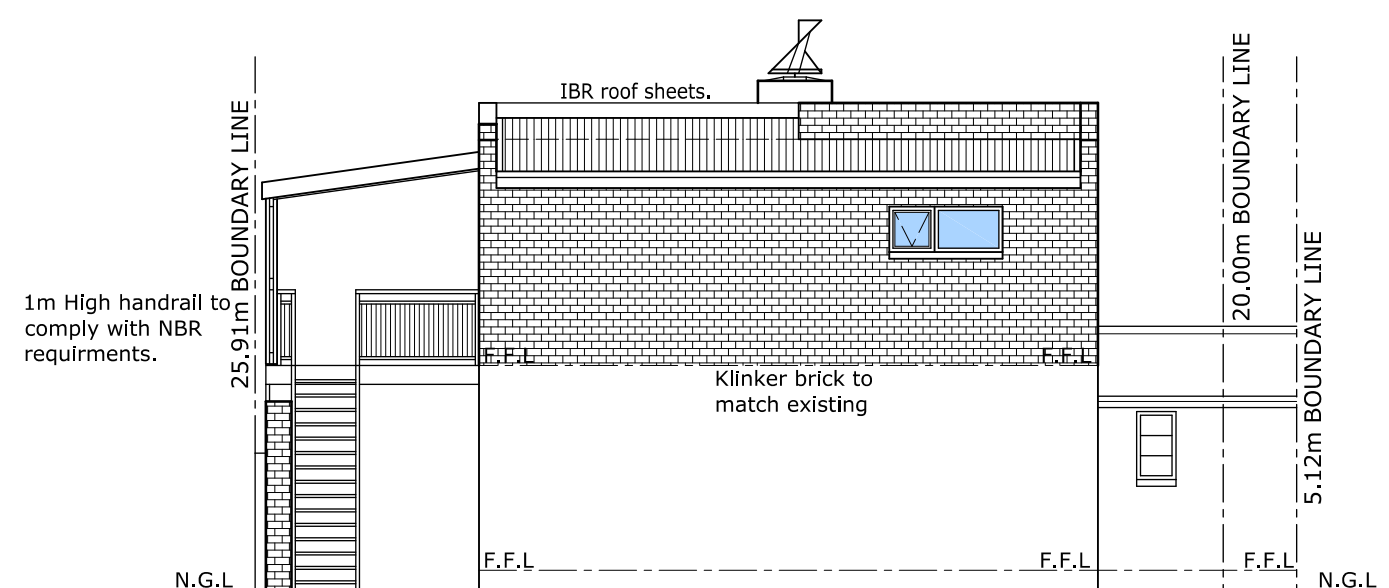
SHEETS
1 OF 3



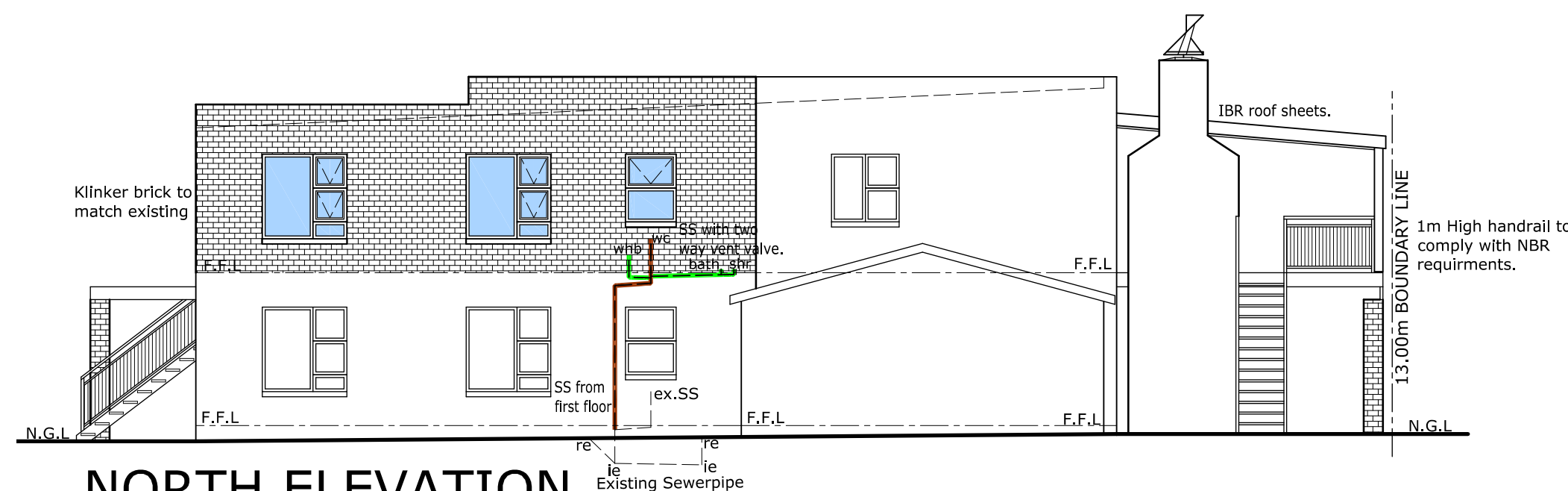
WEST ELEVATION
scale 1:100



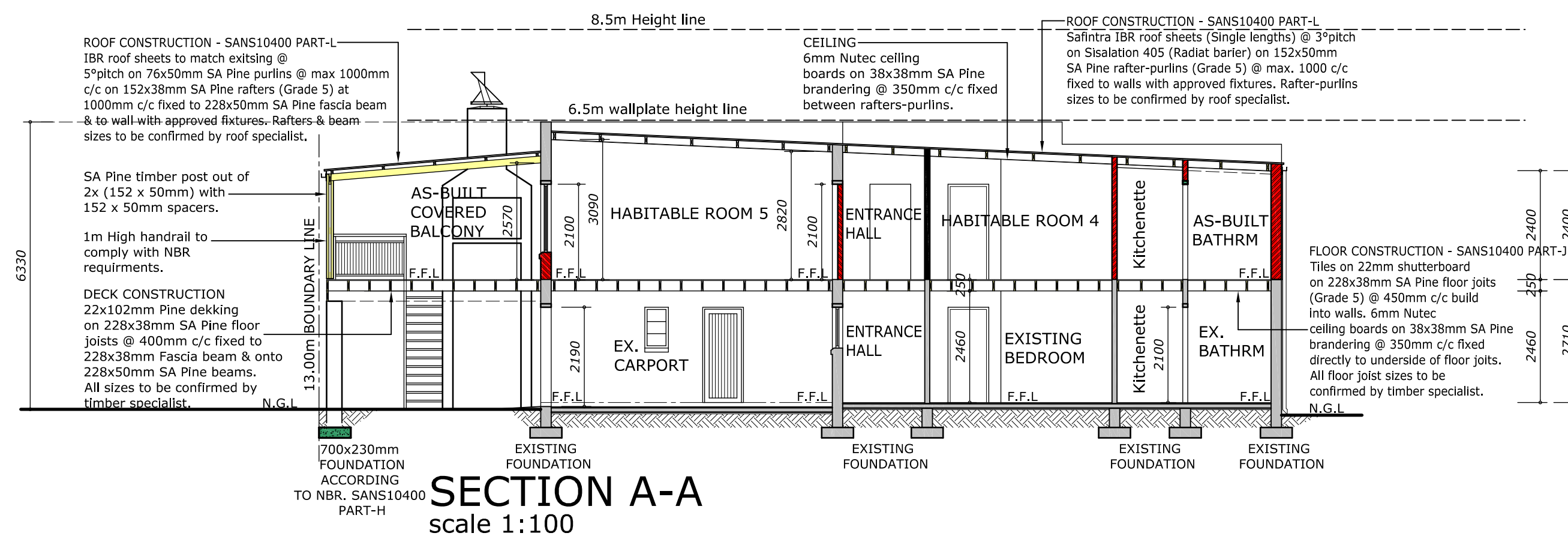
SOUTH ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100



NORTH ELEVATION
scale 1:100



NOTES.
PROPERTY OF THE ARCHITECT

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REV	DATE	DESCRIPTION
...	00/00/00	



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

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GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT: **C. BOOYSEN**

PROJECT: **AS-BUILT PLANS ON ERF 16899, SWAWEL STREET, CVONVILLE, GEORGE.**

DRAWING: **ELEVATIONS & SECTION**

SCALE: **1:100** DATE: **7 Sept. 2026**

DRAWN: **DJM** CHECKED: **JCVH**

DRAWING NO. **DJM 34-2025** SHEETS **2 OF 3**

[illegible]

RAINAGE INSTALLATION

1. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
2. Drainage Installation to comply with SANS 10400 Part P.
3. Drainage Installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
4. Drainage Installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
5. All existing drainage as per previous approved plan.

Erf 16898

NOTE:
ALL TIMBER WORK MUST COMPLY TO
NBR 082 REQUIRMENTS.

TIMBER STAIRCASE
250x50mm SA Pine treads
fixed to 228x50mm SA
Pine timber stringers.
RISERS = 190mm
TREADS = 250mm

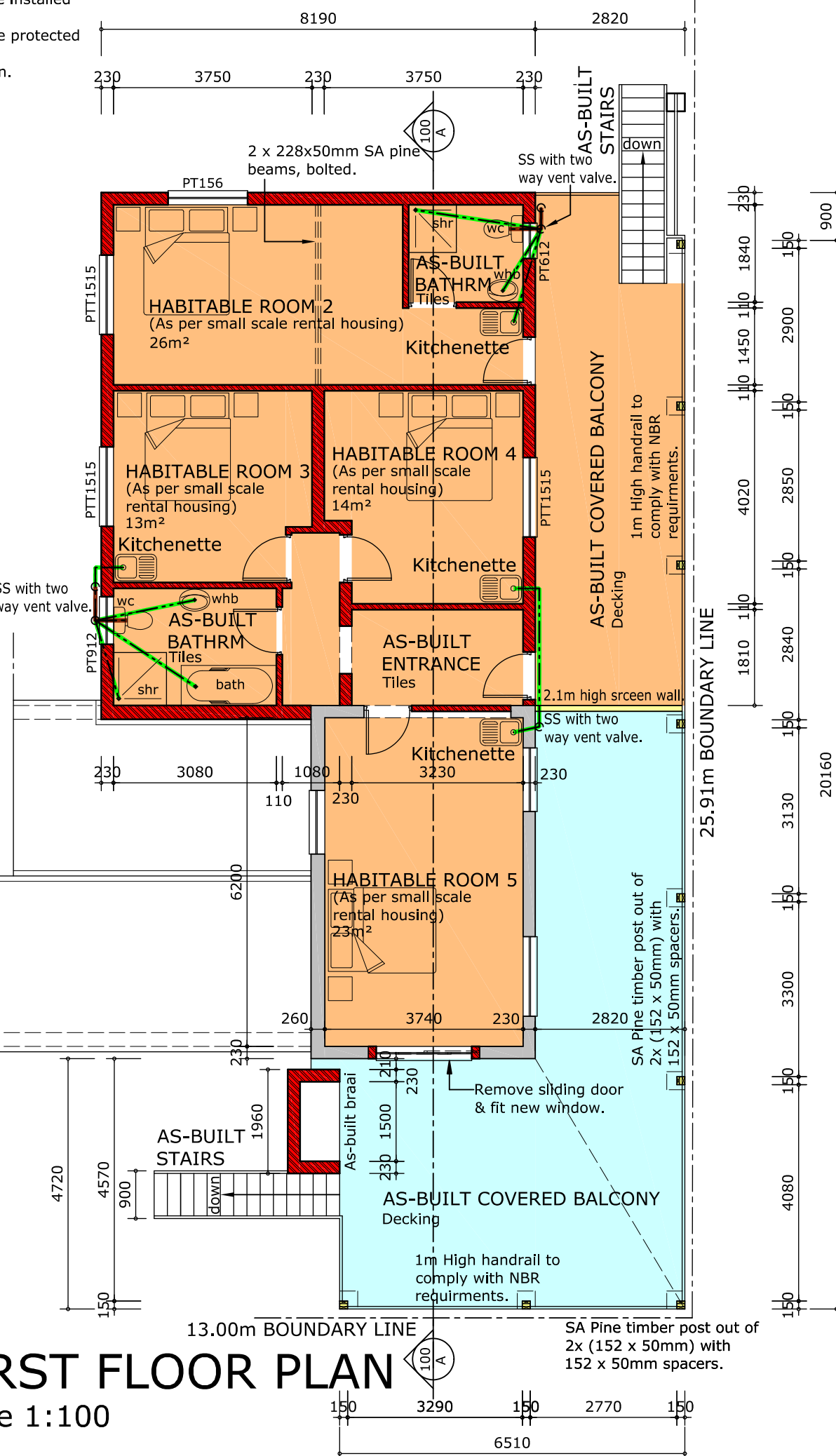
NB:

1. No structure or any portion thereof to encroach the property boundary.
2. Rainwater goods to be inside property.
3. Rainwater not to discharge onto neighboring property.

LEGEND:

DWELLING HOUSE:

SMALL SCALE RENTAL HOUSING:



scale 1:100

NOTES.
PROPERTY OF THE ARCHITECT

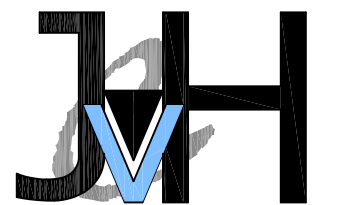
ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate can be issued by the Local Authority.

REVISIONS

REV	DATE	DESCRIPTION
....	00/00/00	



ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



DAVIAN AMERICA
CAD 41333270
53 HIBUSCUS STREET
PACALTSDORP
GEORGE
TEL: 084 393 9531
EMAIL: djmdraughting11@gmail.com

CLIENT:

C. BOOYSEN

PROJECT:

AS-BUILT PLANS ON ERF 16899,
SWAWEL STREET, CVONVILLE,
GEORGE.

DRAWING:

GROUND, FIRST FLOOR & SITE PLAN

SCALE:

1:100

DATE: _____

7 Sept. 2026

DRAWN:

DJM

CHECKED:

JCVH

DRAWING NO.

DJM 34-2025

SHEETS

3 OF 3

ANNEXURE "C": SIGNED PRE-APPLICATION FORM

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: **4406423**

Purpose of consultation: **Application for consent (small-scale rental housing) and permanent departure (building line relaxations)**

Brief proposal: **Consent for 6-bedroom small-scale rental housing and building line relaxations**

Property(ies) description: **Erf 16899 George**

Date: **5 August 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	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

The owner of Erf 16899 George constructed additional structures without approved building plans and used the structures for rental accommodation. The owner received several notices to stop the construction as well as illegal land use notices that state that the structures on Erf 16899 George were used in conflict with the zoning of the erf.

The owner furthermore received a summons from the Municipal Court, whereafter Jan Vrolijk Town Planner was appointed. The owner stopped the rental housing, and the rooms are currently vacant.

To rectify the land-use the following applications will be required.

APPLICATION

- An application is required in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for consent use for small-scale rental housing consisting of 6 habitable rooms on Erf 16899 George.
- An application is required 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 Erf 16899 George:
 - the western street boundary building line from 3,0 metres to 0,0 metres to accommodate the existing covered balcony as well as from 3,0 metres to 1.870 metres to accommodate the existing staircase.
 - the northern side boundary building line from 1,5 metres to 0,0 metres for a distance of 6,52 meters to accommodate the existing dwelling house to be used for small-scale rental housing.

PART B: APPLICATION PROCESS

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

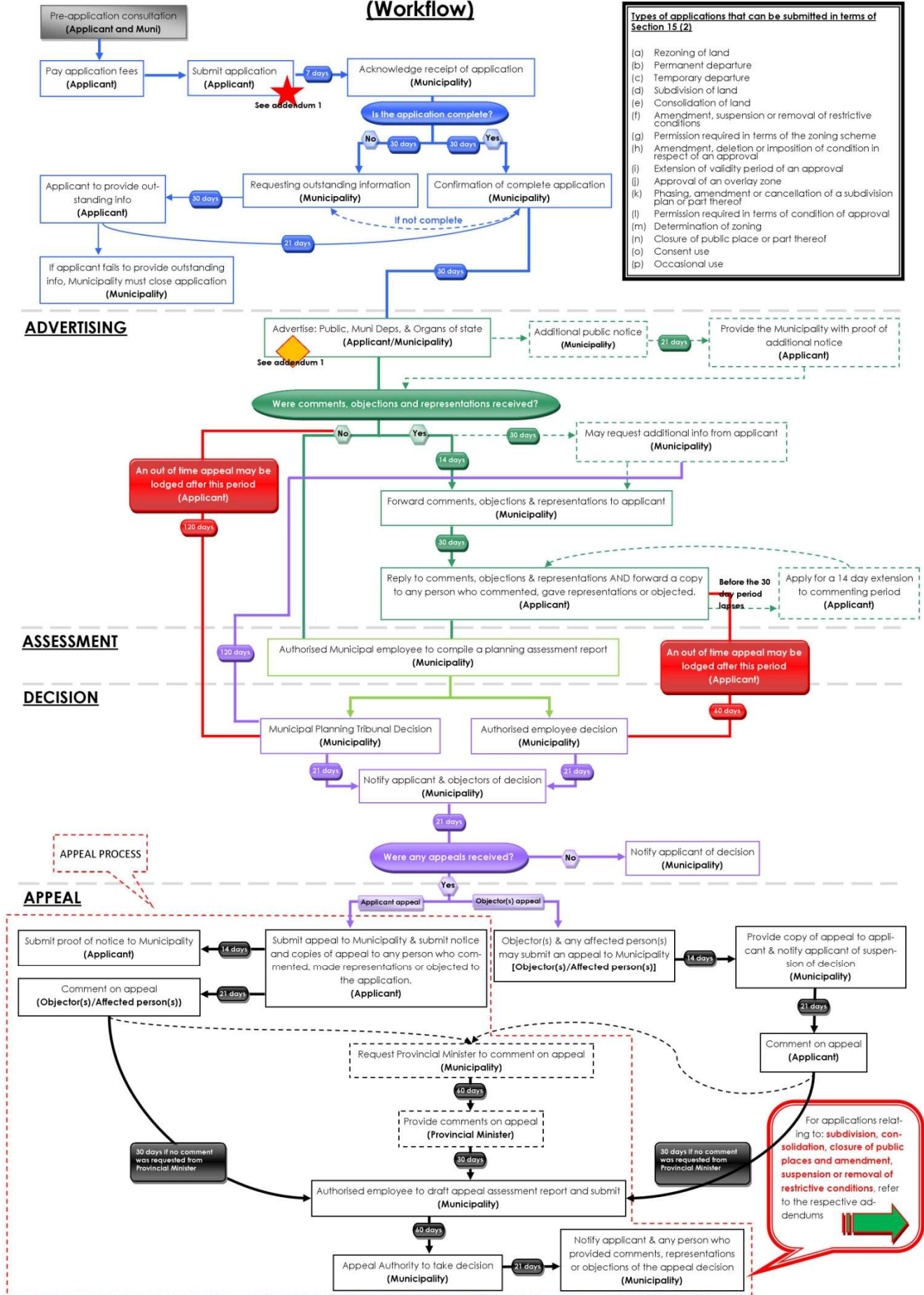
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

APPEAL



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
	2(a)	a rezoning of land;	R
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
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	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
X	2(o)	a consent use contemplated in the zoning scheme;	To be determined
	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	Densification is supported to assist with the housing shortage
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	Conveyancer to confirm. Conveyancer to check if the conditions is written in favour of any individual/entity
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 III What is the proposed zoning of the property? Single Residential Zone III with consent for small-scale rental housing 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 – building line relaxation				
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			Higher densities and more compact cities are required. Small-scale rental housing will assist in the

				shortage of affordable accommodation.
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		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) (strikethrough 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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
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? (strikethrough 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.			N/a	
Development charges:	X			

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

COMPULSORY INFORMATION REQUIRED:

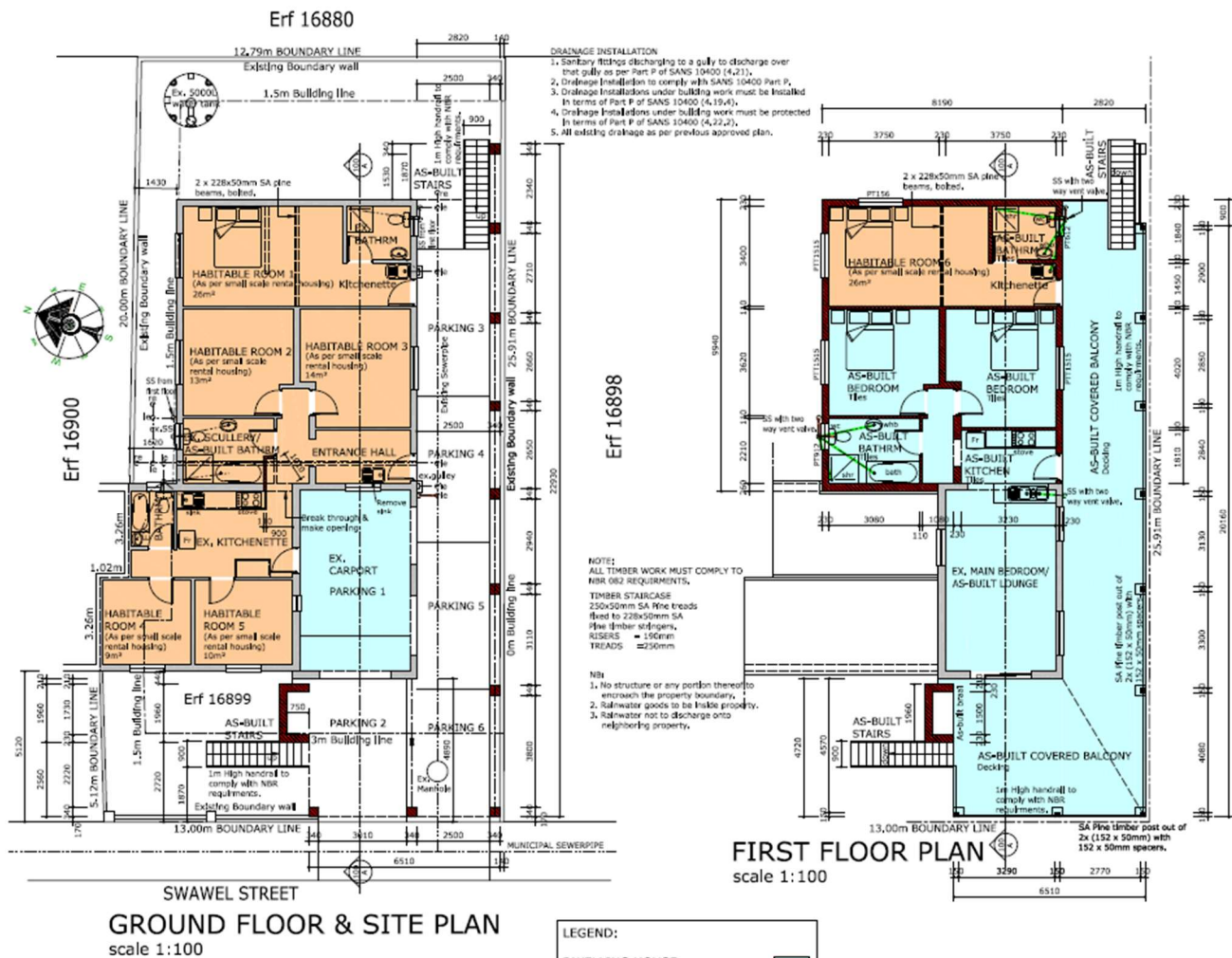
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N/A	Bondholder's consent

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

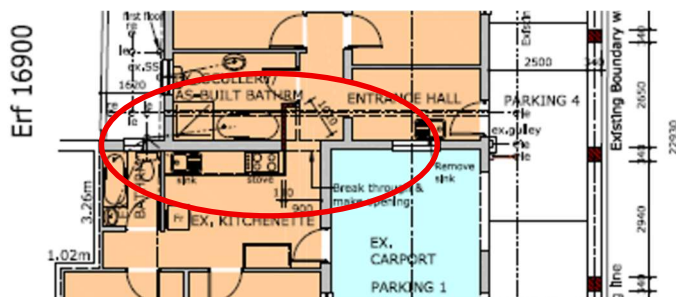
PART E: DISCUSSION

Pre-application as discussed on 5 August 2026 for the proposed consent use for small-scale rental housing and departures on Erf 16899, George. The following site layout plan was provided for discussion.

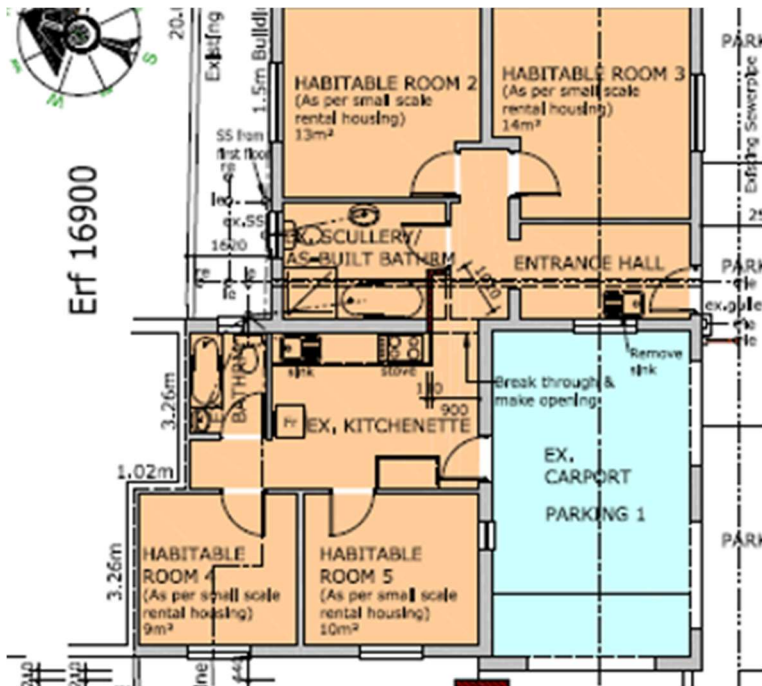


Town planning comments:

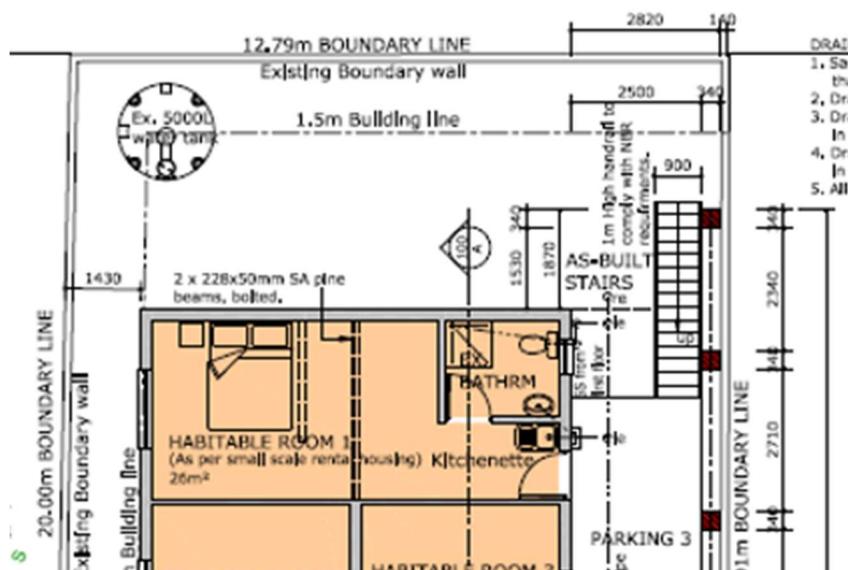
- Applicant is advised to address the illegal land use and liaise with Amanda Joubert (ajoubert@george.gov.za) regarding the status of the contravention case before an application is submitted.
- Applicant to ensure that property has no second dwelling when there are 6 small-scale rental units (rooms with kitchenettes).



- Note this is not a kitchenette (part of room 4 & 5). Please refer to the definition of a kitchenette in the ZS.



- A unit consisting of 4 bedrooms and a kitchen does not conform to 'small scale rental accommodation'.
- The parking measurements seem to be wrong. Need to show dimensions.



- It may be required to move this staircase to the side to accommodate the correct length of the parking bays which min needs to be 5m in length.
- The primary dwelling must be demarcated separate from the 6 habitable rooms.
- Applicant is advised to address the overlooking on adjacent properties.
- Window and door placement provision needs to be addressed in line with the zoning scheme.
- The department is in principle not opposed to the use, however, a detailed site layout plan which aligns with the objective of the proposal must be submitted.

- A land surveyor certificate may be required. Applicant is advised to address all and any encroachments over the building lines and property boundary.
- Applicant to take note of the parking requirements for small-scale rental units. PT1 may be considered with the appropriate departure application.
- Stormwater to be addressed in line with applicable by-laws.
- Applicant is advised to liaise with CES regarding the availability of services.

PART F: SUMMARY / WAY FORWARD

- Refer to comments above.
- Furthermore, this 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: _____

DATE: **31 July 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 "D": LOCALITY PLAN

Erf 16899 George - Locality plan



George, George Municipality, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri South Africa, Esri, HERE, Garmin, USGS

0 0.02 0.04 0.08 km

Date: 7/21/2026 11:10 AM Scale: 1:710

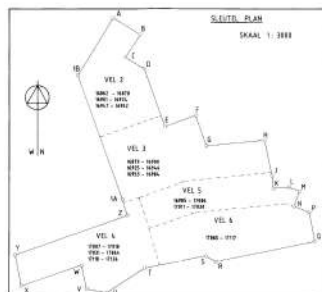


Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

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

ANNEXURE "E": GENERAL PLAN

KOÖRDINATE		METRO	STELSEL	NO 23°	
KOMSTANTE		Y ± 0,06	X = 3 780 000,00		
BUITE FIGUUR		BLOKKHOEK			
Y ALLES PLUS X		Y ALLES PLUS X			
A	48 618,36	41 554,08	A1	48 669,16	41 556,24
B	48 320,44	41 382,04	A2	48 345,47	41 384,27
C	48 022,52	41 210,00	A3	48 027,78	41 212,30
D	47 724,60	41 037,96	A4	47 703,10	41 034,33
E	47 426,68	40 865,92	A5	47 408,41	40 832,36
F	47 128,76	40 693,88	A6	47 103,72	40 660,39
G	46 830,84	40 521,84	A7	46 805,03	40 488,42
H	46 532,92	40 349,80	A8	46 506,34	40 316,45
I	46 235,00	40 177,76	A9	46 207,65	40 144,48
J	45 937,08	40 005,72	B1	45 908,36	40 012,51
K	45 639,16	39 833,68	B2	45 609,67	39 820,54
L	45 341,24	39 661,64	B3	45 310,98	39 628,57
M	45 043,32	39 489,60	B4	45 012,29	39 436,60
N	44 745,40	39 317,56	B5	44 713,60	39 244,63
O	44 447,48	39 145,52	B6	44 414,91	39 052,66
P	44 149,56	38 973,48	B7	44 116,22	38 860,69
Q	43 851,64	38 801,44	B8	43 817,53	38 668,72
R	43 553,72	38 629,40	B9	43 518,84	38 476,75
S	43 255,80	38 457,36	C1	43 269,15	38 484,78
T	42 957,88	38 285,32	C2	42 969,46	38 292,81
U	42 659,96	38 113,28	C3	42 669,77	38 100,84
V	42 362,04	37 941,24	C4	42 370,08	37 908,87
W	42 064,12	37 769,20	C5	42 070,39	37 716,90
X	41 766,20	37 597,16	C6	41 770,70	37 524,93
Y	41 468,28	37 425,12	C7	41 471,01	37 332,96
Z	41 170,36	37 253,08	C8	41 171,32	37 140,99
AA	40 872,44	37 081,04	C9	40 871,63	36 948,02
AB	40 574,52	36 909,00	D1	40 571,94	36 756,05
AC	40 276,60	36 736,96	D2	40 272,25	36 564,08
AD	39 978,68	36 564,92	D3	39 972,56	36 372,11
AE	39 680,76	36 392,88	D4	39 680,87	36 180,14
AF	39 382,84	36 220,84	D5	39 383,18	35 988,17
AG	39 084,92	36 048,80	D6	39 084,49	35 796,20
AH	38 787,00	35 876,76	D7	38 787,80	35 604,23
AI	38 489,08	35 704,72	D8	38 488,11	35 412,26
AJ	38 191,16	35 532,68	D9	38 191,42	35 220,29
AK	37 893,24	35 360,64	E1	37 893,55	35 028,32
AL	37 595,32	35 188,60	E2	37 595,63	34 836,35
AM	37 297,40	35 016,56	E3	37 297,71	34 644,38
AN	37 000,00	34 844,52	E4	37 000,30	34 452,41
AO	36 702,08	34 672,48	E5	36 702,39	34 260,44
AP	36 404,16	34 500,44	E6	36 404,47	34 068,47
AQ	36 106,24	34 328,40	E7	36 106,55	33 876,50
AR	35 808,32	34 156,36	E8	35 808,63	33 684,53
AS	35 510,40	33 984,32	E9	35 510,71	33 492,56
AT	35 212,48	33 812,28	F1	35 212,79	33 300,59
AU	34 914,56	33 640,24	F2	34 914,87	33 108,62
AV	34 616,64	33 468,20	F3	34 616,95	32 916,65
AW	34 318,72	33 296,16			



ALGEMENE PLAN No. 825/1994

CDR

GROOTES									
GEF. NR.	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE	VERBODEN PERIODE
14682	326	14693	332	13601	322	14723	314		
14684	328	14695	334	13604	324	14724	316		
14686	330	14697	336	13606	326	14725	317		
14688	332	14699	338	13607	327	14726	318		
14690	334	14701	340	13608	328	14727	319		
14692	336	14703	342	13609	329	14728	320		
14694	338	14705	344	13610	330	14729	321		
14696	340	14707	346	13611	331	14730	322		
14698	342	14709	348	13612	332	14731	323		
14700	344	14711	350	13613	333	14732	324		
14702	346	14713	352	13614	334	14733	325		
14704	348	14715	354	13615	335	14734	326		
14706	350	14717	356	13616	336	14735	327		
14708	352	14719	358	13617	337	14736	328		
14710	354	14721	360	13618	338	14737	329		
14712	356	14723	362	13619	339	14738	330		
14714	358	14725	364	13620	340	14739	331		
14716	360	14727	366	13621	341	14740	332		
14718	362	14729	368	13622	342	14741	333		
14720	364	14731	370	13623	343	14742	334		
14722	366	14733	372	13624	344	14743	335		
14724	368	14735	374	13625	345	14744	336		
14726	370	14737	376	13626	346	14745	337		
14728	372	14739	378	13627	347	14746	338		
14730	374	14741	380	13628	348	14747	339		
14732	376	14743	382	13629	349	14748	340		
14734	378	14745	384	13630	350	14749	341		
14736	380	14747	386	13631	351	14750	342		
14738	382	14749	388	13632	352	14751	343		
14740	384	14751	390	13633	353	14752	344		
14742	386	14753	392	13634	354	14753	345		
14744	388	14755	394	13635	355	14754	346		
14746	390	14757	396	13636	356	14755	347		
14748	392	14759	398	13637	357	14756	348		
14750	394	14761	400	13638	358	14757	349		
14752	396	14763	402	13639	359	14758	350		
14754	398	14765	404	13640	360	14759	351		
14756	400	14767	406	13641	361	14760	352		
14758	402	14769	408	13642	362	14761	353		
14760	404	14771	410	13643	363	14762	354		
14762	406	14773	412	13644	364	14763	355		
14764	408	14775	414	13645	365	14764	356		
14766	410	14777	416	13646	366	14765	357		
14768	412	14779	418	13647	367	14766	358		
14770	414	14781	420	13648	368	14767	359		
14772	416	14783	422	13649	369	14768	360		
14774	418	14785	424	13650	370	14769	361		
14776	420	14787	426	13651	371	14770	362		
14778	422	14789	428	13652	372	14771	363		
14780	424	14791	430	13653	373	14772	364		
14782	426	14793	432	13654	374	14773	365		
14784	428	14795	434	13655	375	14774	366		
14786	430	14797	436	13656	376	14775	367		
14788	432	14799	438	13657	377	14776	368		
14790	434	14801	440	13658	378	14777	369		
14792	436	14803	442	13659	379	14778	370		
14794	438	14805	444	13660	380	14779	371		
14796	440	14807	446	13661	381	14780	372		
14798	442	14809	448	13662	382	14781	373		
14800	444	14811	450	13663	383	14782	374		
14802	446	14813	452	13664	384	14783	375		
14804	448	14815	454	13665	385	14784	376		
14806	450	14817	456	13666	386	14785	377		
14808	452	14819	458	13667	387	14786	378		
14810	454	14821	460	13668	388	14787	379		
14812	456	14823	462	13669	389	14788	380		
14814	458	14825	464	13670	390	14789	381		
14816	460	14827	466	13671	391	14790	382		
14818	462	14829	468	13672	392	14791	383		
14820	464	14831	470	13673	393	14792	384		
14822	466	14833	472	13674	394	14793	385		
14824	468	14835	474	13675	395	14794	386		
14826	470	14837	476	13676	396	14795	387		
14828	472	14839	478	13677	397	14796	388		
14830	474	14841	480	13678	398	14797	389		
14832	476	14843	482	13679	399	14798	390		
14834	478	14845	484	13680	400	14799	391		
14836	480	14847	486	13681	401	14800	392		
14838	482	14849	488	13682	402	14801	393		
14840	484	14851	490	13683	403	14802	394		
14842	486	14853	492	13684	404	14803	395		
14844	488	14855	494	13685	405	14804	396		
14846	490	14857	496	13686	406	14805	397		
14848	492	14859	498	13687	407	14806	398		
14850	494	14861	500	13688	408	14807	399		
14852	496	14863	502	13689	409	14808	400		
14854	498	14865	504	13690	410	14809	401		
14856	500	14867	506	13691	411	14810	402		
14858	502	14869	508	13692	412	14811	403		
14860	504	14871	510	13693	413	14812	404		
14862	506	14873	512	13694	414	14813	405		
14864	508	14875	514	13695	415	14814	406		
14866	510	14877	516	13696	416	14815	407		
14868	512	14879	518	13697	417	14816	408		
14870	514	14881	520	13698	418	14817	409		
14872	516	14883	522	13699	419	14818	410		
14874	518	14885	524	13700	420	14819	411		
14876	520	14887	526	13701	421	14820	412		
14878	522	14889	528	13702	422	14821	413		
14880	524	14891	530	13703	423	14822	414		
14882	526	14893	532	13704	424	14823	415		
14884	528	14895	534	13705	425	14824	416		
14886	530	14897	536	13706	426	14825	417		
14888	532	14899	538	13707	427	14826	418		
14890	534	14901	540	13708	428	14827	419		
14892	536	14903	542	13709	429	14828	420		
14894	538	14905	544	13710	430	14829	421		
14896	540	14907	546	13711	431	14830	422		
14898	542	14909	548	13712	432	14831	423		
14900	544	14911	550	13713	433	14832	424		
14902	546	14913	552	13714	434	14833	425		
14904	548	14915	554	13715	435	14834	426		
14906	550	14917	556	13716	436	14835	427		
14908	552	14919	558	13717	437	14836	428		
14910	554	14921	560	13718	438	14837	429		
14912	556	14923	562	13719	439	14838	430		
14914	558	14925	564	13720	440	14839	431		
14916	560	14927	566	13721	441	14840	432		
14918	562	14929	568	13722	442	14841	433		
14920	564	14931	570	13723	443	14842	434		
14922	566	14933	572	13724	444	14843	435		
14924	568	14935	574	13725	445	14844	436		
14926	570	14937	576	13726	446	14845	437		
14928	572	14939	578	13727	447	14846	438		
14930	574	14941	580	13728	448	14847	439		
14932	576	14943	582	13729	449	14848	440		
14934	578	14945	584	13730	450	14849	441		
14936	580	14947	586	13731	451	14850	442		
14938	582	14949	588	13732	452	14851	443		
14940	584	14951	590	13733	453	14852	444		
14942	586	14953	592	13734	454	14853	445		
14944	588	14955	594	13735	455	14854	446		
14946	590	14957	596	13736	456	14855	447		
14948	592	14959	598	13737	457	14856	448		
14950	594	14961	600	13738	458	14857	449		
14952	596	14963	602	13739	459	14858	450		
14954	598	14965	604	13740	460	14859	451		
14956	600	14967	606	13741	461	14860	452		
14958	602	14969	608	13742	462	14861	453		
14960	604	14971	610	13743	463	14862	454		
14962	606	14973	612	13744	464	14863	455		
14964	608	14975	614	13745	465	14864	456		
14966	610	14977	616	13746	466	14865	457		
14968	612	14979	618	13747	467	14866	458		
14970	614	14981	620	13748	468	14867	459		
14972	616	14983	622	13749	469	14868			

ENDOSSEMENTE					
Nº	WYSING	BYVDING	MASTING	DETEN	DATU

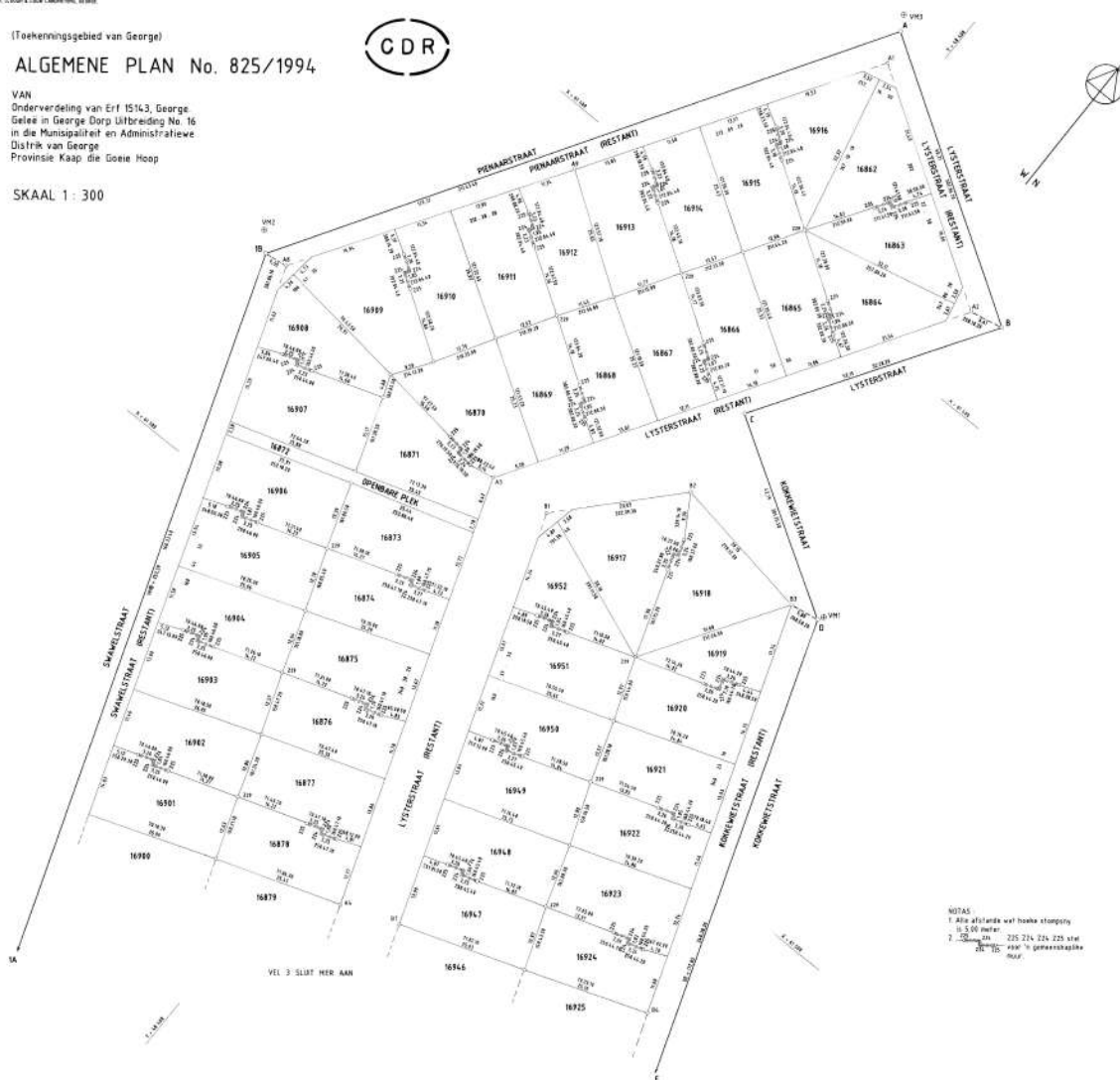
L.G. KANTOORNOTAS

C	OPGAEMEET DEUR ONS IN JULIE 1985 - APRIL 1993	LEER No 5/8725/55/3 PRETSTUUR No C/31/94 KOMP. No 702/757(258) BLX- 503994(50) BLX- 502424(127)
	D.J.A. GOOSSEN A. LOON DIEFGEVOER LAMMEX	A.L.G. 00.00.00.00.00.00

ALGEMENE PLAN No. 825/1994

VAN
Onderverdeling van Erf 15143, George.
Geleë in George Dorp Uitbreiding No. 16
in die Munisipaliteit en Administratiewe
Distrik van George
Provinsie Kaap die Goeie Hoop

SKAAL 1 : 300



L. G. No. 825-94
VEL 2 VAN 6 VELLE
GROESSEKUR
P. Krommelt
NOL
LANDMETR-GENERAAL
DATUM: 1994-09-01

NOTAS

1. Alle afstanden wat hoeks stompvry
is 500 meter.

2.
216 715 225 224 224 225 stel

4900 "n gemeenskaplike
MAAT"

C

OPGHEEFT DEUR QNS-IN
JULIE 1985-APRIL 1983

G.J.A. GOESEN A. LOUW
PROFESSIEONELLE LANGSTUDIOS

LEEN No. 5/8755/55/3
PREFSTURKE No. E.311/94
KOMP. BL 702/Y511591
BLXN-345794458/
BLXN-34240441271

ALG. PLAN TD 10/5



(Toekenningsgebied van George)

ALGEMENE PLAN No. 825/1994

VAN
Onderverdeling van Erf 15143, George
Geleë in George Dorp Uitbreiding No. 16
in die Munisipaliteit en Administratiewe
Distrik van George
Provinsie Kaap die Goede Hoop

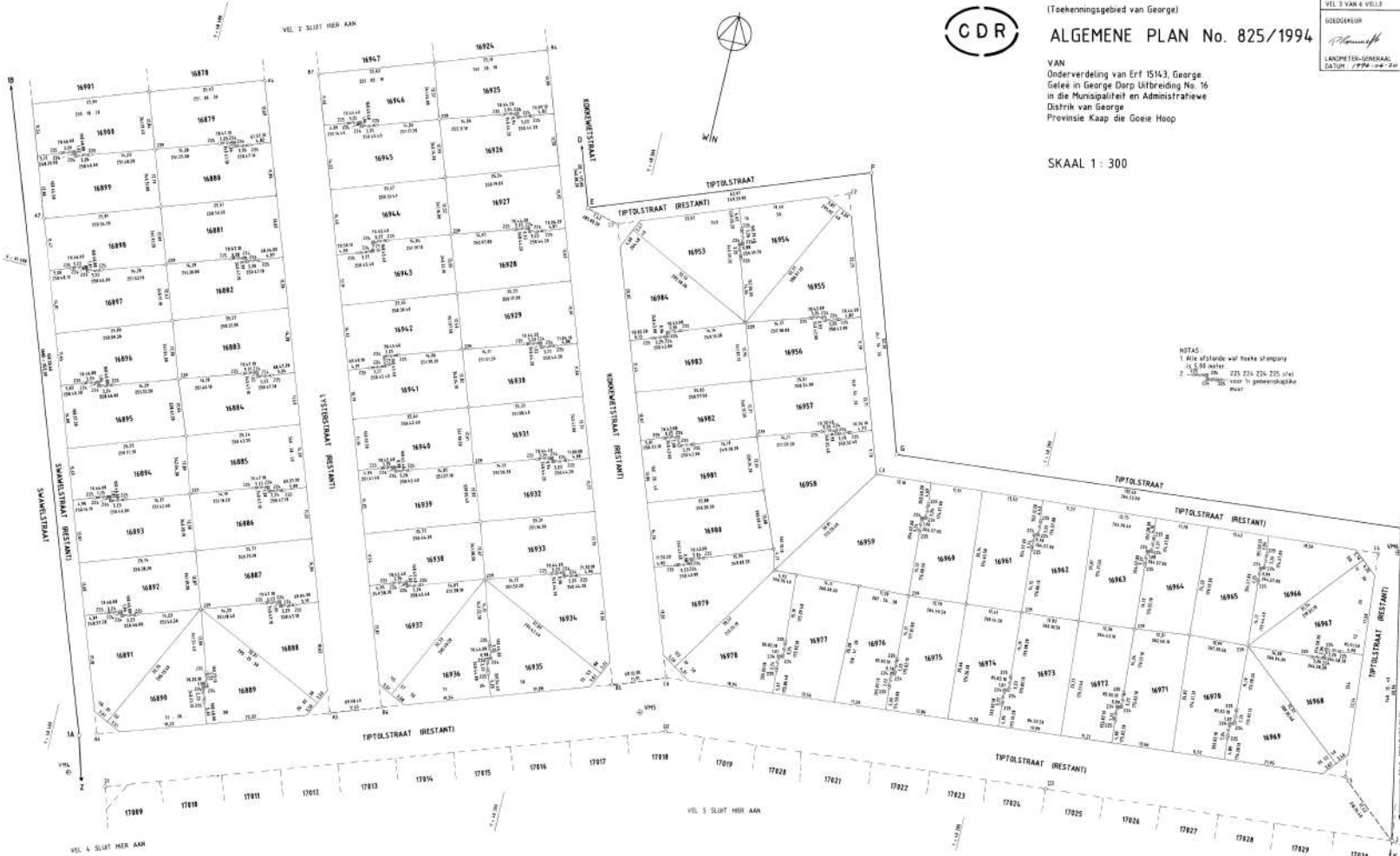
SKAAL 1 : 300

L.S. No. 825-96
VEL 3 VAN 6 VELLE
GOEDKEUR
<i>[Handwritten Signature]</i>
LAMPELDES-GENERAAL
DATUM 1994-04-20

NOTAS
1. Alle afstande waf' Rooke stamping
is 1:500 meter
2. 1:500 meter 225 724 725 sival
3. 1:500 meter voor 'n gemeenskaplike
muur

C

OPMET OUK ONS IN JULIE 1995-JANU. 1993
<i>[Handwritten Signature]</i>
O. J. A. GORDON
PROFESIONELE LAMPELDES
LEER No. 5/8715/251/3 REESTRONG No. 1310/94 KOPF: 10.100/1310791 R.S.K. 3424/94/101 R.S.K. 3424/94/101
ALG. PLAN TP 9126



(Toekenningsgebied van George)

ALGEMENE PLAN No. 825/1994

VAN
Onderverdeling van Erf 15143, George.
Geleë in George Dorp Uitbreiding No. 16
in die Munisipaliteit en Administratiewe
Distrik van George
Provinsie Kaap die Goeie Hoop

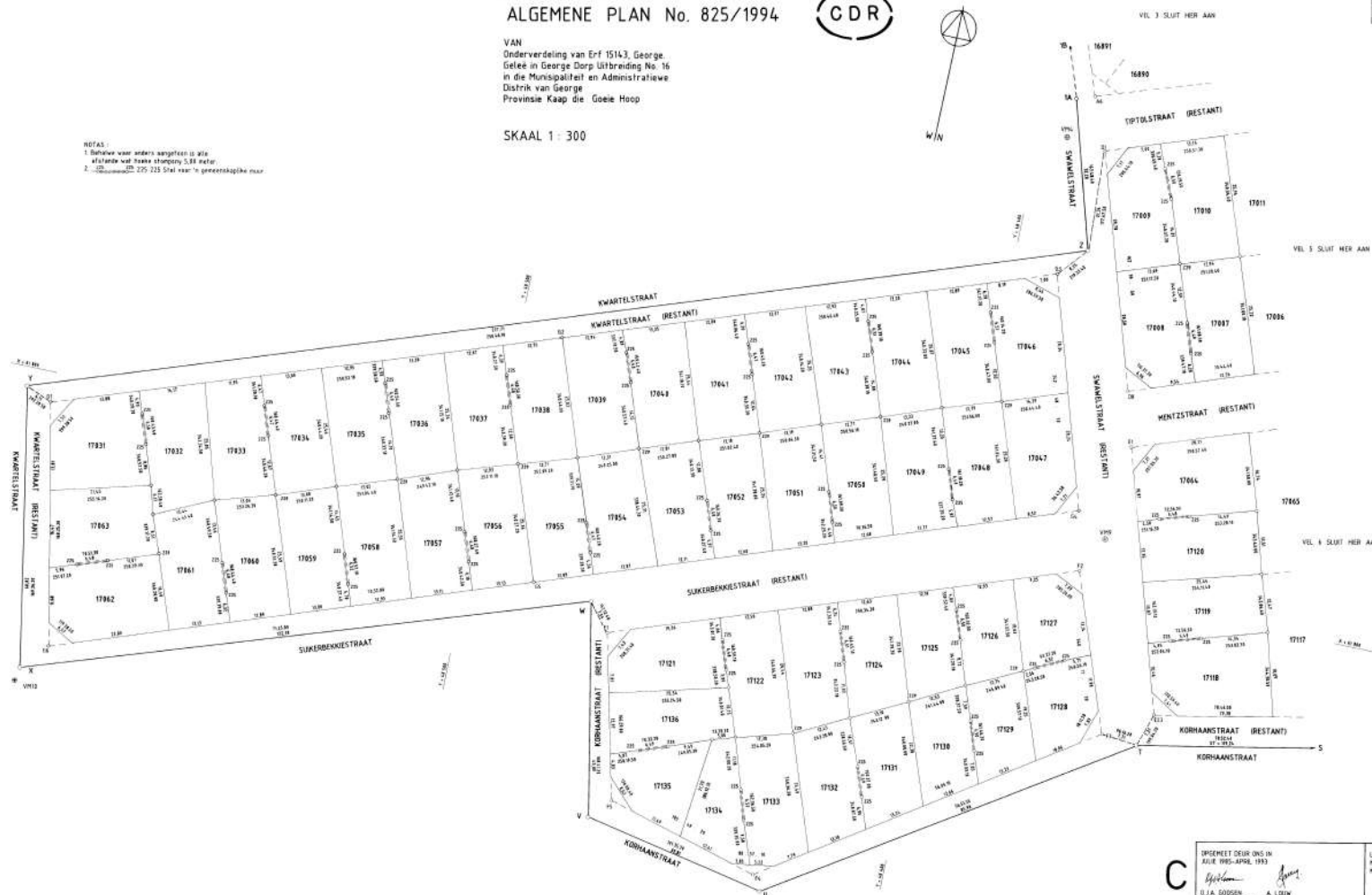
SKAAL 1 : 300

NOTAS:

1. Behalve voor anders aangegeven is alle afstanden wat haaks chopstree 5,88 meter.
2. ~~2. 225-225 Stal voor 'n openbare ruimte~~



I.G. No. 825-74
VEL & VAN DE VILLE
BOEDINGEN
P. J. J. J. J.
LANDMETR-GENERAAL
TATUM, 1964-1965



C

DRAGEMEET DEUR ONS IN
JULIE 1985-APRIL 1983

[Handwritten signature]

U.J.A. EODSEN A. LOU

LEER No. 5/8775/55/3
MEETSTUNKE No. E31V/84
KOMP. BL 700/YSK75M
BLX-3458M4458
BLX-3426M4127
A/G. PLAN TP 9124

CDR

L.D. No. 825-96
VEL 5 VAN 6 VELLE
GROENENBURG
P. Lammert
LANDMEETER-GENERAAL
DATUM: 1998-04-20





(Toekenningsgebied van George)

ALGEMENE PLAN No. 825/1994

VAN
Onderverdeling van Erf 15143, George.
Geleë in George Dorp Uitbreiding No. 16
in die Munisipaliteit en Administratiewe
Distrik van George.
Provisie Kaap die Goeie Hoop

SKAAL 1 : 300

L.S. No. 825-16
V.L. & VAN K. VELLE
GOEDKEUR
<i>P. H. H. H.</i>
LANDMEETER-GENERAAL
DATUM: 1994-04-20

NOTAS:
1. Deurte wat anders sorgte in die
afstande wat hier slegs 1,00 meter.
2. 100m, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 44400, 44500, 44600, 44700, 44800, 44900, 45000, 45100, 45200, 45300, 45400, 45500, 45600, 45700, 45800, 45900, 46000, 46100, 46200, 46300, 46400, 46500, 46600, 46700, 46800, 46900, 47000, 47100, 47200, 47300, 47400, 47500, 47600, 47700, 47800, 47900, 48000, 48100, 48200, 48300, 48400, 48500, 48600, 48700, 48800, 48900, 49000, 49100, 49200, 49300, 49400, 49500, 49600, 49700, 49800, 49900, 50000, 50100, 50200, 50300, 50400, 50500, 50600, 50700, 50800, 50900, 51000, 51100, 51200, 51300, 51400, 51500, 51600, 51700, 51800, 51900, 52000, 52100, 52200, 52300, 52400, 52500, 52600, 52700, 52800, 52900, 53000, 53100, 53200, 53300, 53400, 53500, 53600, 53700, 53800, 53900, 54000, 54100, 54200, 54300, 54400, 54500, 54600, 54700, 54800, 54900, 55000, 55100, 55200, 55300, 55400, 55500, 55600, 55700, 55800, 55900, 56000, 56100, 56200, 56300, 56400, 56500, 56600, 56700, 56800, 56900, 57000, 57100, 57200, 57300, 57400, 57500, 57600, 57700, 57800, 57900, 58000, 58100, 58200, 58300, 58400, 58500, 58600, 58700, 58800, 58900, 59000, 59100, 59200, 59300, 59400, 59500, 59600, 59700, 59800, 59900, 60000, 60100, 60200, 60300, 60400, 60500, 60600, 60700, 60800, 60900, 61000, 61100, 61200, 61300, 61400, 61500, 61600, 61700, 61800, 61900, 62000, 62100, 62200, 62300, 62400, 62500, 62600, 62700, 62800, 62900, 63000, 63100, 63200, 63300, 63400, 63500, 63600, 63700, 63800, 63900, 64000, 64100, 64200, 64300, 64400, 64500, 64600, 64700, 64800, 64900, 65000, 65100, 65200, 65300, 65400, 65500, 65600, 65700, 65800, 65900, 66000, 66100, 66200, 66300, 66400, 66500, 66600, 66700, 66800, 66900, 67000, 67100, 67200, 67300, 67400, 67500, 67600, 67700, 67800, 67900, 68000, 68100, 68200, 68300, 68400, 68500, 68600, 68700, 68800, 68900, 69000, 69100, 69200, 69300, 69400, 69500, 69600, 69700, 69800, 69900, 70000, 70100, 70200, 70300, 70400, 70500, 70600, 70700, 70800, 70900, 71000, 71100, 71200, 71300, 71400, 71500, 71600, 71700, 71800, 71900, 72000, 72100, 72200, 72300, 72400, 72500, 72600, 72700, 72800, 72900, 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ANNEXURE “F”: TITLE DEED

MILLERS ING
BEACONHUIS, MEADESTRAAT 123,
GEORGE, 6530

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. 150 000-00	R. 70-00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t. o	
Cat.	section.	Act.

Opgestel deur my

TRANSPORTBESORGER
ALBRI NOGES

DATA / CAPTURE
03 DEC 2014
KETILEN

T 000066462 / 2014

TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

FREDERIK VAN WYK JOOSTE

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

- LAURENTIUS JOHANNES MULLER**
Identiteitsnommer 621109 5138 08 4
en
JUNITA MARIAN MULLER
Identiteitsnommer 630805 0047 08 4
Getroud binne gemeenskap van goed met mekaar

DATA / VERIFY
12 JAN 2015
MARIU TAMARA

2. **GREGORIUS DANIEL MULLER**
Identiteitsnommer 670921 5146 08 5
Getroud buite gemeenskap van goed
3. **VINCENTIUS MARKUS MULLER**
Identiteitsnommer 740604 5057 08 2
Ongetroud

geteken te GEORGE OP 2 Oktober 2014

En genoemde Komparant het verklaar dat sy prinsipaal, op 28 September 2014, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby seeder en transporteer aan en ten gunste van

CLARENCE EDWARD BOOYSEN
Identiteitsnommer 821107 5061 08 0
Ongetroud

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

ERF 16899 GEORGE
IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, PROVINSIE
WES-KAAP

GROOT 343 (DRIE HONDERD DRIE EN VEERTIG) Vierkante meter

AANVANKLIK oorgedra kragtens Transportakte Nr.79966/2004 met Algemene Plan Nr. 825/1994 wat daarop betrekking het en gehou kragtens Transportakte Nr. T 000066461 /2014 /2014

- A. **ONDERHEWIG** aan die volgende voorwaardes vervat in Grondbrief (George Boekdeel Volume 15 No. 15) naamlik:

"2. That all existing roads and thoroughfares shall remain free and uninterrupted, and the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

3.'

- B. **GEREGTIG** tot die voordeel van 'n Serwituut verwys na in die volgende endossement gedateer 29 Desember 1938 in Grondbrief (George Boekdeel Volume 15 No. 15) naamlik:

"By Deed of Transfer No. 13615 dated 29th December 1938, the owner and his successor in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer."

C. ONDERHEWIG aan die volgende voorwaarde verat in Sertifikaat van Geregistreerde Titel Nr. T3413/1993 en opgelê deur die Administrateur kragtens Ordonnansie 33 van 1934 tydens goedkeuring van George Uitbreiding 16 Dorpsgebied:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteits-, telefoon- of televisiekabels of -drade en hoof- en/of waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die Plaaslike of ander statutêre owerheid nodig geag word, en wel op 'n wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit in die reg op toegang te alle tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te vervang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en 'n tydperk wat die Plaaslike owerheid bepaal.
3. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes wat deur die dorpsaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

A



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

1. **LAURENTIUS JOHANNES MULLER en JUNITA MARIAN MULLER, Getroud soos vermeld**
2. **GREGORIUS DANIEL MULLER , Getroud soos vermeld**
3. **VINCENTIUS MARKUS MULLER , Ongetroud**

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

CLARENCE EDWARD BOOYSEN , Ongetroud

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 **R150 000,00 (Een Honderd en Vyftig 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

24 NOV 2014

In my teenwoordigheid

REGISTRATEUR VAN AKTES

q.q.

ANNEXURE "G": POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Clarence Edward Booysen (ID 8211075061080)

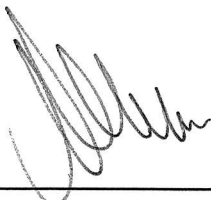
the registered owner of

Erf 16899 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)(o) of the Land Use Planning By-law for George Municipality, 2023 for consent use for small-scale rental housing consisting of 6 habitable rooms on Erf 16899 George.
- 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 Erf 16899 George:
 - the western street boundary building line from 3,0 metres to 0,0 metres to accommodate the existing covered balcony as well as from 3,0 metres to 1.870 metres to accommodate the existing staircase.
 - the northern side boundary building line from 1,5 metres to 0,0 metres for a distance of 6,52 meters to accommodate the existing dwelling house to be used for small-scale rental housing.

Signed at George on 23 July 2026



Clarence Edward Booysen

ANNEXURE "H": CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 16899 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(o) of the Land Use Planning By-law for George Municipality, 2023 for consent use for small-scale rental housing consisting of 6 habitable rooms on Erf 16899 George.
- 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 Erf 16899 George:
 - the western street boundary building line from 3,0 metres to 0,0 metres to accommodate the existing covered balcony as well as from 3,0 metres to 1.870 metres to accommodate the existing staircase.
 - the northern side boundary building line from 1,5 metres to 0,0 metres for a distance of 6,52 meters to accommodate the existing dwelling house to be used for small-scale rental housing.

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:

T66462/2014 (current Title Deed)

in respect of:

ERF 16899

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

**IN EXTENT: 343 (THREE FOUR THREE) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T66462/2014**

REGISTERED in the name of

CLARENCE EDWARD BOOYSEN

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 20 July 2026

A handwritten signature in black ink, appearing to read 'D. J. Booysen', is written over the printed name of the conveyancer.

CONVEYANCER