



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 4881 George

12 August 2026

Sir

APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION AND DEPARTURE OF DEVELOPMENT PARAMETERS): ERF 4881 GEORGE

Attached hereto please find an application in terms of

- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 4881 George:
 - the western side boundary building line from 3.0 metres to 0.0 metres for the legalization of the existing bedroom with uncovered stoep, storeroom, double garage and the proposed extension of the garage.
 - the southern street boundary building line from 5.0 metres to 0.5 meters for the proposed extension of the double garage.
 - the eastern street boundary building line from 5.0 metres to 4.5 metres for the legalization of the existing bathrooms.
 - the eastern street boundary building line from 5.0 metres to 0.0 metres to legalize the existing carport.
 - the eastern street boundary building line from 5.0 metres to 0.35 metres to legalize the existing garden shed.
- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (e)(i)(cc)

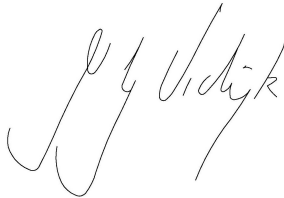
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CELL: 082 464 7871 PO Box 710 George 6530
OFFICE: Millwood Building corner of York and Victoria Street, George
SACPLAN REG No. A/1386/2010

of the land use description of a *“dwelling house – Garages, carports and outbuildings”* as per the George Integrated Zoning Scheme By-law, 2023, which states that *“when combined, does not exceed a total length of 12 metres along a common boundary building line”* to accommodate the existing bedroom with uncovered stoep, storeroom and tandem double garage with a total length of 24,455 metres along the western boundary of Erf 4881 George.

- Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (e)(iii) applicable to a *“dwelling house”* as per the George Integrated Zoning Scheme By-law, 2023 to allow for the tandem double garage as well as the carport that is accessed perpendicular to the street boundary to be located 0.5 metres from the street boundary of Erf 4881 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

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

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND
DEPARTURE OF DEVELOPMENT PARAMETERS)
ERF 4881 GEORGE

12 August 2026



Prepared for:

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6529

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND
DEPARTURE OF DEVELOPMENT PARAMETERS)
ERF 4881 GEORGE

1. APPLICATION

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 4881 George:
 - ⇒ the western side boundary building line from 3.0 metres to 0.0 metres for the legalization of the existing bedroom with uncovered stoep, storeroom, double garage and the proposed extension of the garage.
 - ⇒ the southern street boundary building line from 5.0 metres to 0.5 meters for the proposed extension of the double garage.
 - ⇒ the eastern street boundary building line from 5.0 metres to 4.5 metres for the legalization of the existing bathrooms.
 - ⇒ the eastern street boundary building line from 5.0 metres to 0.0 metres to legalize the existing carport.
 - ⇒ the eastern street boundary building line from 5.0 metres to 0.35 metres to legalize the existing garden shed.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (e)(i)(cc) of the land use description of a “dwelling house – Garages, carports and outbuildings” as per the George Integrated Zoning Scheme By-law, 2023, which states that “when combined, does not exceed a total length of 12 metres along a common boundary building line” to accommodate the existing bedroom with uncovered stoep, storeroom and tandem double garage with a total length of 24,455 metres along the western boundary of Erf 4881 George.

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the tandem double garage as well as the carport that is accessed perpendicular to the street boundary to be located 0.5 metres from the street boundary of Erf 4881 George.

The proposed site plan and building plan indicating the existing and proposed additions to the dwelling house on Erf 4881 in relation to both street and side boundary building line is attached hereto as **Annexure “A”**.

The completed application form for the application for the permanent departure is attached hereto as **Annexure “B”**.

2. PRE-APPLICATION CONSULTATION

A pre-application consultation was not required as the application entails the permanent departure for the relaxation of building lines as well as a permanent departure in terms of the George Integrated Zoning Scheme By-Law, 2023. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

3. DEVELOPMENT PROPOSAL

The application erf has been developed with a single-story dwelling house consisting of 5 bedrooms, 4 ½ bathrooms, study, open plan kitchen and dining room, a lounge, a braai-room and a patio. The property has furthermore been developed with a double garage, a storeroom, a carport and a garden shed.

The dwelling house has approved building plans; however, the previous owner made some changes and additions to the dwelling house without approved building plans. The current owner now wishes to legalise the existing structures and extend the existing double garage towards the street boundary, to create 2 more parking bays.

To enable the submission of as-built building plans the following departures is required:

- existing bedroom and uncovered stoep, storeroom and tandem garage located in the western side boundary building line;
- proposed extension of the double garage in the southern street boundary building line;
- existing bathrooms, carport and garden shed in the eastern street boundary building line;
- the total length of the existing bedroom, uncovered stoep and the outbuildings consisting of a single garage converted into a storeroom, double garage as well as the proposed extension of the double garage located along the western side boundary that exceed the total allowable length of 12 metres; and
- the proposed extension of the double garage located in the southern street boundary building line and the carport located in the eastern street boundary building line is accessed perpendicular to the street.

The outbuildings located in the western side boundary building line is allowed in the side boundary building line however, it is restricted to a maximum length of 12 metres. Although the existing outbuildings only have a length of 11.204 metres, the proposal proposes an extension of this existing outbuilding with a garage with a length of 4.29 metres to the south of the existing outbuilding as well as an additional bedroom with a length of 3,623 metres to the north of this existing outbuilding. An open deck with a length of 4,88 metres exists to the north of this bedroom, thus resulting in a building with a total length of 24.455 metres located along the western side boundary of Erf 4881 George.

Although the total length of 24.455 metres might sound excessive, it is important to view the length in comparison to the length of the western boundary of 58.250 metres. Thus, the structures located in the western side boundary building line is less than half of the distance of the western boundary of Erf 4881 George. The distance is therefore not excessive in terms of the length of the western boundary. The uncovered stoep is included in the total length as it exceeds the 500 millimetres in height from the natural ground level, being 600 millimetres from the natural ground level.

The total length of the structures in the western boundary building line which is visible to the neighbour is 19.575 meters and is less than 4 metres in height. The existing bedroom, storeroom and double garage have been in this position prior to 2015 when the current landowner purchase the property. Since then, no known complaints were received from the adjacent property, Erf 3746 George.

The position of the existing double garage with the proposed extension to create the double tandem garage necessitates the departure of the development parameter e(iii) "Garages, carports and outbuildings" applicable to a "dwelling house" in the George Integrated Zoning Scheme By-Law, 2023, which states that for land units exceeding 650m², a garage or carport that is accessed perpendicular to the street boundary may not be closer than 5 metres from the street boundary, notwithstanding the street building line.

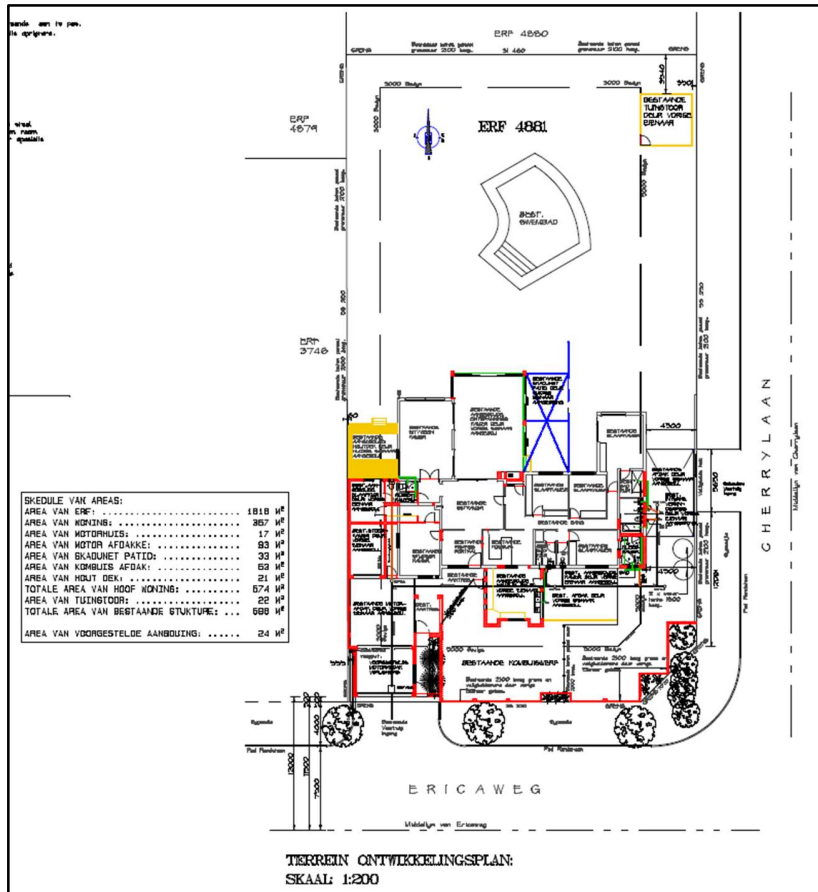
Furthermore, the extension of the existing double garage will become a double tandem garage and will be 0.5 metres from the southern street boundary. The double tandem garage will have a motorised garage door for easy and safe access. Although the double tandem garage will be 0,5 metres from the street boundary, the sidewalk is more than 5.0 metres wide and will ensure that no vehicle entering the garage will impede on traffic movement in Erica Road.

The carport located in the eastern street boundary building line along is at present used by the owner as a shaded storage area. It is not used for the parking of any vehicles as this carport is located to the back of the dwelling house and as such not easily accessible from the dwelling house. It can however be used to park a trailer or caravan.

The existing bathrooms impeding on the eastern street boundary building line, was constructed prior to the new George Integrated Zoning Scheme By-law, 2023, when the street building lines were 4.5 meters. The existing bathrooms are in line with the existing dwelling house (bedroom). This minor building line departure from 5.0 metres to 4.5 metres is so insignificant and will have no visible impact from the street view.

The garden shed that is located in the north-eastern corner of Erf 4881 George, over the eastern street boundary building line, is of good quality and is screened by trees and natural vegetation on the sidewalk. The garden shed is placed in this position, as it is the highest point of the

property and the natural run-off is east to west and therefore the garden shed will not be impacted by natural water run-off.



The purpose of this application is to obtain the approval in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for

- building line relaxations;
- the existing bedroom with uncovered stoep, storeroom and tandem double garage that exceed a total length of 12 metres along the western boundary of the erf; as well as for

- the garage and carport accessed perpendicular to the street boundary of Erf 4881 George.

The site plan above indicates the existing and proposed additions to the dwelling house. A copy of the proposed site and building plan attached hereto as **Annexure "A"**.

4. GENERAL INFORMATION REGARDING ERF 4881 GEORGE

4.1 Locality

Erf 4881 George is situated at 46 Erica Road in Heatherlands, George. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure "C"**.

4.2 Existing land use

Erf 4881 George is currently used for single residential purposes.

4.3 Extent of erf

Erf 4881 George is 1816m² in extent.

4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 4881 George is Single Residential Zone I. In terms of this zoning, the erf may be used for the purposes of a “dwelling house”.

The extent of the application erf is 1816m². The coverage and building lines applicable to a “dwelling house” are set out in a table format in Schedule II of the George Integrated Zoning Scheme, 2023. The street building line applicable to a dwelling house on an erf greater than 1000m² is 5.0 metres and the side and rear building lines are 3.0 metres.

Apart from the building line relaxations, the dwelling house complies with all other development parameters.

Development Parameter (e) “Garages, carports and outbuildings” of the development parameters applicable to a “dwelling house” in the George Integrated Zoning Scheme By-law, 2023 stipulates, inter alia, as follows:

- (i) *“A garage, carport and outbuildings are permitted within the common boundary building line provided that the garage, carport, and outbuilding-*
 - (aa) *do not exceed a height of 4 metres;*
 - (bb) *does not contain more than a double garage façade facing a public street;*

- (cc) *when combined, does not exceed a length of 12 metres along a common boundary building line;*
 - (dd) *does not include a braai room or entertainment area.*
- (iii) *For land units exceeding 650m², a garage or carport that is accessed perpendicular to the street boundary may not be closer than 5 metres from that street boundary, notwithstanding the street building line.”*

Except for development parameter e(i)(cc) and e(iii) the outbuilding conforms with the mentioned stipulations.

The building line relaxation and departure of the development parameters are motivated in further detail in point 5 of this motivation report.

4.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of Erf 4881 George is attached hereto as **Annexure “D”**.

4.6 Title Deed

Erf 4881 George is registered in the name of Ian Abraham Venter (ID Number 6812135141085). The Title Deed T63369/2015 of the application erf is attached hereto as **Annexure “E”**.

4.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Ian Abraham Venter, the registered owner of Erf 4881 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “F”**.

4.8 Bondholder's Consent

Erf 4881 George is encumbered by a bond. The bondholders' consent is attached hereto as **Annexure "G"**.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 4881 George is attached hereto as **Annexure "H"**. The certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND DEPARTURE OF DEVELOPMENT PARAMETERS): ERF 4881 GEORGE

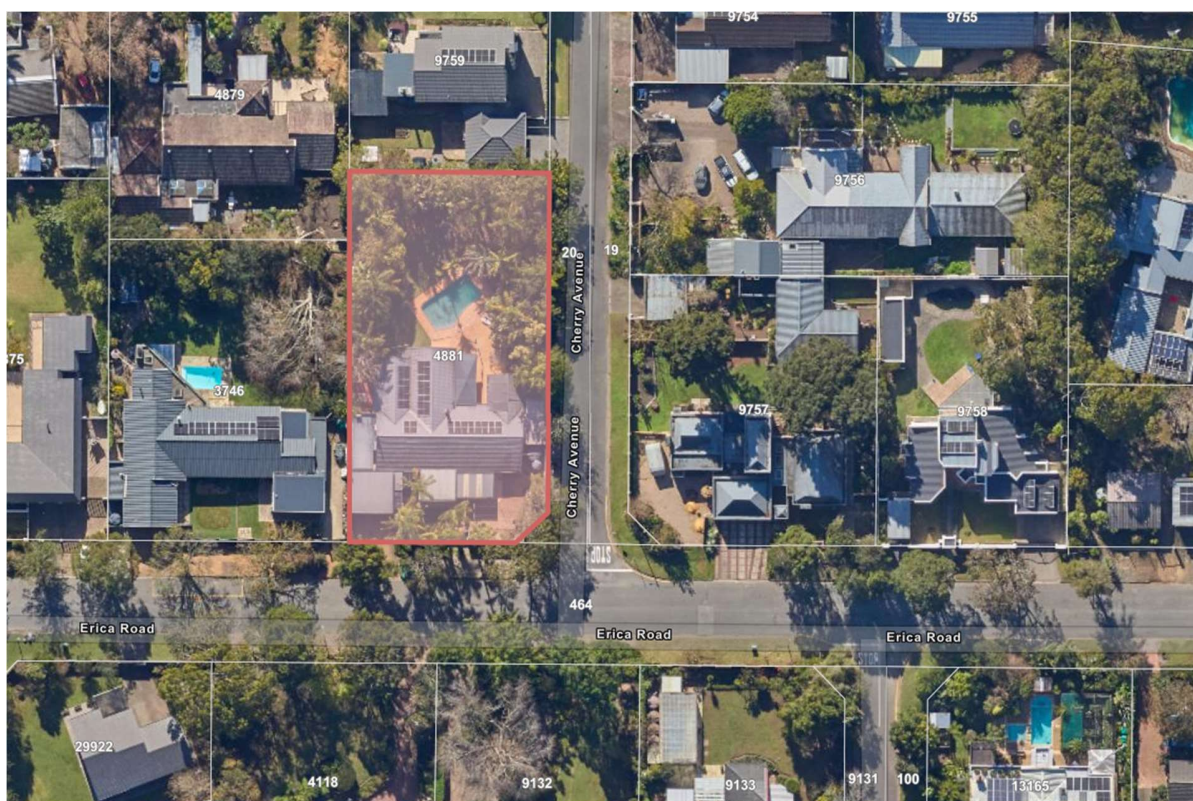
5.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to applications such as an application for building line relaxation or a permanent departure from the development parameters in the George Integrated Zoning Scheme By-law, 2023. 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 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.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *Provision of essential services.*

5.2 Existing planning and development in the area

The area of Heatherlands where the application erf is located, has a predominately single residential land use character. The dwelling houses and outbuildings of various architectural design and extent are situated in neatly kept gardens. The following aerial photo indicates the locality of the application erf, as well as the structures on the erf, in relation to the surrounding erven.



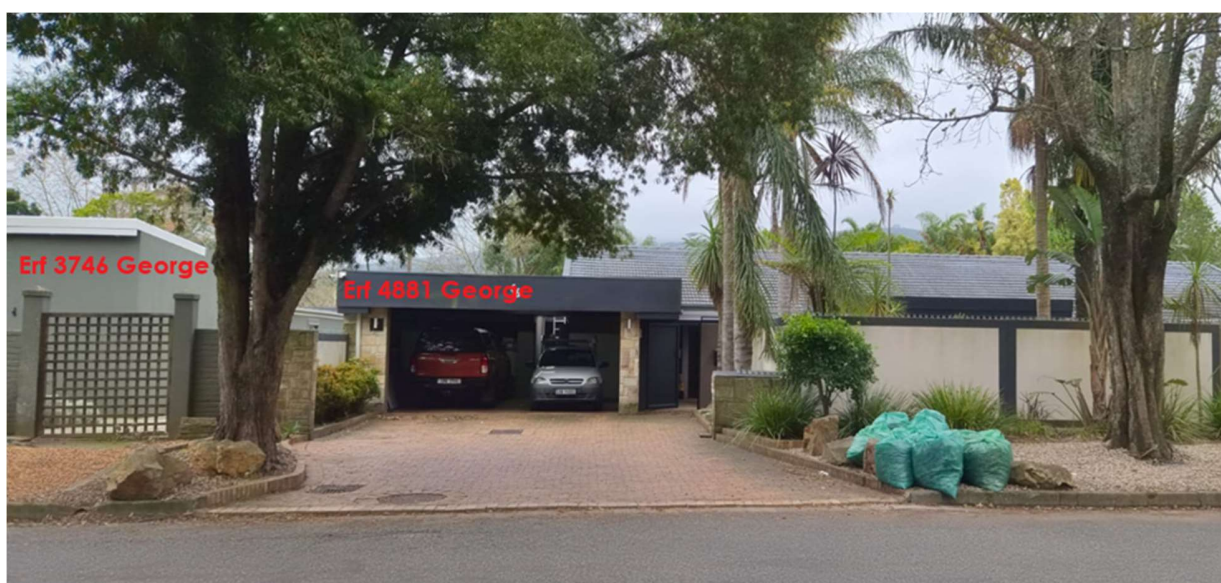
As is visible from the aerial photo various buildings on erven in the immediate vicinity of Erf 4881 George are located within building lines. The permanent departures as proposed in this application, will thus not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

5.3 Impact on schools, open spaces and other community facilities

The permanent departure for the building line relaxation and departure of certain development parameters in terms of the George Integrated Zoning Scheme Bylaw, 2023 will not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

5.4 Impact on streetscape

The following photo indicates the existing double garage, which will be extended towards Erica Road, in relation to the adjacent neighbouring property, Erf 3746 George, from the street boundary. The existing garage and access have been in that position for many years and do not negatively impact the streetscape. The fact that the garage frontage will move towards Erica Road will as far as the applicant is concerned not have a negative effect on streetscape of Erica Road as Erica Road has a wide sidewalk with large existing trees on the sidewalk. These trees will soften the impact of the encroachment on the Erica Road streetscape.



The following photo below indicates the access to the carport from Cherry Avenue as well as the bathrooms in line with the existing dwelling house. The structures are of good quality and as can be seen from the photo below hardly visible from Cherry Street and therefore will not negatively impact the streetscape along Cherry Street.



The garden shed as indicated below, is also screened by natural vegetation and does not negatively impact the streetscape from Cherry Avenue.



The permanent departures as proposed in this application will, therefore, not have a negative impact on the streetscape in the vicinity of the application property.

5.5 Impact on sunlight, view and privacy

The application erf is located on the corner of Erica Road and Cherry Avenue in Heatherlands.

The following aerial photo indicates that the only erven which could possibly be affected by the proposed permanent departures, is Erf 2746 George to the west and Erf 9757 George to the east of Erf 4881 George.



As can be seen from the aerial photo below, Erf 3746 George has no structures close to the existing bedroom with uncovered stoep, storeroom and double garage, however, similar boundary encroachments are found along the western side boundary of Erf 3746 George. For this reason the existing outbuilding and covered stoep cannot negatively impact the adjacent neighbouring property.

The Erica Road, street boundary building line relaxation cannot negatively impact the properties located opposite the road, Erven 4118 and 9132 George, as their accesses is not directly

opposite the access to Erf 4881 George and both properties dwelling houses are situated far from the street boundary. Therefore, the proposed street boundary building line relaxation in Erica Road cannot negatively impact the adjacent owners.

The Cherry Avenue, street boundary building line relaxation for the existing bathrooms and carport cannot negatively impact the adjacent property, Erf 9757 George. The dwelling house on Erf 9757 George is living out to the north and not to the west, where the relaxation will be visible and their access is from Erica Road and not Cherry Avenue. Due to the size of these properties, it seems that Erf 9575 George has a second dwelling with a separate entrance off Cherry Avenue, however the accesses are not situated opposite each other and cannot negatively impact each other.

The garden shed located over the street building line in Cherry Avenue cannot have any impact on the adjacent Erf 9756 George, as the dwelling house is located far east from the existing garden shed on Erf 4881 George.

The proposed permanent departures will, therefore, not have a negative impact on the sunlight, view or privacy in respect of any adjacent erf.

5.6 Impact on property values

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required, do not have a negative impact on any of the surrounding properties. The outside finish is of good quality and well maintained. The existing and proposed structures on Erf 4881 George will add value to the utilization of the erf.

The value of surrounding properties can, therefore, not be negatively impacted upon by the proposal.

5.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of dwelling houses on erven larger than 350m², provision must be made for a minimum of 2 on-site parking bays per dwelling house.

Furthermore, the development parameter (g)(ii) Garaging states the following:

“For properties larger than 1000m² garaging of up to 6 vehicles are permitted.”

As indicated on the site and building plan attached hereto as **Annexure “A”**, the existing double garage will provide parking space for 2 motor vehicles, and the extension of the garage will allow for 2 more vehicles. Although the current owner does not utilize the carport for motor vehicles, another 2 motor vehicles can be accommodated under the carport, bringing the total number of parking bays provided, to the maximum of 6. The number of parking bays therefore conforms with the parking requirement in the George Integrated Zoning Scheme, 2023.

The provision of on-site parking will, therefore, not be negatively impacted upon by the granting of the permanent departures as proposed.

5.8 Impact on traffic circulation

Development parameter (4) of Section 45, “Site Access and Exits” provide the following parameters with regard to site access and exits from a public street:

- “(4) *Vehicle entrances and exit ways to and from a property must conform to the following requirements:*
- (a) *motor vehicle carriageway crossings must be limited to one per site per proclaimed street, public street or private road abutting the site;*
 - (b) *despite paragraph (a), where the total length of any street boundary of a site is 30 metres in length or more, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other;*

- (c) *the minimum and maximum widths of motor vehicle carriageway crossings must be in accordance with the table, titled “Width of motor vehicle carriageway crossings” as measured on the street boundary, where a single carriageway crossing means the crossing may only be used as either an entrance or an exit only, not both, and a combined carriageway crossing means that the crossing can be used for both an entrance and an exit;”*

The following table named “Width of motor vehicle carriageway crossings” state the minimum and maximum width of site access and exits for dwelling units

WIDTH OF MOTOR VEHICLE CARRIAGEWAY CROSSINGS		
Type of carriageway crossing	Minimum width	Maximum width
Dwelling units	2.5 metres	8.0 metres
Single entrance or exit way for other land uses	2.5 metres	4.0 metres
Combined entrance and exit way for other land uses	5.0 metres	8.0 metres

The development parameter (a) state that only one access per proclaimed street is allowed. Erf 4881 George has two street boundaries and has one access per proclaimed street and therefore complies with this development parameter.

The site access and exits, in development parameter (c) and the table named “Width of motor vehicle carriageway crossings” state the minimum and maximum width of site access and exits for dwelling units. The access for the proposed double tandem garage along Erica Road is 5.56 metres and the access to the carport along Cherry Avenue is 5.575 metres. The accesses are therefore complaint with the development parameters.

The access widths to the extended garage along the Erica Road boundary of the erf and the carport along the Cherry Avenue boundary of the erf as proposed in this application can thus not have any negative impact on the traffic movement/circulation in Erica Road and Cherry Avenue.

5.9 Provision of services

Municipal services are available to the application erf. The application erf has already been developed with a dwelling house and outbuildings, all of which have been connected to municipal services. The existing internal services on the erf are not affected by the development proposal.

Should any upgrade or extension of the existing municipal infrastructure be required because of this application, all costs because of such extension will be for the account of the applicant, subject to the conditions of the municipality.

5.10 Firefighting

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

6. CONCLUSION

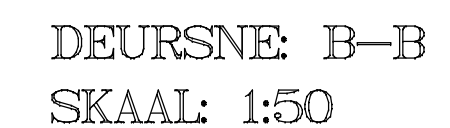
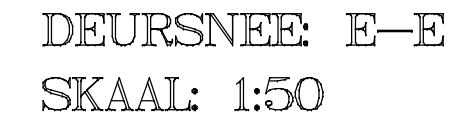
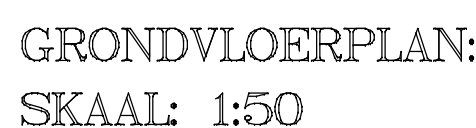
Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for various permanent departures on Erf 4881 George.

As indicated in this report the proposed application for permanent departures in respect of the application erf is compatible with all existing planning documents, legislation and policy documents applicable to the application.

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

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

ANNEXURE "A" - SITE PLAN AND BUILDING PLAN



- KLIENT:
MNR IAN
VENTER

BESKRYWING: -
OPMETINGS PLAN VAN
BESTAANDE WONING OP
ERF 4881, ERIKAWEG,
HEATHERLANDS, GEORGE

DATUM: - II-07-2026
SKAAL: - 1:50
G. P. HENNING
GETEKEN: - Pr. 6, Arg. T. slaar
GBCSA (form)
AREA: - BESTAANDE AANBODINGS
DORP VORIGE EENWAAR 24,97 M
BESTAANDE AANBODINGS
DORP HUIDIGE EENWAAR, 55,29 M
VOORGESTELDE AANBODING. 23,89 M

GIDEON HENNING
TEKENDIENSTE.

CRADDOCKSTRAAT 80. Reg. Nr. 910077
118 NOV. 2001
POSBUS 72
GEORGE
TEL. 082 820 8444
5630 Email: ghenning.tel@gmail.com

TEKENING NOMMER

26-07A

SUID AANSIG:

OOS AANSIG:

WES AANSIG:

NOORD EN SUID AANSIG: (TUINSTOOR)

WES AANSIG:
(TUINSTOOR)

OOS AANSIG:
(TUINSTOOR)

VLOERPLAN: (BESTAANDE TUINSTOOR)
SKAAL: 1:50

DEURSNEE: A-A (BESTAANDE TUINSTOOR)

VLOER KONSTRUKSIE:
22 Shutterbord op 114 x 38 vloerplaat teen 450 mm h-h
op 114 x 50 muurbalk teen 1500 mm h-h op 180 Ø pinnaliet
hout pulers ook aangeduid in beton voerstrukture.

NOORD AANSIG:

TERREIN ONTWIKKELINGSPLAN:
SKAAL: 1:200

SCHEDULE VAN AREAS:		
AREA VAN EFF:	1816	m ²
AREA VAN WONING:	357	m ²
AREA VAN MOTORHUIS:	17	m ²
AREA VAN MOTOR AFDAKKE:	93	m ²
AREA VAN SKADUINTEL PATIO:	33	m ²
AREA VAN KOMBUIS AFDAK:	53	m ²
AREA VAN HOUT DEK:	21	m ²
TOTALE AREA VAN HOOF WONING:	574	m ²
AREA VAN TUINSTOOR:	22	m ²
TOTALE AREA VAN BESTAANDE STUKTURE: ...	596	m ²
AREA VAN VOORGESTELDE AANBOUING:	24	m ²

KLIENT :
MNR IAN
VENTER

BESKRYWING:
VOORGESTELDE AANBOUWING
AAN BESTAANDE WONING
OP ERF 4881, ERICAWEG,
HEATHERLANDS, GEORGE.

DATUM: - 01-04-2026

SKAAL: - 1:200; 1:100

GETEKEN: - G.P. HENNING
Pr. S. Arg. T sllat (SA)
GBCSA (Cet)

AREA: - BEST. HOUT DEK: 22M²
- BEST. SKADUNET PATIO: 33M²

ALGEMENE NOTAS.

1. AL DIE WERK MAT GEDOEN WORD MOET VOLGENS DIE NATIONALE BOU-REGULASIES EN DIE PLAASLIKE OORHEID VERSEIGTES GEDOEN WORD.
2. KONTRAKTEURS MOET ALLE MATES, HOOGTES EN VLAKKE OP DIE PERSOON NAGAAN EN HULSELF TEN VOLLE BEKEND WAAK MET DIE AARD EN OMGANG VAN DIE WERK VOORDAT GETEND OF AAN ENIGE WERK BEGIN WORD.
3. BEREKENDE MATES MOET IN VOORRANG GENEEM NORD BO GESKAALDE MATES.

- | | | | |
|----|---|----|---|
| 4. | KONTRAKTEURS MOET DIE PLASING VAN DIE GEBOU OP DIE PERSEEL
MET DIE EIGENAAR NAGAAN VOORDAT AAN ENIGE UITSITWERK BEGIN
WORD. | 8. | SPRUMPORE MOET VOORSIEN WORD VAN ALLE NOODIGE VOEDWATER ROND
OM ALLE OPENINGE, DEURE, VENSTERS, 80 ALRE BETON BALE EN
BLAAIE EN MOET VOORSIEN WORD MET SYFERGATE TEEN 1000 MKS.
H-H. |
| 5. | VOORDAT AAN ENIGE ELEKTRIEKEWERK BEGIN WORD MOET DIE
ELEKTRIESE KONTRAKTEUR DIE ELEKTRIESE UITLEG MET DIE EIGENAAR
OP DIE PERSEEL NAGAAN. | 9. | HIERDIE PLAN EN DIE KOPIERES DAARVAN BEHOORT AAN GODEEN
HENNING TEKENDIENSTE EN MAG GEENSINS GEBRUIK, KOPIEER OF
HERPRODUSEER WORD SONDER VOORAF GESKREWE TOESTEMMING NIE. |
| 6. | NAAR FONDASTIEWE AS KEURMURE 1000 IN HOOGTE OORSKRY MOET
SILKE MURE 330 MM DIK WEES. | | |
| 7. | HOUTRAAM KONSTRUKSIES MOET STRENG VOLGENS S.A.B.R.S. 082
OORGERIG WORD. | | |

GIDEON HENNING
TEKENDIENSTE.

CRADDOCKSTRAAT 80.
POSBUS 72
GEORGE
6530

Reg. Nr. ST0077
(19 Nov. 2001)
TEL. 082 620 6444
ghenning.tek@gmail.com

TEK. NOMMER
26-07B

ANNEXURE "B" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

First name(s)	Johannes George		
Surname	Vrolijk		
SACPLAN Reg No. (if applicable)	A/1386/2010		
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner		
Postal Address	P O Box 710		
	George	Postal Code	6530
Email	janvrolijk@jvtownplanner.co.za		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Ian Abraham Venter		
Address	46 Erica Road		
	George	Postal code	6529
E-mail	ian@loeriebrokers.co.za		
Tel	N/a	Fax	N/a
		Cell	0828006955

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 4881 George
Physical Address	46 Erica Road

GPS Coordinates				Town/City	George		
Current Zoning	Single Residential Zone I	Extent	1 816m²	Are there existing buildings?	Y	N	
Current Land Use	Residential						
Title Deed number & date	T63369/2015						
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)?	Attached as Annexure G			
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: FIRZAJJ
VAT Registration Nr: 4630193664
E-MAIL: msbrits@george.gov.za
***Payment reference:** Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 4881 George:**
 - **the western side boundary building line from 3.0 metres to 0.0 metres for the legalization of the existing bedroom with uncovered stoep, storeroom, double garage and the proposed extension of the garage.**
 - **the southern street boundary building line from 5.0 metres to 0.5 meters for the proposed extension of the double garage.**
 - **the eastern street boundary building line from 5.0 metres to 4.5 metres for the legalization of the existing bathrooms.**
 - **the eastern street boundary building line from 5.0 metres to 0.0 metres to legalize the existing carport.**
 - **the eastern street boundary building line from 5.0 metres to 0.35 metres to legalize the existing garden shed.**
- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (e)(i)(cc) of the land use description of a “dwelling house – Garages, carports and outbuildings” as per the George Integrated Zoning Scheme By-law, 2023, which states that “when combined, does not exceed a total length of 12 metres along a common boundary building line” to accommodate the existing bedroom with uncovered stoep, storeroom and tandem double garage with a total length of 24,455 metres along the western boundary of Erf 4881 George.**
- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (e)(iii) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the tandem double garage as well as the carport that is accessed perpendicular to the street boundary to be located 0.5 metres from the street boundary of Erf 4881 George.**

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

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

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (no bond on property)

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (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:

12 August 2026

Full name:

Johannes George Vrolijk

Professional capacity:

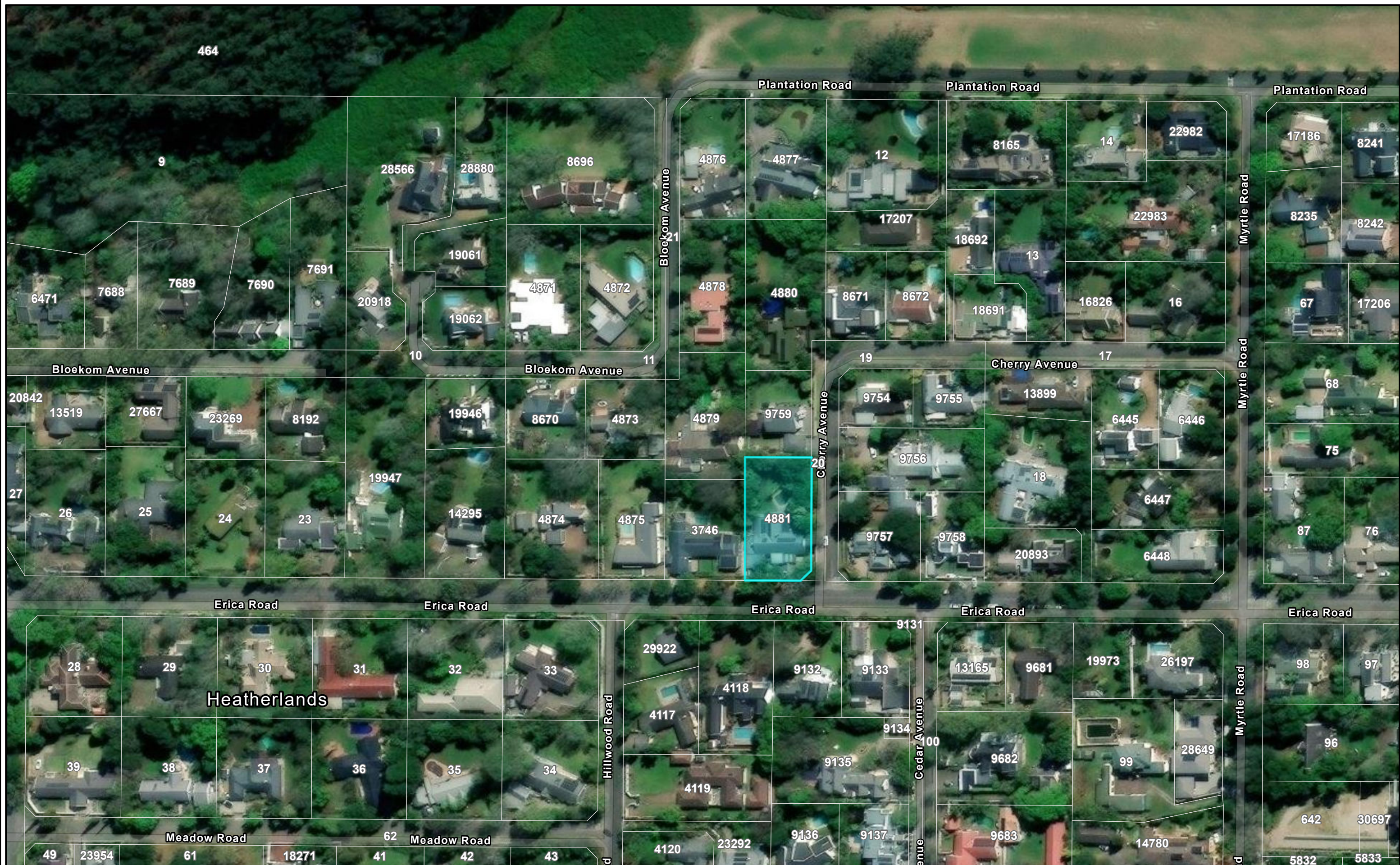
Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C" – LOCALITY PLAN

Erf 4881 George - Locality plan enlarged



0 0.05 0.1 0.2 km

Date: 4/20/2026 2:57 PM

Scale: 1:1,939



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

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

ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM

ANNEXURE “E” – TITLE DEED

Bruwer & Reynolds Attorneys
Millwood Building
c/o York and Victoria Street
George

Prepared by me

Purchase price/Value	2 500 000.00	1160.00
Mortgage capital Amount		
Registration description		Exempt i.t.o

CONVEYANCER
JANINE FOUCHE

VERBIND MORTGAGED	
VIR FOR R 2 500 000.00	
B	30955 / 2015
- 4 NOV 2015	REGISTRATEUR/REGISTRAR

T 000063369 / 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~Francois Scholtz Bruwer~~

JANINE FOUCHE

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at POTCHEFSTROOM on 13th August 2015 granted to me by

1. **ERIC JOHN VERMAAK**
Identity Number 660908 5015 08 1
Married out of community of property
2. **SUSARA ALETTA VERMAAK**
Identity Number 731023 0139 08 7
Married out of community of property

DATA / CAPTURE
11 NOV 2015
KETILEN

DATA / VERIFY
13 NOV 2015
LARNY FATGEYAH

NT

And the appearer declared that his said principal had, on 19 February 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

IAN ABRAHAM VENTER
Identity Number 681213 5141 08 5
Married out of community of property

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

ERF 4881 GEORGE, in the Municipality and Division of George
Province of the Western Cape

IN EXTENT 1816 (ONE THOUSAND EIGHT HUNDRED AND SIXTEEN)
Square metres

FIRST TRANSFERRED by Deed of Transfer No. T29128/1970 with Diagram No.
2249/70 relating thereto and held by Deed of Transfer Nr T34850/2009.

1.

.....

Not subject to condition 1. on page 2 of Deed of Transfer No T34850/2009 by
virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of
2003.

2. **SUBJECT FURTHER** to the following conditions contained in said Deed of Transfer No. T29128 dated 14 October 1970 imposed by the Administrator of the Cape Province in terms of Section 9 of Ordinance 33 of 1934:

1. The owner of this erf shall without compensation, be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, if deemed necessary by the local authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purposes of constructing, altering, maintaining, removing or inspecting any works connected with the above.
 2. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation of the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
3. **SUBJECT FURTHER** to the following special condition contained in Deed of Transfer No. T1434 dated 22 February 1926:

The transferor reserved the right to construct, use and maintain across property and pipe line for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light of power.

The transferor above mentioned is the Municipality of George.



NT

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

1. **ERIC JOHN VERMAAK, Married as aforesaid**
2. **SUSARA ALETTA VERMAAK, Married as aforesaid**

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

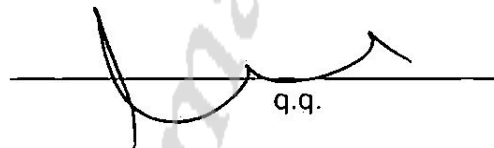
IAN ABRAHAM VENTER, Married as aforesaid

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND RAND). *N*

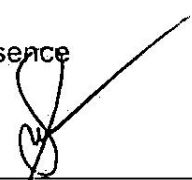
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

04 NOV 2015


q.q.

In my presence



REGISTRAR OF DEEDS

ANNEXURE "F" – POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Ian Abraham Venter (ID Number 6812135141085)

the registered owner of

Erf 4881 George

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

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 4881 George:
 - the western side boundary building line from 3.0 metres to 0.0 metres for the legalization of the existing bedroom with uncovered stoep, storeroom, double garage and the proposed extension of the garage.
 - the southern street boundary building line from 5.0 metres to 0.5 meters for the proposed extension of the double garage.
 - the eastern street boundary building line from 5.0 metres to 4.5 metres for the legalization of the existing bathrooms.
 - the eastern street boundary building line from 5.0 metres to 0.0 metres to legalize the existing carport.
 - the eastern street boundary building line from 5.0 metres to 0.35 metres to legalize the existing garden shed.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (e)(i)(cc) of the land use description of a *“dwelling house – Garages, carports and outbuildings”* as per the George Integrated Zoning Scheme By-law, 2023, which states that *“when combined, does not exceed a total length of 12 metres along a common*

boundary building line” to accommodate the existing bedroom with uncovered stoep, storeroom and tandem double garage with a total length of 24,455 metres along the western boundary of Erf 4881 George.

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (e)(iii) applicable to a “*dwelling house*” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the tandem double garage as well as the carport that is accessed perpendicular to the street boundary to be located 0.5 metres from the street boundary of Erf 4881 George.

Signed at George on 3 August 2026



Ian Abraham Venter

ANNEXURE "G" – BONDHOLDERS CONSENT

MR IA VENTER
ERICA WEG46

Building Line Relaxation Consent

HEATHERLANDS
6529

11 AUGUST 2026

Dear Sir / Madam

Subject: Request for Relaxation of the Building Line

Account number: 369124847

In the name of: MR IA VENTER

Property description: ERF 4881 GEORGE

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

Request TO PROPOSED RELAXATION OF BUILDING LINE Client requested bond holders consent for relaxation of the building line is approved subject:

- Local authority approval.
- All municipal by laws must be adhered to.
- No buildings to be demolished without the Bank's consent.
- The Bank is not committing to finance new development.
- The building must comply with SBSA minimum specifications, should there be any further development.
- The correct Insurance must be applied.
- Residential component not to be compromised.
- Client must advise bank when building works are done so that we can revalue/reinsure.
- Please note that the bank holds the right to withdraw or amend the given consent.
- All compliance conditions on customer first to be met.

Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za.

Yours sincerely



EDWARD OLIPHANT

Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15) D

Directors: NMC Nyembazi (Chairman) DWP Hodnett* (Chief Executive Officer) HJ Berrange PLH Cook A Daehnke* OA David-Barba1 GMB Kennealy BJ Kruger
Li Li2 RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2026/08/08

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan

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 4881 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 4881 George:
 - the western side boundary building line from 3.0 metres to 0.0 metres for the legalization of the existing bedroom with uncovered stoep, storeroom, double garage and the proposed extension of the garage.
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 - the eastern street boundary building line from 5.0 metres to 4.5 metres for the legalization of the existing bathrooms.
 - the eastern street boundary building line from 5.0 metres to 0.0 metres to legalize the existing carport.
 - the eastern street boundary building line from 5.0 metres to 0.35 metres to legalize the existing garden shed.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from the stipulation in development parameter (e)(i)(cc) of the land use description of a *“dwelling house – Garages, carports and outbuildings”* as per the George Integrated Zoning Scheme By-law, 2023, which states that *“when combined, does not exceed a total length of 12 metres along a common boundary building line”* to accommodate the existing bedroom with uncovered stoep, storeroom and tandem double garage with a total length of 24,455 metres along the western boundary of Erf 4881 George.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter

(e)(iii) applicable to a “*dwelling house*” as per the George Integrated Zoning Scheme By-law, 2023 to allow for the tandem double garage as well as the carport that is accessed perpendicular to the street boundary to be located 0.5 metres from the street boundary of Erf 4881 George.

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:

T63369/2015 (current Title Deed)

in respect of:

**ERF 4881 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 816 (ONE EIGHT ONE SIX) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T63369/2015

REGISTERED in the name of

IAN ABRAHAM VENTER

2. I have appraised myself with the details of the abovementioned Land Development Application.

3. The abovementioned Title Deed contains no conditions which have an impact on the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

SIGNED at GEORGE on 7 August 2026

A handwritten signature in black ink, appearing to be 'P. J. S.', written in a cursive style.

CONVEYANCER