8 ST. JOHN'S STREET
ST. JOHNS' PLACE
BOX 9824
GEORGE 6530
☎ : 044 – 873 0305
: 044 – 874 5632
: info@formaplan.co.za

FORMAPLAN
STADS EN STREEKBEPLANNERS
TOWN AND REGIONAL PLANNERS

9 September 2026

Municipal Manager
George Municipality
GEORGE

By e-mail

PROPOSED SUBDIVISION & RELAXATION OF BUILDING LINE: ERF 16, GEORGE

Application is hereby made in terms of Section 15. (2)(d) & (b) of the George Land Use Planning By-Law, 2023 for subdivision of the abovementioned property into 2 portions and relaxation of a street building line. The following is attached hereto:

- Memorandum
- Application form
- Title deed
- Conveyancer Certificate
- Power of Attorney from the 2 registered owners
- Erf Diagram
- Locality Plan
- Subdivision Plan
- Building plan (*not approved*)
- Previously and only available approved building plan

I trust that you will find this in order.



P C J Theron Pr. Pln

PROPOSED SUBDIVISION AND RELAXATION OF STREET BUILDING LINE: ERF 16, GEORGE

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PROPOSED SUBDIVISION AND RELAXATION OF STREET BUILDING LINE:

ERF 16, GEORGE

1. INTRODUCTION

Erf 16, George was bought by the previous owner in 1987. In 1996 the erf that was 2855m² in size, was subdivided and Erf 16826 (1072m²) was created leaving the remainder, that is currently 1783m² in size. The erf was recently sold to C.J. Karsten and P. Karsten who now wish to subdivide the erf into 2 portions and to develop a dwelling house on each portion. In terms of current trends of sizes of single residential erven, Erf 16 is still regarded as a large erf and the intention to subdivide the erf into 2 portions of 975m² and 807m² respectively seems to be acceptable.

The owners appointed Formaplan to lodge the application on their behalf - see attached power of attorney.

2. THE PROPERTY

2.1 Description

In terms of Deed of Transfer No T 49060/2026, the property is described as Remainder of Erf 16, George in the Municipality and Division, George, Western Cape.

2.2 Size

The property is 1783 m^2 in size in terms of the deed of transfer.

2.3 Locality

The erf is situated on the north-western corner of Myrtle Road and Cherry Avenue. See attached Locality Plan.

2.4 Zoning

The property is zoned as Single Residential Zone I.

2.5 Ownership

The erf is registered in the names of Cornelius Johannes Karsten and Pieter Karsten.

2.6 Bond Holder

The erf is not bonded.

2.7 Present Use

There is a dwelling house on the property. However, the condition of the dwelling is not of an acceptable standard to the new owners and subsequently they have already started demolition of certain sections of the building in order to upgrade the building as well as to amend the building into 2 units. (It must be taken into account that the definition of a dwelling house in the zoning scheme, makes provision for a second dwelling as a primary right. Building plans are currently being prepared for the proposed amendments to the existing building and the plans will conform to the regulations for either of the two scenarios namely a dwelling house on each proposed subdivided erf or as a primary dwelling and a second dwelling unit, the latter in case the application for subdivision is unsuccessful.

A small portion of the double storey section of the dwelling house (eastern section), encroaches the street building line. In view of the fact that certain amendments are envisaged to the building, it is necessary that a building line relaxation be granted for this section of the building.



Photo 1 The photo shows the southern section of the house as seen from Cherry Ave and was taken before certain sections thereof was demolished to upgrade the building that is in a dilapidated state.



Photo 2 The southern section of the existing building as seen from Cherry Ave and the photo was taken recently showing that demolition for upgrading of sections is in process.



Photo 3 The northern section of the existing building. The photo was taken recently from inside the erf in a southern direction showing the demolition/upgrading of sections in process.

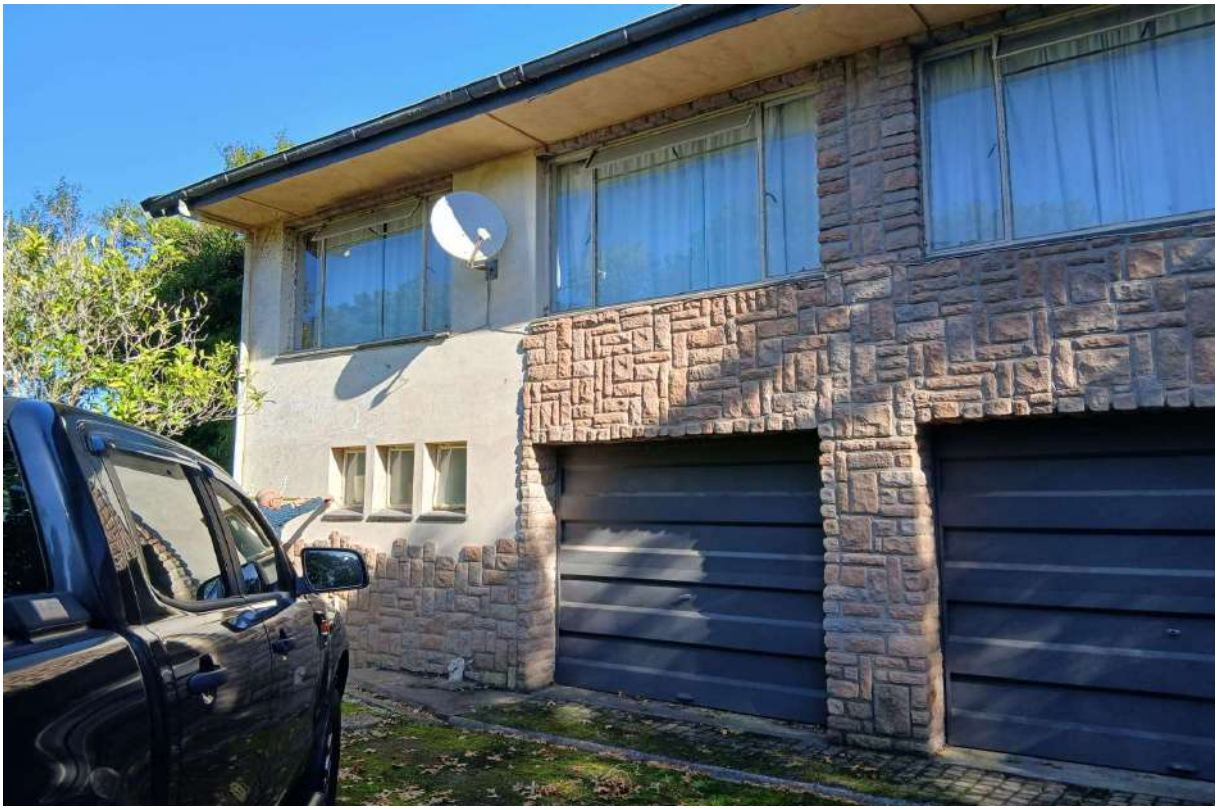


Photo 4 The eastern side of the existing building. The photo was taken before any demolition/upgrade was done.



Photo 5 The same as photo 5 while demolition/upgrading is in progress.

2.8 Surrounding Land Uses

The property is surrounded by dwelling houses on all sides as the area is a strictly single residential area.

3. APPLICATION

3.1 Application is made in terms of Sections 15(2)(d) of the Land Use Planning By-Law, 2023 of the George Municipality for subdivision of Erf 16 into 2 portions as follows:

Portion 1	-	806m²
Remainder	-	974m²

3.2 Application is made in terms of Sections 15 (2)(b) of the Land Use Planning By-Law, 2023 of the George Municipality for relaxation of the street building line to 3.24m *(rounded to 3.2m*) iro an existing building.

4 PRE-APPLICATION CONSULTATION

A pre-application was submitted to the municipality i.r.o. the proposed subdivision of the property, but in reaction the municipality indicated that a pre-application consultation is not required for this subdivision.

5. DESIRABILITY OF THE PROPOSED DEVELOPMENT

The concept, desirability of the subdivision as proposed in this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. The proposal will be discussed in terms of the following to determine the desirability thereof:

- Physical characteristics (para 5.1)
- Proposed Land Uses/subdivision (para 5.2)
- Consistency of the proposal in terms of existing planning documents (para 5.3)
- Consistency of the proposal in terms of the character of the area (para 5.4)
- Potential of the Property (para 5.5)
- Accessibility (para 5.6)
- Services (para 5.7)
- Building line relaxation (para 5.8)

5.1 Physical Character of the Property

5.1.1 Topography

The property is fairly flat with a very gentle slope from east to west.

5.1.2 Vegetation

The vegetation on the erf consists of garden plants and trees.

5.1.3 Summary

The physical character of the property is such that the proposed subdivision can be accommodated thereon taking the above into consideration.

5.2 DEVELOPMENT PROPOSAL

The dwelling house on the erf was erected almost as if it consists of 2 separate units. The western section of the dwelling is a single storey and the eastern section is a double storey and the 2 sections are linked by a large kitchen between the 2 sections. ***See attached available building plan of existing dwelling – for information purposes of the existing dwelling and not an approved plan.***

The new owners are already in the process of separating the 2 sections of the dwelling by demolishing the kitchen linking the 2 sections completely and to make the necessary amendments, additions and upgrades so that there will eventually be 2 complete loose-standing dwelling units, 1 unit on each of the 2 proposed subdivided erven, should the municipality approve this application for subdivision. The subdivision line will be between the 2 newly

created dwelling units and the distance between the 2 units, is sufficient so that no building line relaxation is required.

It must be taken into account that the definition of a dwelling house in the zoning scheme, makes provision for a second dwelling as a primary right. Building plans are currently being prepared for the proposed amendments to the existing building and the plans will conform to the regulations for either of the two scenarios namely a dwelling house on each proposed subdivided erf or as a primary dwelling plus a second dwelling unit, the latter in case the application for subdivision is unsuccessful.



Photo 6 The photo shows the demolition of the kitchen between the eastern and western sections of the building. The proposed subdivision line will be through this section dividing the property (and the





Images of the available building plan of existing dwelling – for information purposes and not an approved plan. Clear images of the above are attached to the application.

5.3 Consistency in terms of Existing Planning Documents

5.3.1 Deed of Transfer

Deed of Transfer No T 49060/2026 is applicable to the property. There are no conditions in the title deed that are restrictive in terms of the proposed subdivision (or a second dwelling). ***Also see the attached conveyancer certificate.***

5.3.2 Spatial Planning and Land Use Management Act – SPLUMA

The objects of SPLUMA are worded in Section 3 of the Act.

"3. The objects of this Act are to-

a) provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;
b) ensure that the system of spatial planning and land use management promotes social and economic inclusion;
c) provide for development principles and norms and standards;
d) provide for sustainable and efficient use of land;
e) provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government; and
f) redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems."

These objectives are addressed in the paragraphs below.

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- Spatial justice
- Spatial sustainability
- Efficiency
- Spatial resilience
- Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- The 5 development principles as mentioned above
- Conservation and promotion of agricultural land
- Public interest
- Constitutional transformation
- Rights and obligations of all those affected
- Impact on engineering services, social infrastructure and open space requirements
- Compliance with environmental legislation

5.3.2.1 The 5 Development Principles

- Spatial Justice refers to the imbalances in development proposals and spatial planning of the past that must be addressed. It is mentioned that spatial development frameworks and policies of governments at all spheres must address the inclusion of persons and areas that were previously excluded. Spatial planning mechanisms must incorporate provisions that will enable access to land by disadvantaged persons. Land use management systems must include all areas of a municipality. Land development procedures must include provisions that accommodate access to secure tenure. Lastly it is mentioned that when a Municipal Planning Tribunal considers an application, it may not be restricted in the exercise of its discretion solely on the ground that the value of land is affected by the outcome of the application.

  In this respect it must be noted that the Municipality already approved a MSDF that conforms to the principles included in SPLUMA. Aspects such as access to land by previously disadvantaged persons, access to areas where to these persons previously had no access and tenure, are however not relevant to this application. The application is purely for a subdivision of an existing erf in a residential area. No further development rights will be created. Land values in the vicinity will not be negatively influenced.

- Spatial Sustainability refers to spatial planning and land use management systems that must inter alia protect prime and unique agricultural land and the natural environment and limit urban sprawl and promote development in areas that are sustainable and affordable to the residents thereof. This application is for subdivision of an already existing developed erf in a town and does not affect this principle.

- Efficiency refers to development that optimizes the use of existing resources and infrastructure. This principle is also not relevant to this application. All services are already available in the area where the erf is situated although limited additional capacity may be required which will be negotiated with the municipality's CES & ETS. The required DC's will be paid to the municipality.

- Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

  This principle is not applicable to this application.

- Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle is supported and will be implemented in the application.

5.3.2.2 Factors Mentioned in Section 42 of SPLUMA (para 5.3.2 above)

Section 42 of SPLUMA deals with the factors that a Municipal Planning Tribunal must consider when deciding on a development application namely:

a) it must be guided by the development principles as set out in Section 7 (Chapter 7) of SPLUMA.

This consideration was already dealt with in para 5.3.2.1 above.

b) make a decision that is consistent with norms and standards, protect agricultural land and is consistent with the Spatial Development Framework (SDF) of the municipality.

Protection of agricultural land is not applicable in this proposal - also see para 5.3.2.1 above - Spatial Sustainability.

The consistency with the SDF will be dealt with in para 5.3.3 below.

c) other factors relating to the application:

(i) Public Interest

The proposal will be advertised in due course at which stage the public will be offered the opportunity to object and/or give their comments on the application.

The public interest will therefore be taken into account before a final decision is taken on the application. It is however doubted very much that any person would be negatively affected by this proposal.

(ii) Constitutional Transformation Imperatives and Duties of the State

This was already discussed in para 5.3.2.1 – Spatial Justice

(iii) Facts and Circumstances Relevant to the Application

It is the purpose of this report to put the Planning Tribunal in a position to consider the application on the grounds of the circumstances relevant to the application.

(iv) Respective Rights and Obligations of those Affected

This implies that the tribunal must consider the application taking into account the possible objections against the application as well as the need for this type of land use in the town.

(v) Engineering Services and Open Space Requirements

Only limited additional engineering services will be required as a result of this subdivision. All services are already available.

Open Space is not required for the proposed additional erf.

(vi) Any Factors that may be Prescribed Including Time Frames

No comment.

(vii) Environmental Factors

The proposed subdivision is not subject to NEMA.

5.3.3 Land Use Planning Act, Act 3 of 2014. (LUPA)

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks,
- Applicable structure plans,
- Principles of Chapter 6 of LUPA,
- Desirability of proposed land uses,
- Guide lines that may be issued by the Provincial Minister regarding desirability.

5.3.3.1 George Spatial Development Framework

George Spatial Development Framework (MSDF) is applicable to this area. The MSDF is the document that provides the long term spatial framework for decisions to be made i.r.o. development applications. It is mentioned that to achieve the vision for George as "a City for a Sustainable Future", the supporting Spatial Planning Vision to guide the George MSDF, is to "***Develop George as a resilient regional anchor of excellence for prosperity, inclusive- and smart growth.***" It is further mentioned that there are four spatial drivers that give form to the George MSDF namely:

- the natural and rural environment which must be protected and managed

- settlements and, within the city of George, the system of corridors and nodes/precincts which must be reinforced and developed in a managed way

- the regional accessibility network that links the settlements to one another within the Greater George Area.

These spatial drivers are supported by spatial strategies and accompanying policies for managing, guiding and promoting development in George.

Many spatial strategies and supporting policies have been identified and is mentioned and highlighted in the document, of which very few are applicable to the subdivision proposal for the subject property. However, in studying the document, it becomes very clear that densification is very much supported in the document. For example, the MAP 35 under the heading Spatial Concept for the George city area, the property is situated in the Densification Zone and in Table 13: Spatial Elements under para 17 is described as Residential Densification. It is mentioned that in Densification Zones I existing settlements, residential desilication should be accommodated and even promoted inter alia through subdivision. Densification is promoted in all urban areas specifically for areas surrounding transport corridors and identifies nodes.

Densification in density zones along transportation corridors, is again supported in Para C2.3 of Table 14: Spatial Strategies, Policies and Guiding Principles.

This application falls in the category where densification can be accommodated and, in our opinion, the subdivision of the erf complies with the aims of the MSDF.

5.3.3.2 Structure Plan/George CBD LSDF

There is no local SDF/structure plan for this area.

5.3.3.3 Principles of Chapter 6 of LUPA

The land use planning principles mentioned in LUPA as set out in Chapter 6 (Section 59), are in essence the same as the 5 development principles of SPLUMA that are applicable to spatial planning, land use development and land use management. These principles were already dealt with in para 5.3.2.1 above and will not be addressed again.

5.3.3.4 Desirability

The desirability of the application will be dealt with in paragraph 5.3.4.1.

5.3.3.5 Guidelines by Provincial Minister

As far as can be ascertained, there are no guide lines specifically for this area from the Provincial Minister that has not been dealt with so far.

5.3.4 Land Use Planning By – Law for George Municipality, 2015 (By – Law)

In Chapter 5 (Regulation 65) of the By-Law, a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability of the proposed land use (par 5.3.4.1)
- Impact on municipal services (Par 5.3.4.2)
- Spatial Development Frameworks (par 5.3.4.3)
- Local structure plans/Local SDF (par 5.3.4.4)
- Relevant planning policies (par 5.3.4.5)
- SPLUMA – Section 42and LUPA – Chapter 6 (par 5.3.4.6)
- Zoning scheme (par 5.3.4.7)

5.3.4.1 Desirability

Desirability is mentioned in the Land Use Planning By-Law as one of the criteria that must be taken into account when applications are considered by the Municipality. The whole of Para 5 of this report is considered as the desirability of the proposal – see pre-amble para 5 above. Desirability will not be dealt with separately in this paragraph. See Para 5.4 below where the desirability of the application is also addressed.

5.3.4.2 Impact on Municipal Services

See paragraph 5.7.

5.3.4.3. George MSDF

The George Municipal SDF was dealt with in para 5.3.3.1 above.

5.3.4.4 Local Structure Plans and Local SDF

See paragraph 5.3.3.2 above.

5.3.4.5 Relevant Planning Policies

The proposed development is in line with policies of the municipality as described in the LSDF for the area.

5.3.4.6 SPLUMA and LUPA

See paragraph 5.3.2 and 5.3.3 above.

5.3.4.7 Zoning Scheme

The Integrated Zoning Scheme for George is applicable to this area. The property is zoned Single Residential Zone I. The zoning does not address subdivision potential of erven.

The parameters for the proposed zoning, are set out in Schedule II of the zoning scheme. The only relevant parameters in this case, are building lines and coverage. The development will comply to both these parameters.

5.3.5 NEMA

The proposed rezoning is not subject to NEMA.

5.4 Consistency with the Character of the Area

On all sides the erf is surrounded by existing dwelling houses of different sizes and shapes. The end result of this application will be that there will be a dwelling house on each of the 2 proposed subdivided portions, the same as erven in its vicinity.

The sizes of the 2proposed portions of the subdivision will be slightly smaller than many erven in its vicinity However, the sizes of erven in this area vary considerably. There is one erf that is 3200m² in size but in general the sizes of erven vary between ±2500m² and ±1000m². There are however also erven in Heatherlands that are much smaller, just over 600m² in size. A few erven were also found where the sizes are ±1250m² but on each erf 2 loose-standing dwelling houses were eructed and by implication and for a passer-by, these erven appear like erven sizing approximately 600m². It is also found that there are many erven whereon dwelling houses were erected in the past that makes subdivision of those erven impossible. There are however also quite a number of erven in the area that offers theopportunity for further subdivision.

It can be stated that Heatherlands has the potential to densify slightly which will be in line with the aims and policies of the authorities, both provincial and local governments, for existing towns and cities and that will be positive in terms of the prevention of urban sprawl, even though the contribution is very small.

We are of opinion that the proposed subdivision falls in the policy of the municipality to increase the density of development in George without degrading the residential character of this beautiful area of Heatherlands. The proposed subdivision of the erf will not be detrimental to the area or lead to a precedent being created for unwanted densification in the area.

5.5 Potential of the Property

The property is at present zoned Single Residential Zone I. This implies that the property can be used for use a dwelling house. However, we are of opinion that the erf is large enough to be subdivided into 2 portions as each portion will be large enough to accommodate a dwelling house that will be compatible with dwellings in the area.

5.6 Accessibility

The erf is situated on a corner of 2 streets and access to the proposed will not be undesirable. One erf will gain access from Myrtle Road and the other from Cherry Avenue.

5.7 Provision of Services

A minimal additional municipal service will be required for the use of the additional erf and these services are already available in the area.

5.8 Relaxation of Building Lines

As already mentioned before, the existing dwelling house on the property when it was purchased by the new owners, already existed with a section of the double storey encroaching the building line. The approved building plan available to us, shows that in 1996 the previous owner made some additions to the dwelling (building a first floor above the garages) and on that plan, it shows that the addition (*as well as the existing building at that stage),* encroaches the building line. At that stage the building line appeared to be 4.5m. We are not in a position to verify whether a relaxation was granted for the relaxation of the building line or whether it was an oversight or any other scenario, but the plan was approved as such and is therefore not an illegal structure.

In view of the fact that the new owners now envisage to further amend the building, it is the municipality's viewpoint that an application for relaxation of the building line must be applied for to rectify the situation. In this respect it should be noted that all additions to the building will be done in the opposite direction as the encroaching building line, meaning that all additions will comply with building lines and will not add to the current encroachment whatsoever. We are therefore pf opinion that the municipality can approve (condone) the encroachment by approving the relaxation of the building line. None of the neighbouring property owners will be afeected by the relaxation as applied for – it already existed for the last 30 years.

6. CONCLUSION

In the report above it was indicated that the proposed subdivision, as well as relaxation of the building line of Erf 16, George is desirable. The erf is located in an area that is an above average income group area. The proposed sizes of the 2 subdivided erven are however still large enough to accommodate dwellings that would be comparable to others in the vicinity.

We are of opinion that there is no reason why this application should not be approved by the Municipality.

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*					
PARTA: APPLICANT DETAILS					
First name(s)	***PHILLIPUS CORNELIUS JOHANNES***				
Surname	***THERON***				
SACPLAN Reg No. (if applicable)	***A/025/1985***				
Company name (if applicable)	***FORMAPLAN***				
Postal Address	***PO BOX 9824***				
	GEORGE		*Postal Code*	***6530***	
Email	***philip@formaplan.co.za***				
Tel	***044 – 873 0305***	*Fax*	***044 – 874 5632***	*Cell*	***082 770 9006***
PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)					
Registered owner	**C.J. & P. Karsten**				
Address	*Formaplan*				
	PO Box 9824, George		*Postal code*	**6530**	

E-mail	philip@formaplan.co.za				
Tel	*044 873 0305*	*Fax*		*Cell*	**082 770 9006**

PART C: PROPERTY DETAILS (in accordance with Title Deed)								
Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	***Erf 16, George***							
Physical Address	**Corner Myrtle & Cherry Streets, Heatherlands, George**							
GPS Coordinates				*Town/City*	**George**			
Current Zoning	*Single Residential Zone I*		*Extent*	**1783m²**	*Are there existing buildings?*	**Y**	*N*	
Current Land Use	***Dwelling house***							
Title Deed number & date	***T 49060/2026***							
Any restrictive conditions prohibiting application?	*Y*	**N**	*If Yes, list condition number(s).*					
Are the restrictive conditions in favour of a third party(ies)?	*Y*	**N**	*If Yes, list the party(ies).*					
Is the property encumbered by a bond?	Y	***N***	*If Yes, list Bondholder(s)?*					
Has the Municipality already decided on the application(s)?	*Y*	***N***	*If yes, list reference number(s)?*					

*Any existing unauthorized buildings and/or **land use** on the subject property(ies)?*	*Y*	***N***	*If yes, is this application to legalize the building / **land use?***	*Y*	***N***
Are there any pending court case / order relating to the subject property(ies)?	***Y***	***N***	*Are there any land claim(s) registered on the subject property(ies)?*	*Y*	***N***

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	**Y**	N	*If Yes, please complete the information below and attach the minutes.*		
Official's name	***No***	*Reference number*		*Date of consultation*	

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

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

BANKING DETAILS

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

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for a **REZONING** & **DEPARTURE** entails the following:

This application is for a subdivision of the erf into 2 portions and relaxation of building line iro an existing structure, Erf 16, George

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

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

Is the following compulsory information attached?

Y	*N*	*Completed application form*		*Y*	***N***	*Pre-application Checklist (where applicable)*
Y	*N*	*Power of Attorney / Owner's consent if applicant is not owner*		*Y*	***N***	*Bondholder's consent*
Y	*N*	*Motivation report / letter*		***Y***	*N*	*Proof of payment of fees*
Y	*N*	*Full copy of the Title Deed*		***Y***	*N*	*S.G. noting sheet extract / Erf diagram / General Plan*
Y	*N*	*Locality Plan*		***Y***	*N*	*Site layout plan*

Minimum and additional requirements:

Y	*N*	*N/A*	*Conveyancer's Certificate*		*Y*	*N*	***N/A***	*Land Use Plan / Zoning plan*
Y	*N*	*N/A*	*Proposed Subdivision Plan (including street names and numbers)*		***Y***	*N*	***N/A***	*Phasing Plan*
Y	*N*	***N/A***	*Consolidation Plan*		***Y***	***N***	*N/A*	*Copy of original approval letter (if applicable)*
Y	*N*	***N/A***	*Site Development Plan*		*Y*	*N*	***N/A***	*Landscaping / Tree Plan*
Y	*N*	***N/A***	*Abutting owner's consent*		*Y*	*N*	***N/A***	*Home Owners' Association consent*
Y	*N*	***N/A***	~~*Copy of Environmental Impact Assessment (EIA) /*~~ ~~*Heritage Impact Assessment (HIA)*~~ ~~*Traffic Impact Assessment (TIA) /*~~ ~~*Traffic Impact Statement (TIS) /*~~ ~~*Major Hazard Impact Assessment (MHIA) /*~~ ~~*Environmental Authorisation (EA) /*~~ ~~*Record of Decision (ROD)*~~ *(strikethrough irrelevant)*		*Y*	*N*	***N/A***	*1 : 50 / 1:100 Flood line determination (plan / report)*
Y	***N***	*N/A*	*Services Report or indication of all municipal services / registered servitudes*		***Y***	*N*	*N/A*	*Required number of documentation copies***2 copies**
Y	*N*	***N/A***	*Any additional documents or information required as listed in the pre-application consultation form / minutes*		*Y*	*N*	*N/A*	

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)* *(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),* *National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),* *National Water Act, 1998 (Act 36 of 1998)* *(strikethrough irrelevant)*
Y	***N/A***	*National Environmental Management Act, 1998 (Act 107 of 1998)*				
Y	**N/A**	*Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)*				
Y	**N/A**	*Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)*				
Y	**N/A**	*Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations*				
Y	**N/A**	*Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)*		*Y*	***N/A***	*Other (specify)*
Y	**N**	*If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.**N/A***				
Y	**N**	*If required, do you want to follow an integrated application procedure in terms of section 44(1)of the*				

		Land-Use Planning By-law for George Municipality?

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *The Municipality has not already decided on the application.*
3. *I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.*
4. *I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.*
5. *I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).*
6. *That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
7. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.*
8. *I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.*
9. *I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.*



Applicant's signature:		*Date:*	**8 September 2026**
Full name:	*PCJ Theron*		
Professional capacity:	*Town Planner*		
SACPLAN Reg. Nr:	***A/025/1985***		

DEED OF TRANSFER

MEYER VAN SITTERT & KROPMAN
ATTORNEYS
5 ROMA AVENUE
FLAMWOOD
KLERKSDORP

Prepared by me

CONVEYANCER
KATIE ELIZABETH DU TOIT (M11591)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 4 900 000-00	R 2 922-00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA/MEREY

T 000049060 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT JANINE FOUCHE

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

LEON HEYNS
Identity Number 501016 5069 08 3
Unmarried

which said Power of Attorney was signed at GEORGE on 10 JULY 2026.

And the appearer declared that his/her said principal had, on 2 July 2026, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **CORNELIUS JOHANNES KARSTEN**
   Identity Number 630906 5044 08 2
   Unmarried

2. **PIETER KARSTEN**
   Identity Number 681126 5020 08 5
   Unmarried

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

REMAINDER OF ERF 16 GEORGE

IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE

IN EXTENT 1783 (ONE THOUSAND SEVEN HUNDRED AND EIGHTY THREE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T939/1963 with Diagram No. 1760/1947 relating thereto and held by Deed of Transfer T60655/1987

A. SUBJECT to the conditions referred to in Deed of Transfer No 2104/1925.

B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. 2104/1925:

(a) All buildings, fences and other structures that may be erected upon the above land shall at all times be erected and maintained subject to the terms

and provisions of the regulations that now are or at any future time may be in force in the Municipality of George.

(b) The transferor reserves the right to enforce in respect of the property hereby transferred all and every of the provisions of the regulations that now are or at any future time may be in force within the Municipality of George and further reserves the right to construct, use and maintain across the above property any pipeline for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power.

(c) The terms "transferor" and "transferee" in this deed of transfer shall be deemed to include the heirs, administrators, executors, assigns and successors in title of office of the said transferor and transferee.

The "transferor" referred to in conditions (a), (b) and (c) above is the Municipality of George.

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

LEON HEYNS, Unmarried

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

1. **CORNELIUS JOHANNES KARSTEN, Unmarried**
2. **PIETER KARSTEN, Unmarried**

their Heirs, Executors, Administrators or Assigns, now are 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 R4 900 000,00 (FOUR MILLION NINE HUNDRED THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN on

04 AUG 2026

q.q.

In my presence

REGISTRAR OF DEEDS

CONVEYANCER CERTIFICATE

CONVEYANCER CERTIFICATE

I, the undersigned,

STEPHANUS ABRAHAM ROUX

hereby confirm that a search was conducted in the Deeds Registry Cape Town regarding the following property (including current and earlier title deeds / pivot deeds / deeds of transfer):

Remainder of Erf 16 George
In the George Municipality
Division of George
Province of the Western Cape
In extent 1783 (One Thousand seven Hundred and eighty-three) hectares

Held by Certificate of Registered Title number T49060/2026
(the Property)

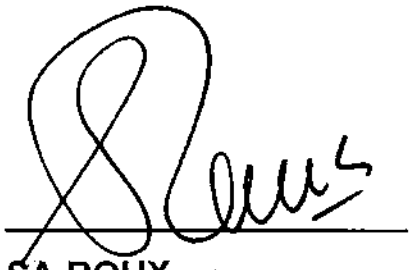
1 Application is made in terms of Sections 15(2)(d) of the Land Use Planning By-Law,2023 of the George Municipality for subdivision of Erf 16 into 2 portions as follows:

Portion 1	-	806m²
Remainder	-	975m²

2 Application is made in terms of Sections 15 (2)(b) of the Land Use Planning By-Law, 2023 of the George Municipality for relaxation of the street building line to 3.2m in respect of an existing building.

In respect of the above I hereby certify that no restrictive condition/s exist that will prohibit subdivision and relaxation applied for.

DATED at GEORGE on this 7th day of September 2026.



SA ROUX
CONVEYANCER

POWER OF ATTORNEY

POWER OF ATTORNEY

to

FORMAPLAN (TOWN AND REGIONAL PLANNERS)

of

8 St John Street, George

We, C.J. Karsten and P. Karsten**, the** undersigned and the only registered owners of **Erf 16, GEORGE**, hereby appoint *Formaplan Town Planners*, to be our sole agent to apply to the Municipality in terms of section 15(2) of the municipality's Land Use Planning By-Law, 2023 for the following:

1. In terms of Section 15(2)(d) for subdivision of the erf into 2 portions of 973m² and 800m² respectively and

2. In terms of Section 15(2)(b) for a departure for the relaxation of the southern street building line from 4m to 3.24m (*rounded to 3.2m*) in respect of an existing building to be amended.

as described in the application Memorandum and indicated on the accompanying plans**.**



09/09/2026

C.J. Karsten **Date**

P. Karsten **Date**

POWER OF ATTORNEY

to

FORMAPLAN (TOWN AND REGIONAL PLANNERS)

of

8 St John Street, George

We, C.J. Karsten and P. Kartsen, **the** undersigned and the only registered owners of **Erf 16, GEORGE**, hereby appoint *Formaplan Town Planners*, to be our sole agent to apply to the Municipality in terms of section 15(2) of the municipality's Land Use Planning By-Law, 2023 for the following:

1. In terms of Section 15(2)(d) for subdivision of the erf into 2 portions of 973m² and 800m² respectively and

2. In terms of Section 15(2)(b) for a departure for the relaxation of the southern street building line from 4m to 3.24m (*rounded to 3.2m*) in respect of an existing building to be amended.

as described in the application Memorandum and indicated on the accompanying plans.

C.J. Karsten	**Date**
P. Karsten	**Date** 9/9/2026

SG DIAGRAM

SUB-DIVISIONAL DIAGRAM

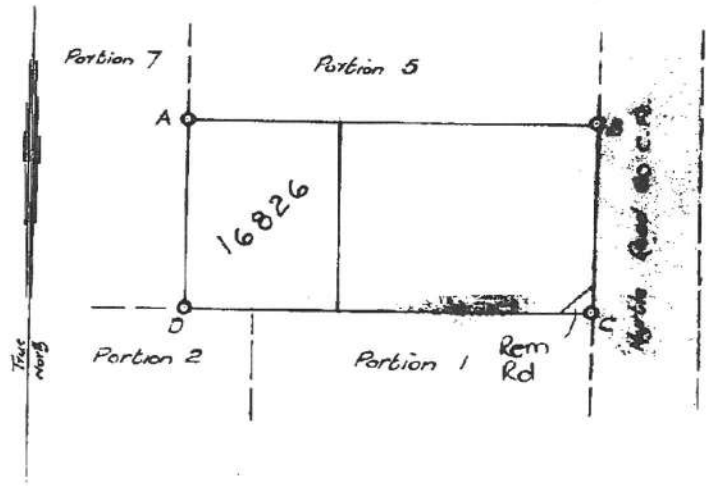
Sec. 24 (6), Act No. 9 of 1927.

SIDES Cape Feet.		ANGLES	
AB	240	A	90 · 0 · 0
BC	120	B	90 · 0 · 0
CD	240	C	90 · 0 · 0
DA	120	D	90 · 0 · 0

S.G. No. 1760/47

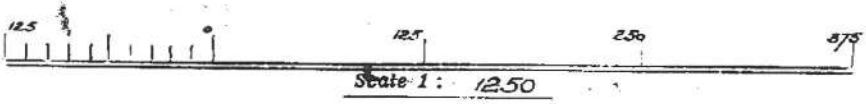
Approved

Ken. C. Lowthorpe
Surveyor-General



A.B.C & D, round iron pegs 2 ft. long & $\frac{5}{8}$" diameter.

X Now Erf 16
GEORGE



Scale 1 : 1250

The figure A B C D

represents ~~26800~~ 28800 Square Feet of land being

X Portion 4 of Lot N° 10 of Part F of the George Town Commonage.

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

Surveyed in Feb^{y} 1947 by me

T J Hasenel
Land Surveyor.

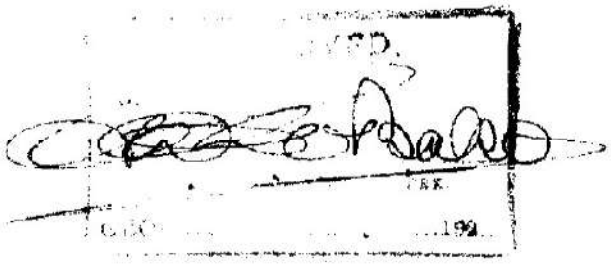
This diagram is annexed to D/T N° 939/1963

The original diagram is No. A 396, 1925 annexed to D.-/T. 1925-47-2104

S.G. File No. 6775/56
S.R. No. E. 444/47
G. 42b
George Township Sheet 1.
NIG. BL-7DD
V.3

Registrar of Deeds.

Herald George

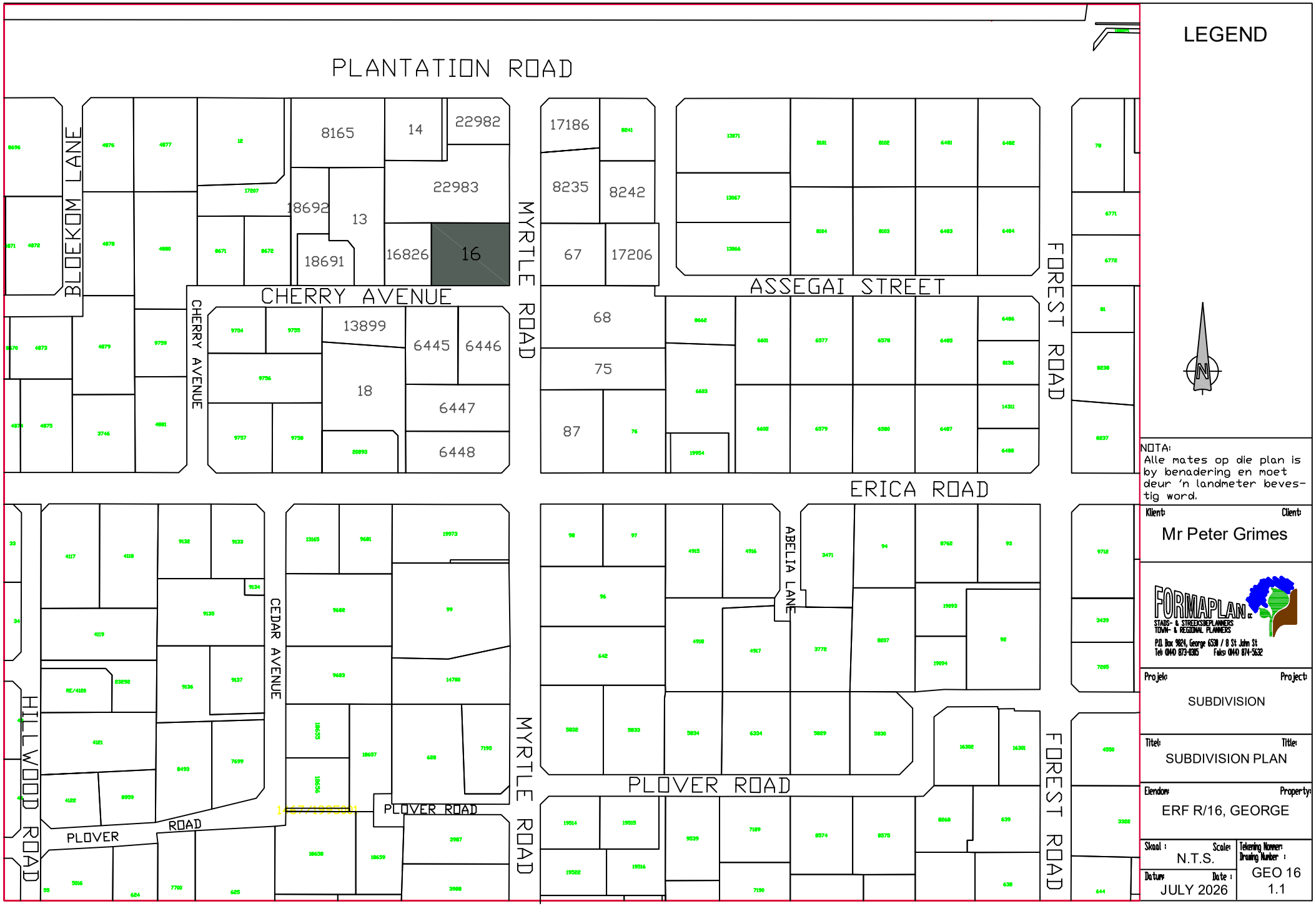




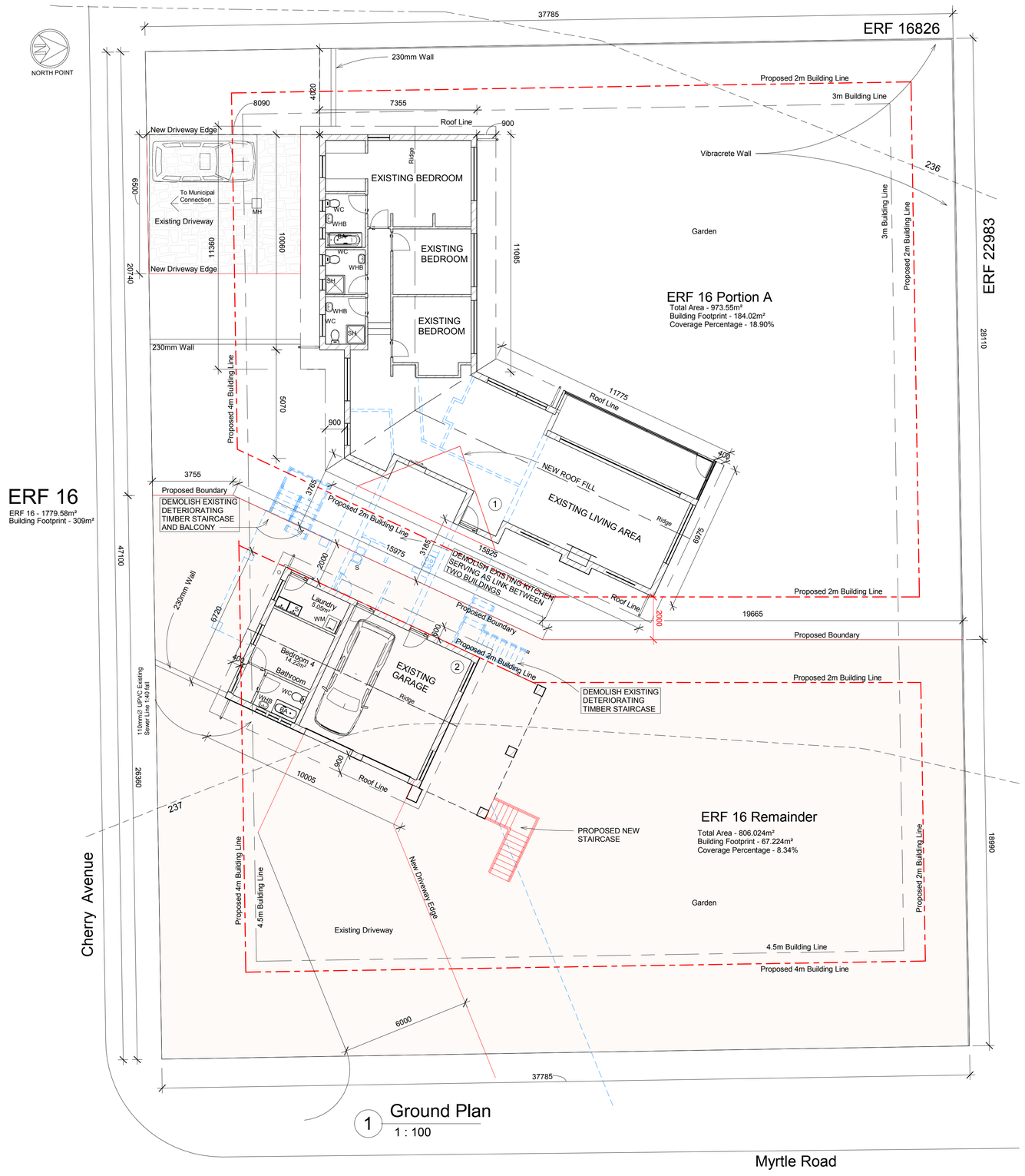
SURVEY RECORD			AREA (SQ.M)	TRANSFER NO.	INITIALED	REMOR.
E3211/92	10292/92	Erf 16826	1072	12668/96	WW	

1765

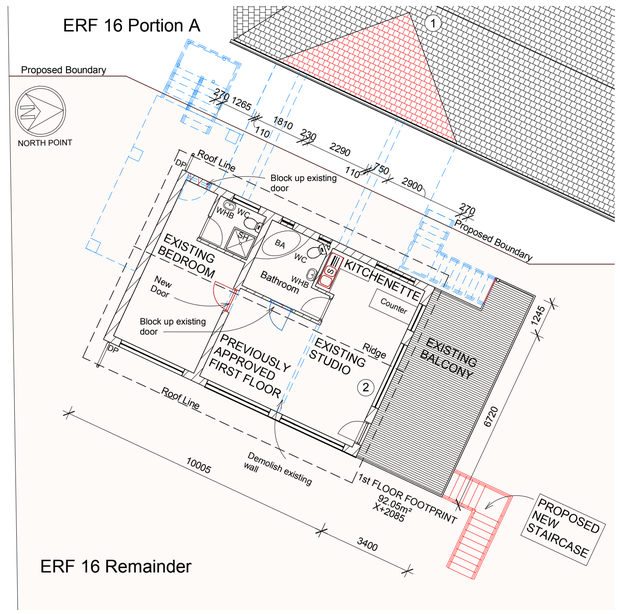
LOCALITY PLAN


PLANTATION ROAD
BLOEKOM LANE
CHERRY AVENUE
CHERRY AVENUE
MYRTLE ROAD
ASSEGAI STREET
FOREST ROAD
ERICA ROAD
ABELIA LANE
HILLWOOD ROAD
CEDAR AVENUE
PLOVER ROAD
PLOVER ROAD
MYRTLE ROAD
FOREST ROAD
8165
14
22982
22983
18692
13
18691
16826
16
17186
8241
8235
8242
67
17206
68
75
87
76
13899
6445
6446
18
6447
6448
LEGEND
N
NOTA:
Alle mates op die plan is by benadering en moet deur 'n landmeter bevestig word.
Klient:
Client:
Mr Peter Grimes
FORMAPLAN cc
STADS- & STREEKSBEPLANNERS
TOWN- & REGIONAL PLANNERS
P.O. Box 9824, George 6530 / 8 St John St
Tel: (044) 873-6315 Faks: (044) 874-5632
Projek:
Project:
SUBDIVISION
Titel:
Title:
SUBDIVISION PLAN
Eiendom:
Property:
ERF R/16, GEORGE
Skaal :
Scale:
N.T.S.
Tekening Nommer:
Drawing Number :
GEO 16
1.1
Datum:
Date :
JULY 2026

SUBDIVISION PLAN



1 Ground Plan
1 : 100



2 First Floor Plan
1 : 100

Tel: +27 44 874 7658
Cell: +27 72 237 7285
E-mail: arcplan@vodamail.co.za
Reg No ST0074 & A7540
ARCPLAN & ASSOCIATES cc
architects
Est. in the Garden Route since 1985
MEMBER OF THE S A COUNCIL FOR THE ARCHITECTURAL PROFESSION.

client
Karsten en Karsten t/a CorFin Capital

skaal/scale: 1:100
datum/date: 16/10/2026
geteken/drawn: PJG

job description
Sub-Division Proposal ERF 16
ERF 16 Cnr Myrtle St & Cherry Av
Heatherlands, George

tekening nr.: 2026/05/0016/TP/101C
drawing no.

wysiging / revisions: C

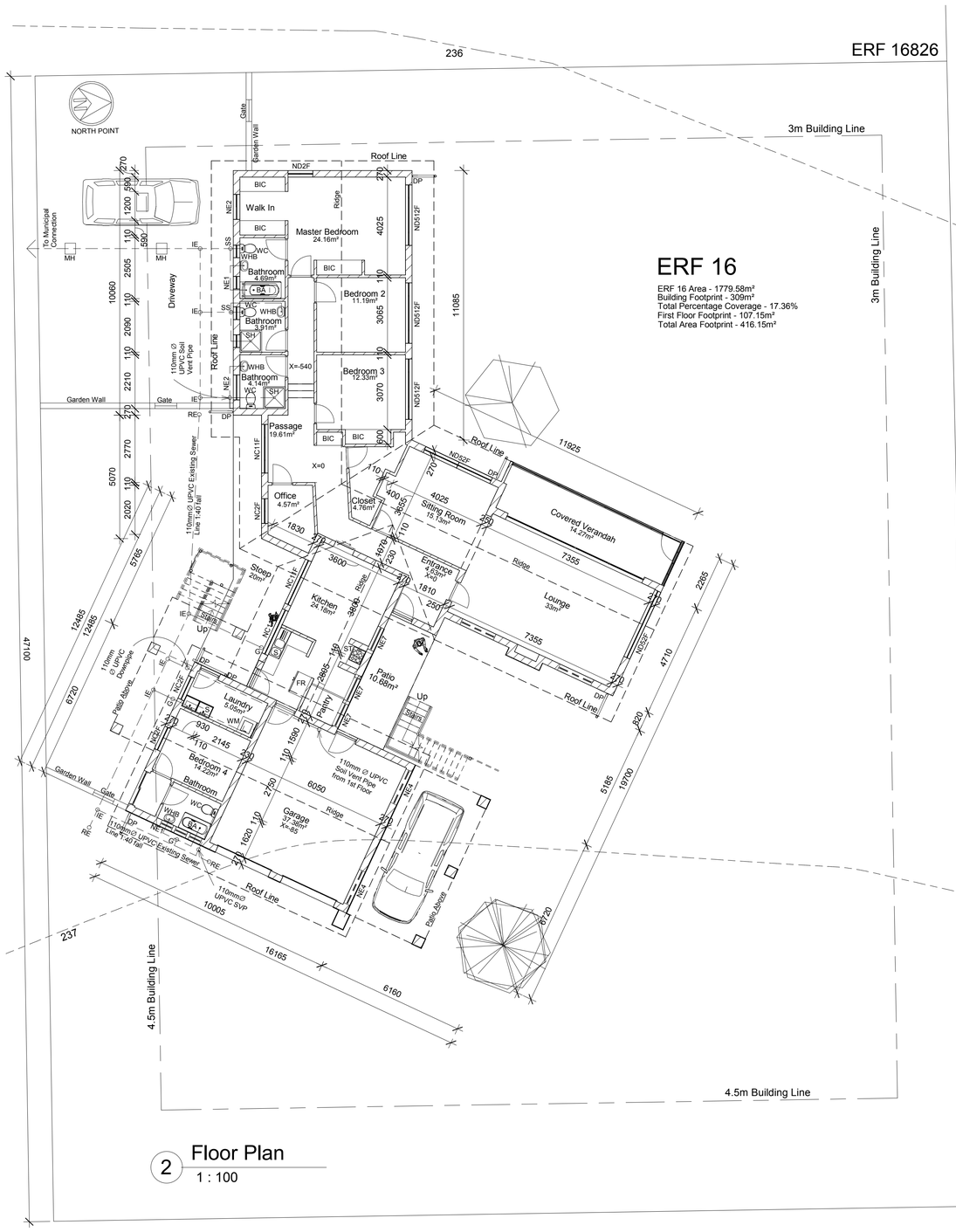
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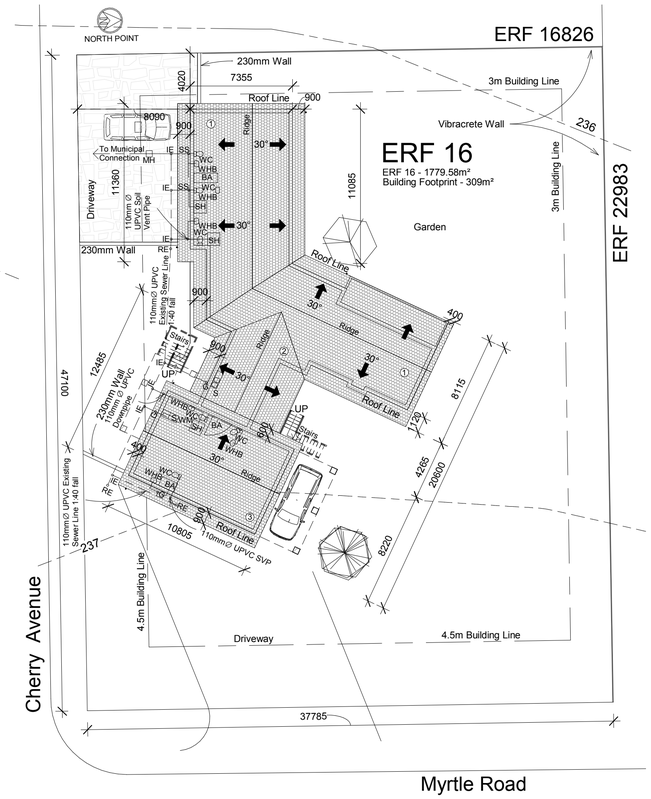
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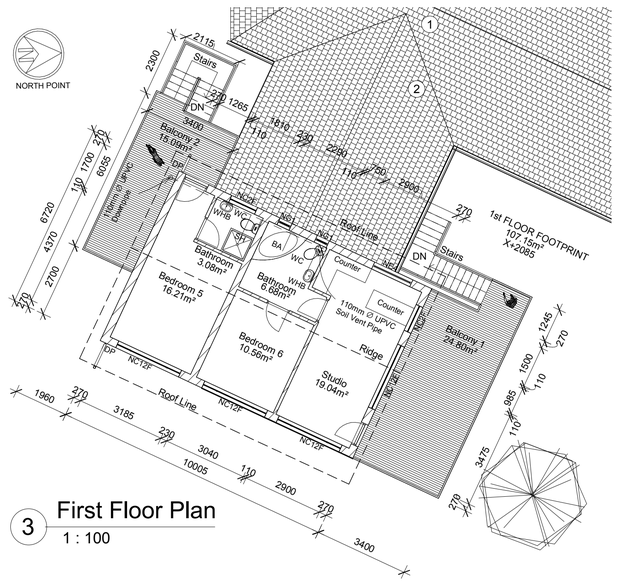
BUILDING PLAN:
NOT APPROVED



2 Floor Plan
1 : 100



1 Site Plan
1 : 200



3 First Floor Plan
1 : 100



4 SE 3D

ARCPLAN & ASSOCIATES cc
architects
Est. in the Garden Route since 1985
MEMBER OF THE S.A COUNCIL FOR THE ARCHITECTURAL PROFESSION
Tel: +27 44 874 7658
Cell: +27 72 237 7285
E-mail: arcplan@vodamail.co.za
Reg No ST0074 & A7540

client
Leon Heyns

skaal/scale	datum/date	geteken/drawn
1:100	13/05/2026	PJG

job description
As Built Municipal Submission
ERF 16 Cnr Myrtle St & Cherry Av
Heatherlands, George

tekening nr.	drawing no.
2026/05/0016/101A	

wysiging	revisions
	A

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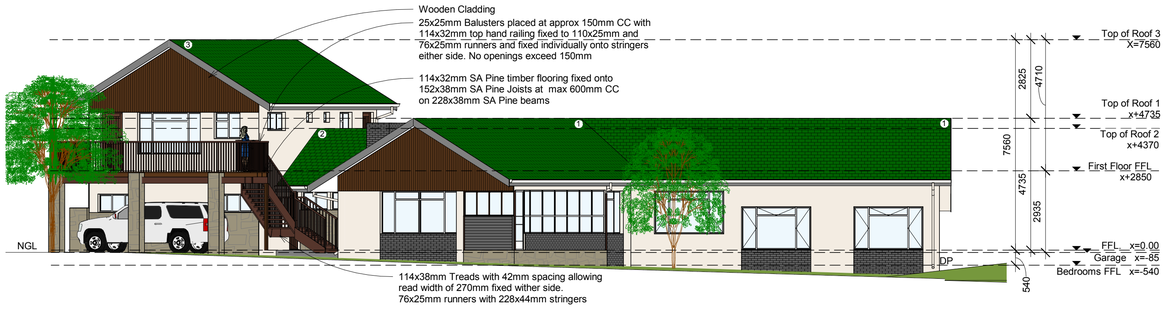
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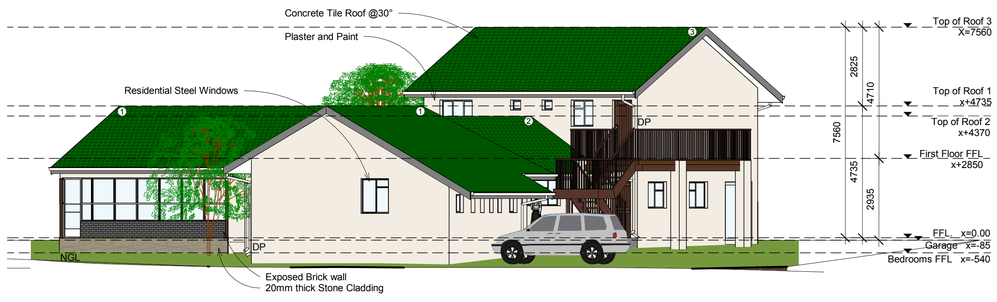
1 East Elevation

1 : 100



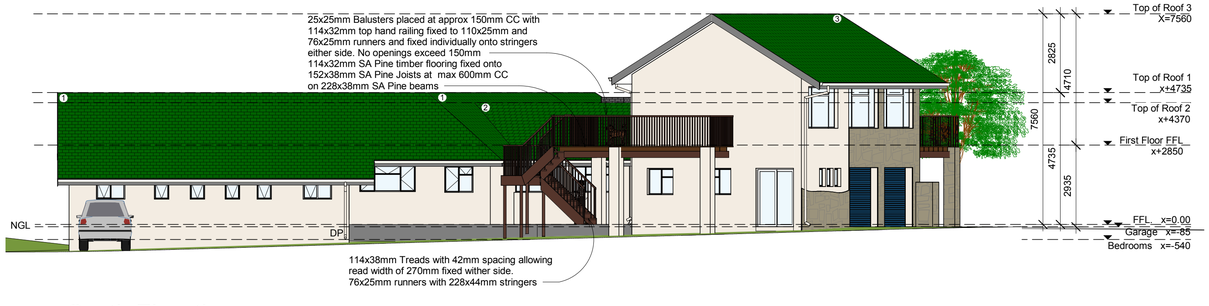
2 North Elevation

1 : 100



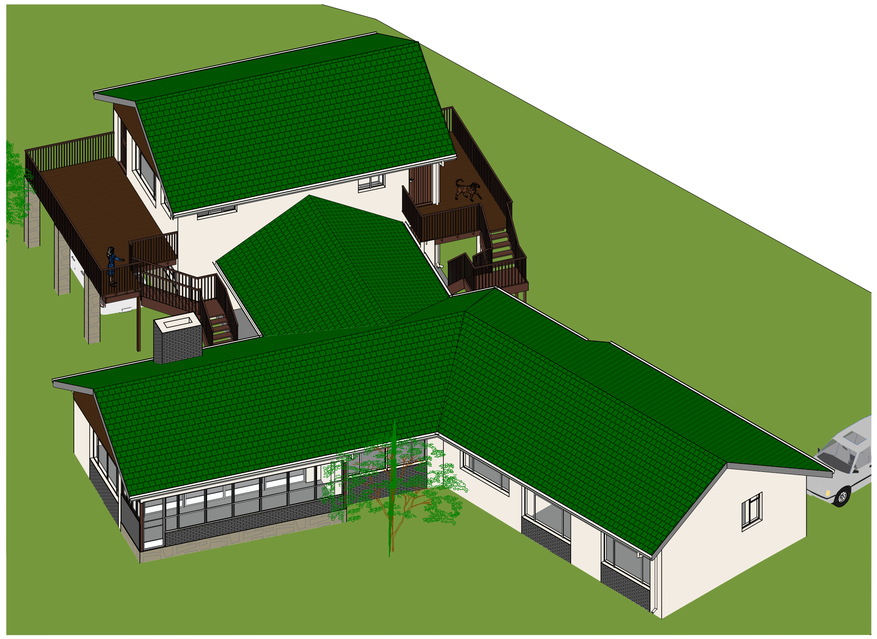
3 West Elevation

1 : 100



4 South Elevation

1 : 100



5 NW 3D



6 Perspective

ERF 16

ERF 16 Area - 1779.58m²
Building Footprint - 309m²
Total Percentage Coverage - 17.36%
First Floor Footprint - 107.15m²
Total Area Footprint - 416.15m²

ARCPLAN & ASSOCIATES cc
architects
Est. in the Garden Route since 1985
MEMBER OF THE S A COUNCIL FOR THE ARCHITECTURAL PROFESSION
Tel: +27 44 874 7656
Cell: +27 72 237 7285
E-mail: arcplan@vodamail.co.za
Reg No ST0074 & A7540

client
Leon Heyns

skaal/scale: 1:100
datum/date: 13/05/2026
geteken/drawn: PJG

job description
As Built Municipal Submission
ERF 16 Cnr Myrtle St & Cherry Av
Heatherlands, George

tekening nr.: 2026/05/0016/102A
drawing no.

wysiging: A
revisions

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REQUEST AND ENQUIRES CONCERNING THIS DRAWING AND THE RIGHTS SUBSISTING THEREIN SHOULD BE ADDRESSED TO THE COPYRIGHT OWNER.

APPROVED
BUILDING PLANS

ERF 15

ERFGRENS 47100

3000mm Boulyn

32mm pvc pype vir handewasbakke en storte
38mm pvc pype vir baddens
110mm pvc pype vir WC en afvoerpype

NOORD

ERFGRENS 37780

3000mm Boulyn

4500mm Boulyn

ERF 16

BESTAANDE WONING
OP GRONDVLOER

BALKON

NUWE
AANBOUING
OP 1STE VLOER

vp

BALKON

4500mm Boulyn

bestaande rioollyn

ERFGRENS 47100

CHERRYLAAN

1:200 TERREINPLAN/ RIOOLPLAN

NOTAS :

1. Alle notes moet op terrein nagegaan word voordat met bouwerk begin word.
2. Alle afwykings wat nog voorkom moet dadelik met die eienaar bespreek word.
3. Alle bouwerk moet voldoen aan die Nasionale Bouregulasies.
4. Alle materiaal moet deur die SABS goedgekeur wees.

SPESIFIKASIES EN AFWERKINGS :

MYRTLEWEG

18/03/96

120/96

handtekening
van eienaar : _ _ _ _ _

KAREN STANDER
TEKENAARS
ARGITEKTE

VAN KERVELOEBOU
EERSTEVLOER
KAMER 25
TORKSTRAAT 117
GEORGE 6530

TEL: (0441) 743827

projek :
Aanbouings tot bestaande woonhuis te Myrtleweg 23 Heatherlands, George

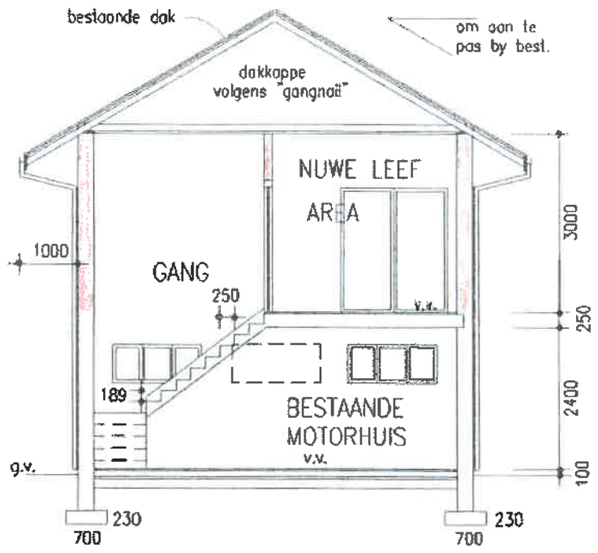
tekening beskrywing :
Terrein & Rioolplan

skaal :
1 : 200

datum :
Februarie 1996

tekening nr.
Heyns/18A

9/2/96



PLAFON:
6,4mm Rhino-plafonborde aan 38x38mm plafonlatte teen 400mm senters.
Rhino-cove kroonlyste.

NUWE VLOERKONSTRUKSIE:
Vloerbedekking volgens eienaar se keuse op
22mm T&G vloerplanke op
228 x 50mm vloerbalke teen 500mm senters.

1:100 SNIT A-A

18/03/96

100/96

NOTAS :

1. Alle mates moet op terrein nagegaan word voordat met bouwerk begin word.
2. Alle afwykings wat nag voorkom moet dadelik met die eienaar bespreek word.
3. Alle bouwerk moet voldoen aan die Nasionale Bouregulasies.
4. Alle materiaal moet deur die SABS goedgekeur wees.

SPESIFIKASIES EN AFWERKINGS :

9/2/96

handtekening van eienaar :

KAREN STANDER
TEKENAAR & ONTWERPER
VAN KERVELGEBOU
EERSTEVLOER
KAMER 25
YORKSTRAAT 117
GEORGE 6530
TEL: (0441) 743627

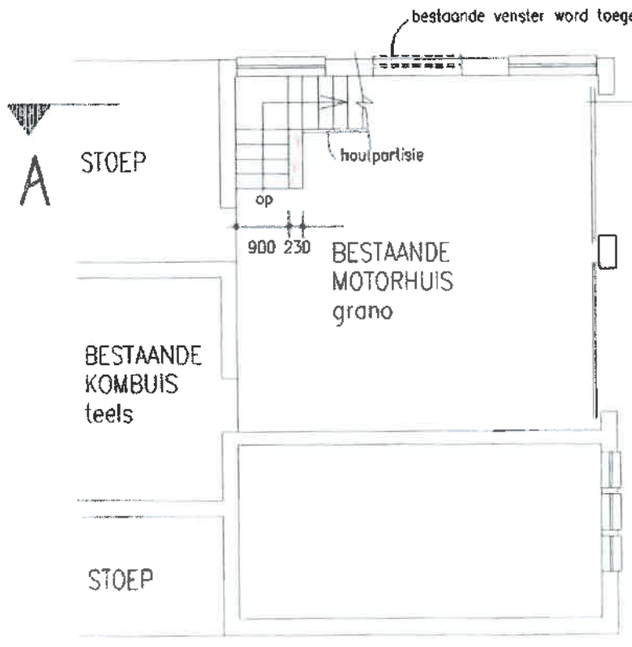
projek :
Aanbouings tot bestaande woonhuis te Myrtleweg 23 Heatherlands, George

tekening beskrywing :
Snit A-A

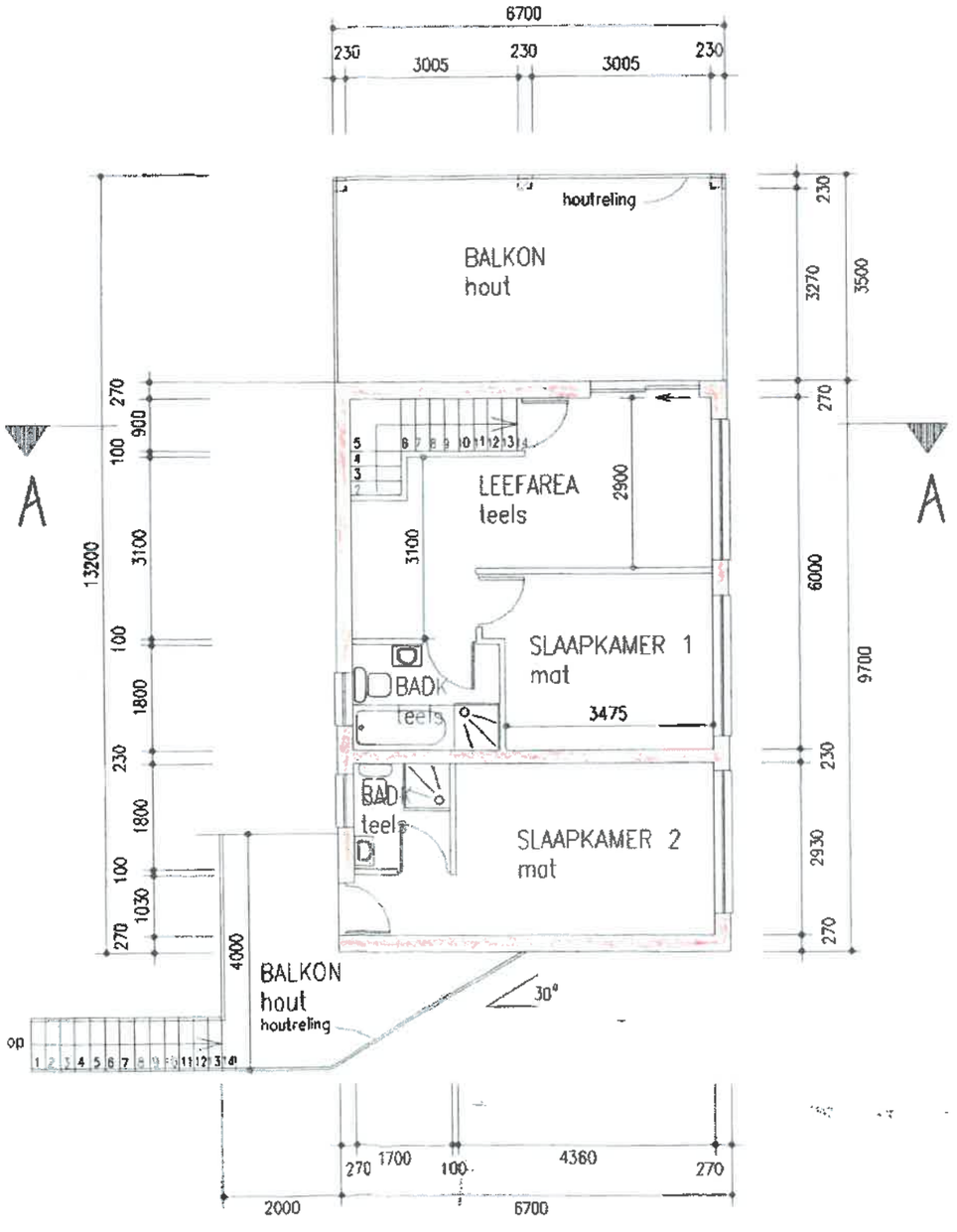
skaal :
1 : 100

datum : Februarie 1996

tekening nr. Heyns/18A



1:100 GRONDVLOERPLAN



1:100 EERSTEVLOERPLAN

1:100 VLOERPLANNE

NOTAS :

1. Alle mates moet op terrein nagegaan word voordat met bouwerk begin word.
2. Alle afwykings wat nag voorkon moet dadelik met die eienaar bespreek word.
3. Alle bouwerk moet voldoen aan die Nasionale Bouregulasies.
4. Alle materiaal moet deur die SABS goedgekeur wees.

SPESIFIKASIES EN AFWERKINGS :

1. Binnemure gemaak volgens houtkonstruksie wat bestaan uit 10mm skutborde bo oor 'sisolation 420' geplaas en aan SABS houtraam geheg.
2. Alle hout wat gebruik word moet voldoen aan die voorskrifte van die Nasionale Bouregulasie.

LEEFAREA = 65m²
BALKON = 34.6m²

handtekening van eienaar : 9/2/96

KAREN STANDER
TEKENAAR & ONTWERPER
VAN KERVELSEBOU
EERSTEVLOER
KAMER 25
YORKSTRAAT 117
GEORGE 6530
TEL: (0441) 743627

projek :
Aanbouings tot bestaande woonhuis te Myrtleweg 23 Heatherlands, George

tekening beskrywing :
Vloerplanne

skaal :
1 : 100

datum : Februarie 1996

tekening nr. Heyns/18A

18/03/96
10/20/96