

**Our Ref.:** 1363/GEO/24  
**Your Ref.:** Erf 3966, George

24 May 2024

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

**BY HAND**

Dear Mr. Petersen,

**PROPOSED DEPARTURE APPLICATION FOR ERF 3966, GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2024/1363-GEO-24/Korrespondensie/b1.docx>

**Cc: AS DE KOCK**

**PROPOSED DEPARTURE APPLICATION FOR ERF 3966, GEORGE MUNICIPALITY  
AND DIVISION**



**FOR: AS DE KOCK**



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T   E N V I R O N M E N T   L I N K

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**PROPOSED DEPARTURE APPLICATION FOR ERF 3966, GEORGE MUNICIPALITY AND DIVISION**

**1. Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to:

- **relax of the southeastern common boundary building line from 3m to 0m for the proposed garage.**
- **relax of the street building line from 5m to 2.3m and the 3m southeastern common boundary building line to 0m for the proposed carport.**

<b>Property Description:</b>	Erf 3966, George
<b>Physical Address:</b>	7 Belvedere Road
<b>Owner:</b>	Andries Stephanus De Kock
<b>Title Deed No:</b>	T25668/1987
<b>Bond Holder:</b>	No (cancelled)
<b>Size of the property:</b>	1249 m <sup>2</sup>

<b>PERMANENT DEPARTURE</b>	<b>FROM</b>	<b>TO</b>	<b>PURPOSE</b>
Southeastern common boundary building line	3m	0m	Proposed garage
Street building line	5m	2.3m	Proposed carport
Southeastern common boundary building line	3m	0m	Proposed carport

**1. INTRODUCTION**

The owner of Erf 3966, hereafter referred to as “the subject property”, has appointed DELPLAN Consulting to prepare and submit the required departure applications. A copy of the power of the attorney to submit this land use application is attached as **Annexure 1**.

**2. OWNERSHIP/TITLE DEED**

The registered owner of the subject property is Andries Stephanus De Kock, as stated in the Title Deed (T25668/87), attached herewith as **Annexure 2**. The title deed also indicates that the bond over the property was cancelled. The conveyancer certificate (attached as **Annexure 3**) also confirms that no title deed restrictions are relevant to this application. According to the Title Deed, the property measures 1249 m<sup>2</sup> in extent as shown in the SG Diagram attached herewith as **Annexure 4**.

### 3. LOCALITY

The subject property is located at 7 Belvedere Road. Figure 1 (below) indicates the subject property, in relation to George and surrounds. Figure 2 provides a closer look at the subject property and surrounding area. A locality plan is attached hereto as **Annexure 5**.



**Figure 1:** The location of the subject property (indicated in red) in relation to surrounding area



**Figure 2:** Detailed view of subject property and immediate surrounding land uses

#### 4. PROPOSED DEVELOPMENT

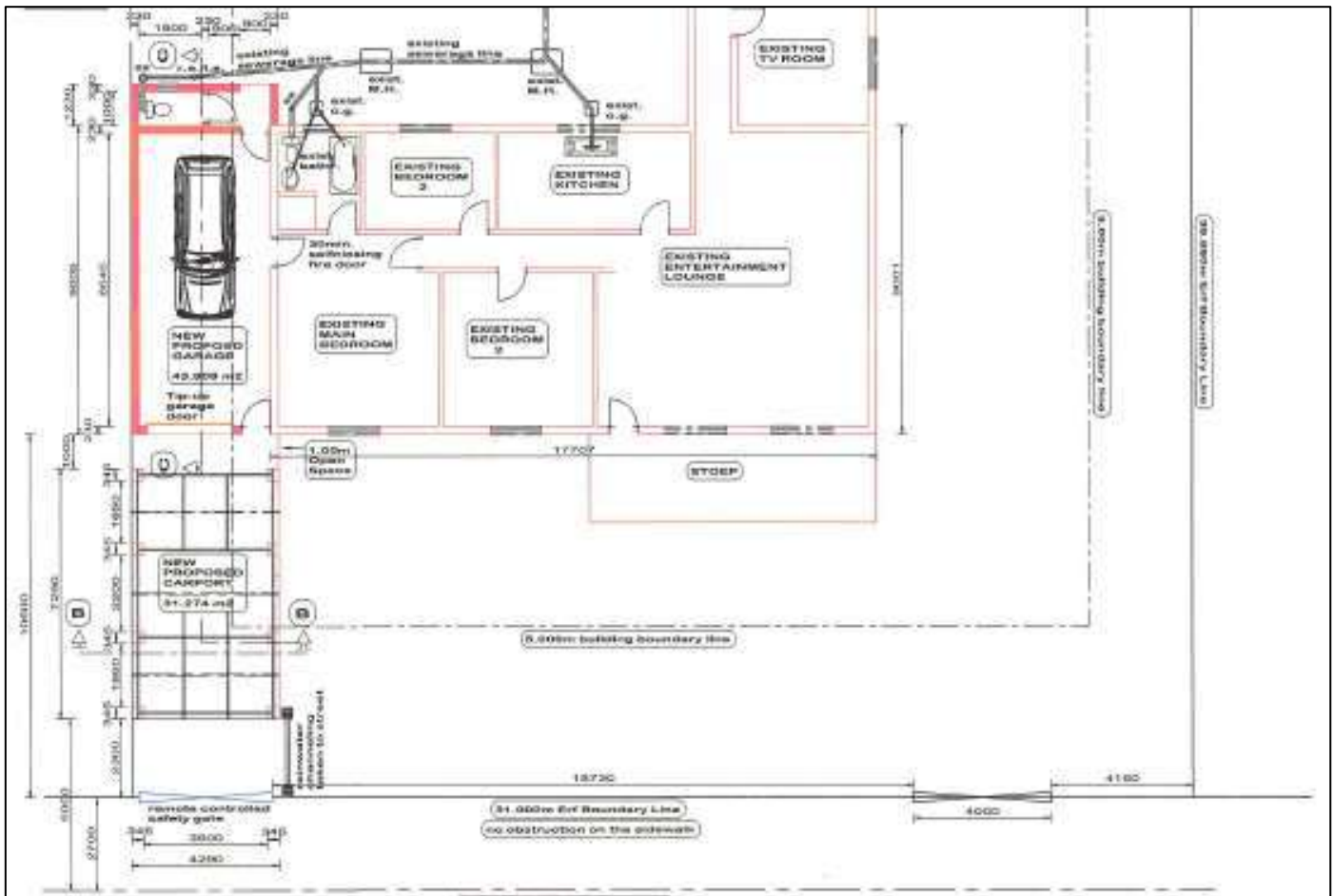


Figure 3: Site Plan extract

The owner wishes to apply for a building line relaxation for the new proposed garage and carport. The garage requires a departure application as it is over the mandated 4m maximum height, measuring in at 6,09m as can be seen in figure 4. The addition of the carport means that the total combined length of the carport and garage exceeds 12m, therefore also requiring a departure from 3m to 0m. The carport also requires a departure application to 2.3m as it is over the street building line. The development proposal can be seen in figure 3. Two carriageway crossings are currently allowable on this erf as the street boundary length exceeds 30m and the distance between the existing and new crossing exceeds 12m.

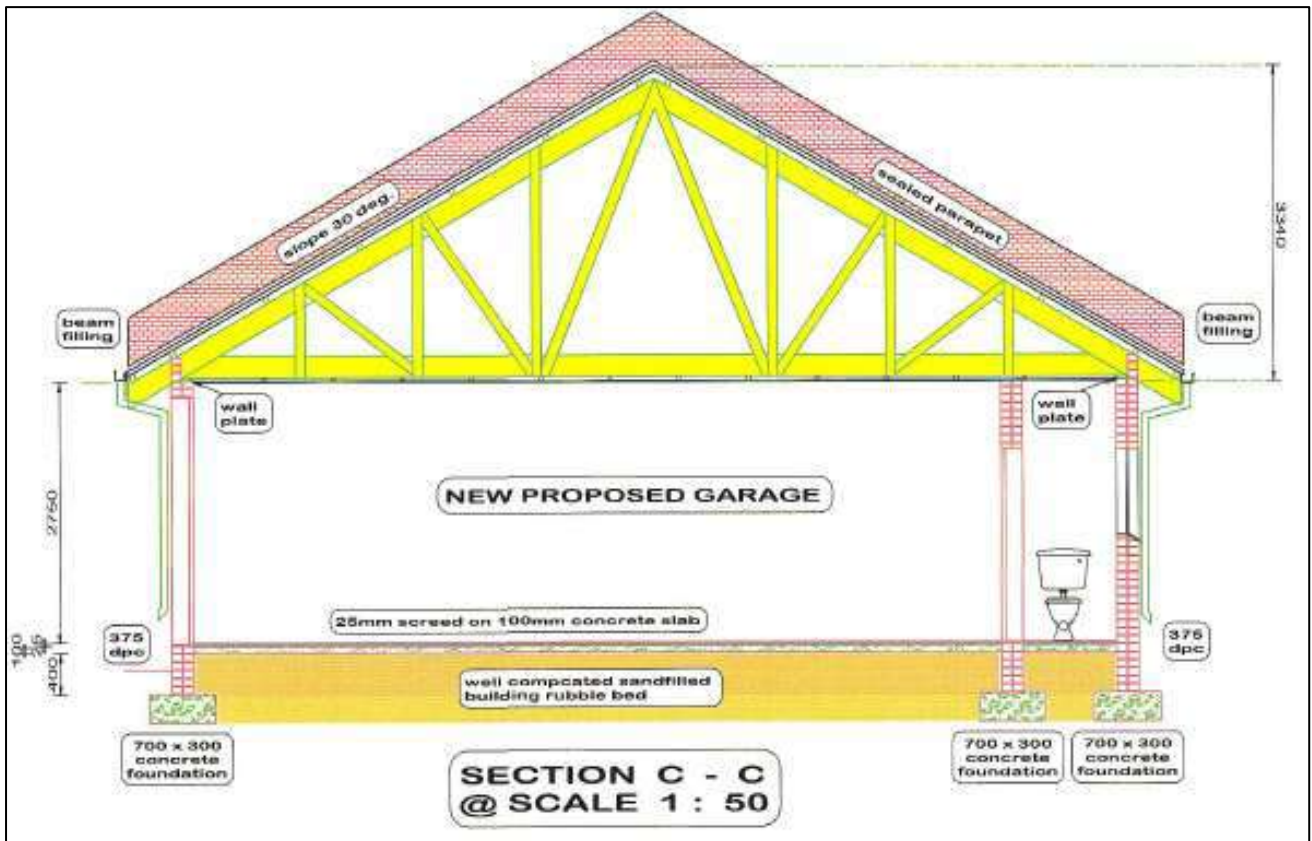


Figure 4: Section showing the height of the garage.

As seen above, the proposed garage is over the height restriction of 4m. All other structures were approved in their current state. Approved building plans are attached as **Annexure 5**, a complete Site Plan is attached hereto as **Annexure 6**.

## 5. NATURAL ENVIRONMENT

The development is proposed on an already developed property, no critical vegetation will be cleared and the natural environment on will remain intact.

## 6. HERITAGE

The subject property is not located in a heritage area and none of the buildings are older than 60 years, therefore no heritage impact assessment is necessary.

## 7. TRAFFIC AND PEDESTRIAN MOVEMENT



**Figure 5:** Access to the property from Belvedere Road



**Figure 6:** Second Access to the property from Belvedere Road

Access to the property is gained via Belvedere Road on the north-eastern side of the property, as seen in figure 5. Secure on-site parking is provided with an existing double garage as well as the proposed garage and carport. Access to the property remains unchanged in its current state and has no influence on pedestrian movement or traffic.

## 8. IMPACT ON NEIGHBOURING PROPERTIES

The departure application for the street building line will have no effect. As can be seen in figures 6 and 7 there is an abundance of vegetation along the street boundary wall, thus the proposed carport would barely be seen. The impact on the character of the area is therefore negligible.

The impact on the surrounding neighbours is also limited due to the presence of a solid, high boundary wall with an abundance of vegetation along this boundary which will sufficiently block views and protect any privacy issues that could occur from both the proximity and the proposed height of the garage. Currently, no privacy issues or noise issues are foreseen as the garage is an uninhabited space.



The two properties to the east, Erven 28632 & 3967, are also not influenced as the panhandle of Erf 28632 is located along the boundary where the garage and carport is proposed, thus the dwellings of both erven are located at significant distances from the proposed development, with the latter having no effect on either of the dwellings. The same owner also owns these two properties.



**Figure 7:** Neighbouring panhandle access (Erf 28632)

As no impact on the streetscape, character of the area or any influence on the neighbouring properties are foreseen, this application can be considered favourably.

## **9. PUBLIC PARTICIPATION**

Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

## **10. NEED AND DESIRABILITY**

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxation, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal

may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for further development is structured around the need for the additional garage and carport to protect vehicles against the elements as well as the optimal use of the space available on the property. The additional access is needed to feed the proposed garage and carport. The development is not needed in terms of any specific spatial prospect in terms of the SDF. Desirability in this sense includes the fact that the development suits the residential zoning and use, with no additional impacts that could negatively impact the broader public interest.

As previously stated, the effect of the proposed development on the surrounding neighbours or streetscape is completely negligible at best, having no influence. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

## 11. POLICIES

### George Municipal Spatial Development Framework (GMSDF) (2023)

The GMSDF does not specifically refer to the subject property. No reference is made to the relaxation of building lines or other departures. The subject property is located within the Densification Zone (serrated area) as set out by the SDF in figure 8.



Figure 8: GMSDF extract

The use of the property also remains the same, therefore no impact on the surrounding area is foreseen, as the character of the area remains intact, there is no influence on the spatial vision as set out by the MSDF. The land use application is therefore not considered to be in conflict with the GMSDF.

## 12. CONCLUSION

As mentioned in this motivational report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 3966 satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.




**DELAREY VILJOEN Pr. Pln**

**May 2024**

# **ANNEXURE 1**


POWER OF ATTORNEY

I, **Andries Stephanus De Kock**, the undersigned and registered owner of Erf 3966, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

  
AS De Kock

Date: 17/4/2024

Witnesses:

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

# **ANNEXURE 2**

**MR. ANDRIES S DE KOCK**

George Office  
1 Donerailestraat/Street  
George, 6529  
Posbus / P O Box 46, George, 6530

Telefoon/Telephone(044) 874 4090  
Faks/Fax (044)874 0026  
Docex 18 George

Stellenbosch Consulting Chambers  
95 Dorpstraat/Street  
Stellenbosch

Collected by hand

Our Ref: TCW/R.DIENER/GSF/D336-33098

Your Ref:

Date: **25 January 2024**

Dear Sir/Madam

**BOND CANCELLATION: DE KOCK A.S / ABSA BANK - PRIVATE  
ERF 3966 GEORGE**

**DATE OF CANCELLATION: 8 DECEMBER 2023**

We refer to the above

Please find attached the following original document for your safekeeping:

**Title Deed T25668/1987.**

Please acknowledge receipt of the above to [conveyancing@stadlers.co.za](mailto:conveyancing@stadlers.co.za).

Trust, you find this in order.

Regards

P.P. 

**STADLER & SWART INCORPORATED**  
Per:  
**T CAMPHER-WÄLDER**

Company Registration Number 2003/010071/21

Prokureurs, Notarisse, Aktebesorgers / Attorneys, Notaries, Conveyancers

Direkteure / Directors • A H Swart BA LLB Adv. Dip. Labour Law LLM (Planning – Environmental Law) • C Otto LLB • Z Martin LLB

Konsultante / Consultants • T Campher-Wällder BProc LLB

Kantoorbestuurder / Office Manager • A S Vosloo BRek LLB

258  
52

MILLERS GEORGE KATZ & TRAIN

Opgestel deur my

*M. J. Brede*

TRANSPORTBESORGER.

BREDELL P J F

Van en Voorletters.

FOR FURTHER ENDORSEMENTS SEE  
VIR VERDERE ENDOSEMMENTE SIEN

MILLERS ING/INC  
Beaunhuis/House  
123 Meadestr 123  
GEORGE  
741140  
35

B 27839 1987

VERBIND  
MORTGAGED  
vir R 65 000,00 (met preferensie)  
(with preference)  
in 'n ander beding, nie te begaande  
in additional amount not exceeding  
R 30 000,00  
P.O. BOX  
KAPSTAD CAPE TOWN.

1987-06-17

BC 48838  
GEKANSELLEER  
CANCELLED  
25 08 1982  
REGISTRATEUR/REGISTRAR

MILLERS INGELYF  
GEORGE

T 25668 1937

# Transportakte

PB/ jvr

Hierby word bekendgemaak:

DAT REUBEN CHARLES SHAER

voor my, Registrateur van Aktes

verskyn het te KAAPSTAD.

hy, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

DAVID HUGH PRINGLE

Identiteitsnommer 500128 5117 00 1

Getroud buite gemeenskap van goedere

gedateer die 7de dag van Mei 1987, en geteken  
te GEORGE



En genoemde Komparant het verklaar dat sy voorsegdè Prinsipaal werklik en wettiglik verkoop het op 14de April 1987



en dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

ANDRIES STEPHANUS DE KOCK  
Identiteitsnommer 560225 5070 00 3  
Getroud buite gemeenskap van goedere

BLANKE GROEP  
Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes

ERF 3966 GEORGE  
in die Munisipaliteit en Afdeling van George

GROOT: 1249 (EENDUISEND TWEEHONDERD NEGE EN VEERTIG)  
Vierkante Meter

EERSTE getranspoteer kragtens Transportakte Nr. 27241/1968 met Kaart Nr. 5047/68 wat daarop betrekking het en GEHOU kragtens Transportakte Nr. T20217/1980.

WHITE GROUP  
BLANKE GROEP

- A. ONDERHEWIG aan die voorwaardes soos verwys na in Transportakte Nr T1664 gedateer 12 Maart 1912
- B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Transportakue Nr T27241 gedateer 25 November 1968 opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Artikel 9 van Ordonnansie No. 33 van 1934, soos vervang deur Artikel 4 van Ordonnansie No. 19 van 1959 by goedkeuring van die onderverdeling,

- (a) 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 purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on 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 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.

Weshalwe die Komparant afstand doep van al die regte en titel wat  
die Transportgewer

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

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is,  
ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die  
gehele koopsom die bedrag van R85 00,00 (VYF EN TAGTIGDUISEND  
RAND) bedra.

Ten bewyse waarvan ek, genoemde Registrateur van Aktes tesame met die Komparant hierdie Akte  
onderteken en dit met die ampseël bekragtig het.

Aldus gedoen en verly op die kantoor van die Registrateur van Aktes

te KAAPSTAD

op 17de dag van JUNIE  
Eenduisend Negehonderd Sewe en Tagtig (1987).  
In my teenwoordigheid,

in die jaar van Onse Heer

Registrateur van Aktes.

1. Hereregte Kwitansie N<sup>o</sup>. \_\_\_\_\_  
OF Vrystelling Sertifikaat\* \_\_\_\_\_ Uitgereik  
te \_\_\_\_\_  
op \_\_\_\_\_ vir  
R \_\_\_\_\_

2. Belasting Uitklaring Sertifikaat uitgereik deur  
(i) \_\_\_\_\_  
geldig tot \_\_\_\_\_  
(ii) \_\_\_\_\_  
geldig tot \_\_\_\_\_

Nagesien: 1. \_\_\_\_\_

2. \_\_\_\_\_

6

VIR ENKOPSKAPTE PER BOP  
FOR ENDORSANTE SET FOR

B

47866 188

VERBIND MORTGAGED

vir R. 10 000,00 (met preferensie for) (with preference)

vir 'n verdere bedrag nie te bogaande for an additional amount not exceeding R. 5 000,00

Aktekantoor, Deeds Office, Kaapstad, Cape Town.

Ass. Registrateur/Asst. Registrar.

*[Signature]*

BC 48739 92

GEKANSELLEER CANCELLED

*[Signature]*

REGISTRATEUR/REGISTRAR

25 08 192

8

3733 191

VERBIND MORTGAGED

vir R. 20 000,00 (met preferensie for) (with preference)

vir 'n verder bedrag nie te bogaande for an additional amount not exceeding R. 10 000,00

P.R. Bk. P.R. Bk.

Aktekantoor, Deeds Office, Kaapstad, Cape Town.

Ass. Registrateur/Asst. Registrar.

*[Signature]*

BC 48840 92

GEKANSELLEER CANCELLED

*[Signature]*

REGISTRATEUR/REGISTRAR

25 08 192

VERBIND MORTGAGED

VIR FOR R 100 000,00

B

58265 192

25 08 192

*[Signature]*

BC 21137 96

GEKANSELLEER CANCELLED

*[Signature]*

REGISTRATEUR/REGISTRAR

12 04 96

6

**BC21138 96**  
**GEKANSELLEER**  
**CANCELLED**  
*Cul*  
 REGISTRATEUR/REGISTRAR  
 12-04-96

**VERBIND** **MORTGAGED**  
 VIR FOR R 25000.00  
**B** 97383 193  
*W. J. ...*  
 REGISTRATEUR/REGISTRAR

1993-12-17

000033210 / 2000

**VERBIND** **MORTGAGED**  
 VIR FOR R 230 000.00  
**B** 24506 196  
 12 04 96  
*Cul*  
 REGISTRATEUR/REGISTRAR

**BC**  
**GEKANSELLEER**  
**CANCELLED**  
 REGISTRATEUR/REGISTRAR  
 02000 6 / 2000

**VERBIND** **MORTGAGED**  
 VIR FOR R 40 000.00  
**B** 59013 198  
 1993-10-08  
*[Signature]*  
 REGISTRATEUR/REGISTRAR

000033211 / 2000

**BC**  
**GEKANSELLEER**  
**CANCELLED**  
 REGISTRATEUR/REGISTRAR  
 02000 6 / 2000

- 7 -

000028923-2003  
 GEKANSELLEER  
 CANCELLED  
*Ceubem*

2003-05-19 VERBIND MORTGAGED  
 VIR FOR R 320 000 000  
 B 000031544 / 2000  
 02000672000  
 REGISTRATEUR/REGISTRAR  
*Ceubem*

VERBIND MORTGAGED  
 R 400 000,00  
 B 025946 / 2003  
 2000-05-19  
*Ceubem*

170 Reg 68711  
 B 000076996 / 2007  
 GEKANSELLEER  
 CANCELLED  
 REGISTRATEUR/REGISTRAR  
 2007-09-07  
*Ceubem*

DE IDENTITEITSNUMMER VAN DIT ... THE IDENTITY NUMBER OF THE ...  
 IS VERANDERD NA ... HAS BEEN CHANGED TO ...  
 560225 5070 086  
 2003-05-19  
*Ceubem*

for better ed see page 8

VA 000007267/2007

8

Certified a true copy of the duplicate original  
Gesertifiseer 'n ware afskrif van die duplikaat-  
filed of record in this Registry, issued to serve in  
oorspronklike in bewaring gegee op hierdie Regi-  
place of the original thereof under the provisions  
strasiekantoor, uitgereik om te diens die plek van  
of Deeds Registrasies Regulation No. 68  
die oorspronklike daarvan onder die bepalinge van  
die Registrasiekantore Registrasie No. 68  
Deeds Registry / Registrasiekantoor  
Cape Town / Kaapstad

2007-09-07

*[Signature]*  
Asst. Registrar of Deeds  
Asst. Registrar van Arres

BC 045280 / 2023  
GEMANDELEER  
CANCELLED  
*[Signature]*  
REGISTRAR  
2023-12-08

2  
VERBIND BC MORTGAGED  
VR FOR R 1200 000,00  
B 085225 / 07  
2007-09-07  
*[Signature]*  
REGISTRAR

# **ANNEXURE 3**



## CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2023)

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

ERF 3966 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1 249 (ONE THOUSAND TWO HUNDRED AND FORTY NINE)  
SQUARE METRES

HELD BY DEED OF TRANSFER T25668/1987

registered in the name of

ANDRIES STEPHANUS DE KOCK  
IDENTITY NUMBER 560225 5070 08 6

2. I have been advised that application will be made for the following:

2.1 **departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for:

2.1.1 relaxation of the south-eastern common boundary building line to 0m for the proposed garage; and

2.1.2 relaxation of the north-eastern street building line to 2.3m for the proposed carport.

3. There are no conditions contained in the abovementioned title deed which restrict the contemplated applications in terms of the proposed application,
4. There are no mortgage bonds registered over the property.

Dated at GEORGE on 29 APRIL 2024.

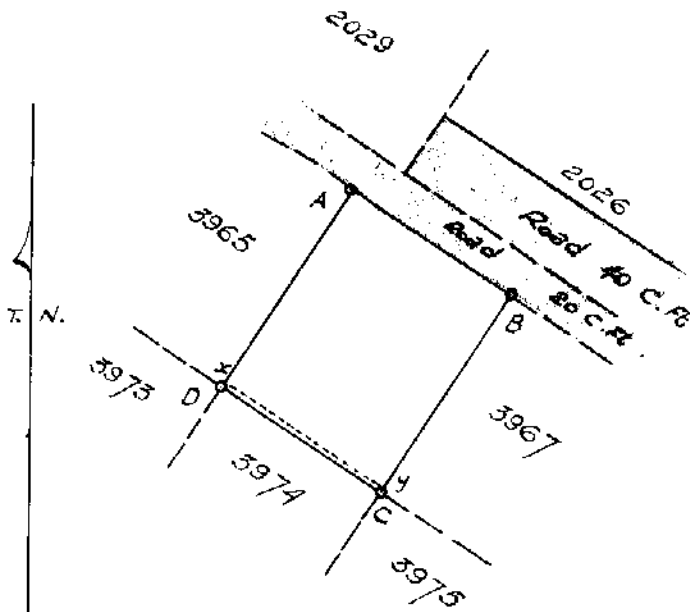
  
\_\_\_\_\_  
A M COETZEE  
CONVEYANCER - LPC no. 83392

# **ANNEXURE 4**

SIDES Cape Feet		DIRECTIONS	CO-ORDINATES y System x		OFF. DESIG.
		Constants	+100000.00	+40000.00	
AB	100	302.19.50	A + 5741.65	+ 4983.20	
BC	126	32.19.50	B + 3657.16	+ 5036.68	
CD	100	122.19.50	C + 5724.54	+ 5143.15	
DA	126	212.19.50	D + 3809.04	+ 5089.67	

Approved.

*[Signature]*  
Surveyor General.  
10.9.68



Beacons:-

A. B. C & D, iron peg 16" long & 1/2" dia.

Scale 1:1250

The figure ABCD \_\_\_\_\_  
represents 12600 Sq. Feet \_\_\_\_\_ ~~morgen~~ of land, being  
\_\_\_\_\_ Erf 3966 portion of Erf 3940 George \_\_\_\_\_

situate in the Municipality and \_\_\_\_\_  
Administrative District of George Province of Cape of Good Hope

Surveyed in March 1966 by me *[Signature]*

Land Surveyor.

This diagram is annexed to

*D/f* No. 2724/68

dated

i.f.o.

Registrar of Deeds.

The original diagram is

No. 2769/66

Cert. of Consolidated Title  
~~Transfer Grant~~

No.

File No. S/8775/63

S.R. No E 771/66

Comp. BL - 7DD/X32

Gen. Plan

MUNICIPALITY  
I certify that this  
Council is in compliance with

*J. A. [Signature]*  
Date 11/4/66

*logged by*  
*N. MILLER & Co.*  
*27334*

Approved in terms of	Compliance	
	With	Without
Sect. 9 Ord. 33 1934	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sect. 196 Ord. 15 1962	<input type="checkbox"/>	<input type="checkbox"/>
Sect. 2.6 Act 68 1957	<input type="checkbox"/>	<input type="checkbox"/>
Ref. <u>AF 37/4/B3</u>		
Author		
Date <u>2.11.65</u>		
<u>10.9.68</u> <i>[Signature]</i> for Surveyor-General		

# **ANNEXURE 5**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed departure  
for AS de Kock

**PROJEK:**

**DESCRIPTION:**

Erf 3966, Belvedere Street, George

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1363/GEO/24/GIS/Ligging

**DESIGNED:** SG  
**ONTWERP:**

**DRAWN:** MV  
**GETEKEN:**

**DATE:** APRIL 2024  
**DATUM:**

**PLAN NO:** ANNEXURE  
**PLAN NR:**

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

**COPYRIGHT:**

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

**KOPIEREG:**

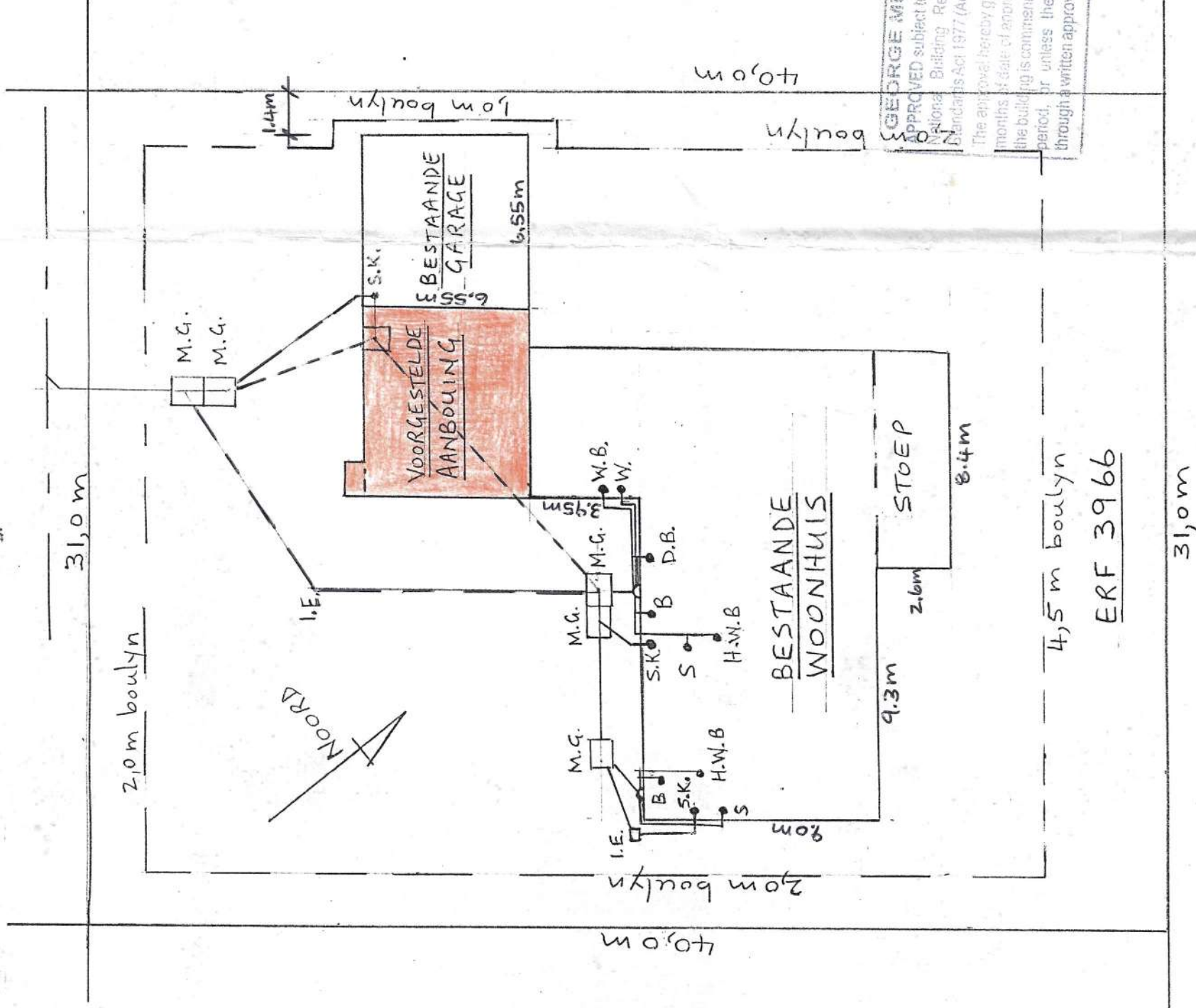
Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

# **ANNEXURE 6**

VERBETERINGS OP ERF 3966

NLDEROPPERVLAKTES:

- Bestaande Woonhuis : 183m<sup>2</sup>
- Bestaande Garage : 43m<sup>2</sup>
- Bestaande Stoep : 22m<sup>2</sup>
- Nuwe TV/onthaalkamer : 49m<sup>2</sup>



GEORGE MUNICIPALITY  
DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
DATE: 11-01-06 PLAN NO: 1533/05  
P. Nidley  
Chief Building Control Officer

GEORGE MUNICIPALITY  
DIRECTORATE: HEALTH SERVICES  
**APPROVED** 2006/11/10  
Director of Health Services

GEORGE MUNICIPALITY  
APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
The approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced within the said period, or unless the period is extended through a written approval.

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality.  
Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

**Titel :**  
**AANBOUINGS  
AAN BESTAANDE  
HUIS VAN  
MNR A S DE KOCK  
BELVEDERESTRAAT 7  
GEORGE**  
**ERF 3966  
GEORGE**  
**TEKENING  
BESKRYWING :**  
**TERREINPLAN**  
Skaal 1 : 200

**Tekenaar :**  
**A S De Kock  
George  
Sel 083 270 4973**  
**Tekening Nr :**  
**VEL 1 van 4**

**No final inspection  
will be carried out  
after 12h00 on a Friday**

ERF 3967

ERF 3966

ERF 3965

BELVEDERESTRAAT

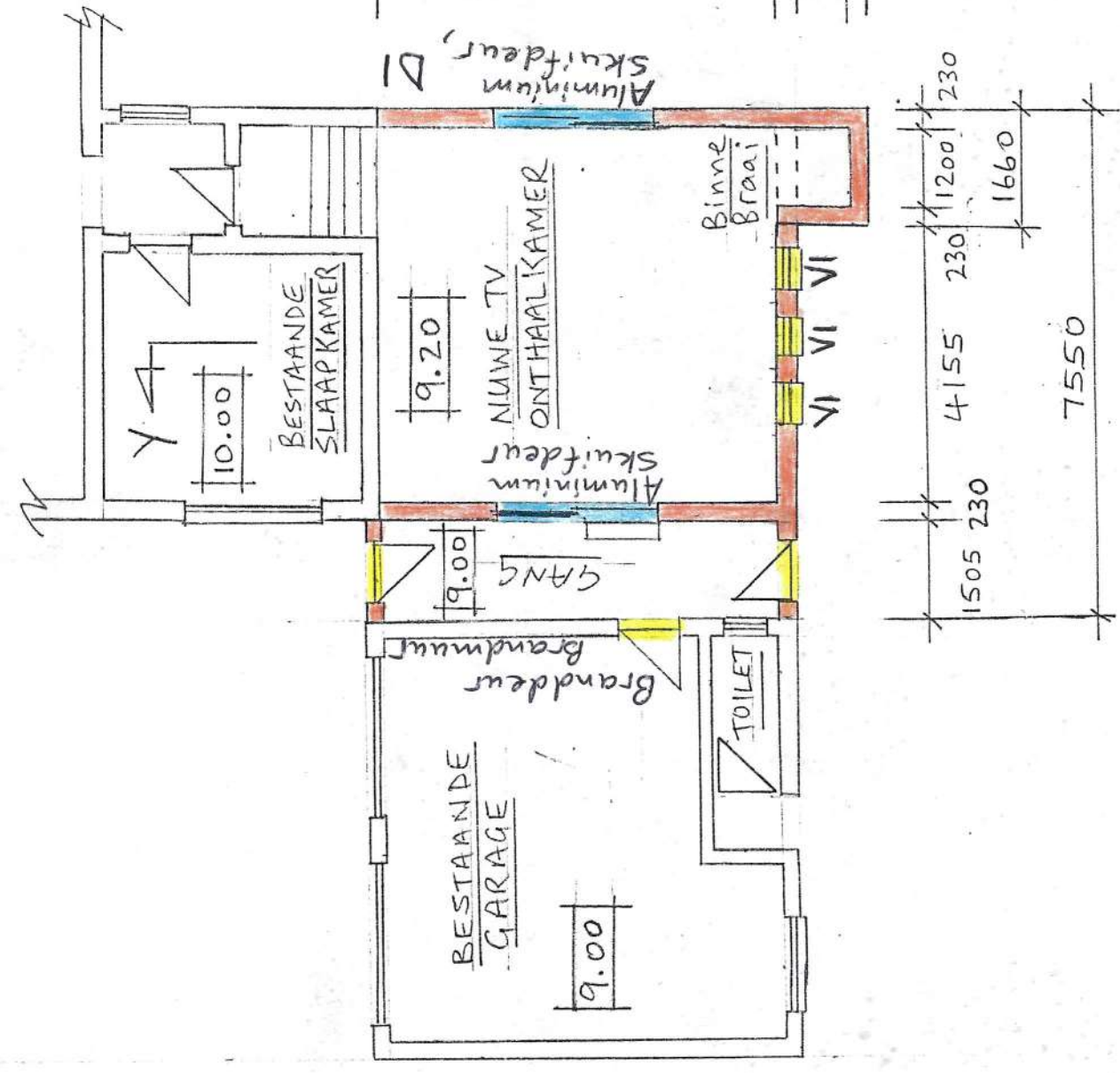


**NOTAS**

1. **DAK** : Canadian patroon asbesement dakplate op 75 x 50 mm purlins @ 900 mm senters op 225 x 50 mm S A Den Drabalke @ 900 mm senters op 114 x 38 mm muurplaat gebind en geheg ( minimum 5 steenlae ) met 32 x 16 mm gegalvaniseerde hoepel yster bande
2. **DAKRANDE** : 225 x 38 mm S A Den Fascia Plank met alle nodige fascia verbindings
- Reenwater geute en toebehoere van Marley Streamline 75 x 110 mm geheg volgens vervaardiger se spesifikasies
- Fascias om om geverf te word met PVA afwerking tot Plascon Verf spesifikasies
3. **VENSTERS** : Houtraam vensters en geinstalleer volgens vervaardigers se instruksies
4. **DEURE** : Houtraam deure en kosyne
5. **SKUIFDEURE** : Aluminium Skuifdeure 2400 x 2000 mm
6. **INTERNE MURE** : 7 Mpa kleistene gepleister tot n uniforme dikte van 12 mm bestaande uit 5 : 1 sand sement en voorberei vir geverfde PVA afwerking in ooreenstemming met Plascon verf se spesifikasies
7. **BUIE MURE** : 230 mm x 7 Mpa kleistene gepleister met 5 : 1 sand sement en geverf met PVA afwerking
- Laat toe vir voorafvervaardigde beton lintels bokant alle venster en deur openinge
8. **VLOERE** : 80 mm dikte betonblad 15 Mpa sterkte op goedgekeurde gekompakteerde opvulling/in situ materiaal
9. **GANG** : Deurskynende dakplate op 114 x 38 mm drabalke geheg aan weerskante met kaphangers

GEORGE MUNICIPALITY  
 DIRECTORATE HEALTH SERVICES  
 APPROVED 2006/11/10  
 DATE

GEORGE MUNICIPALITY  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 11-01-06 PLAN NO: 1533/05  
 Chief Building Control Officer



PLAN

GEORGE MUNICIPALITY  
 APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977).  
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**Titel :**  
**AANBOUINGS EN AAN BESTAANDE HUIS VAN MNR A S DE KOCK BELVEDERESTRAAT 7 GEORGE**  
**ERF 3966 GEORGE**  
**TEKENING BESKRYWING :**  
**VLOERPLAN**  
 Skaal 1 : 100

**Tekenaar :**  
 A S De Kock  
 George  
 Sel 083 270 4973

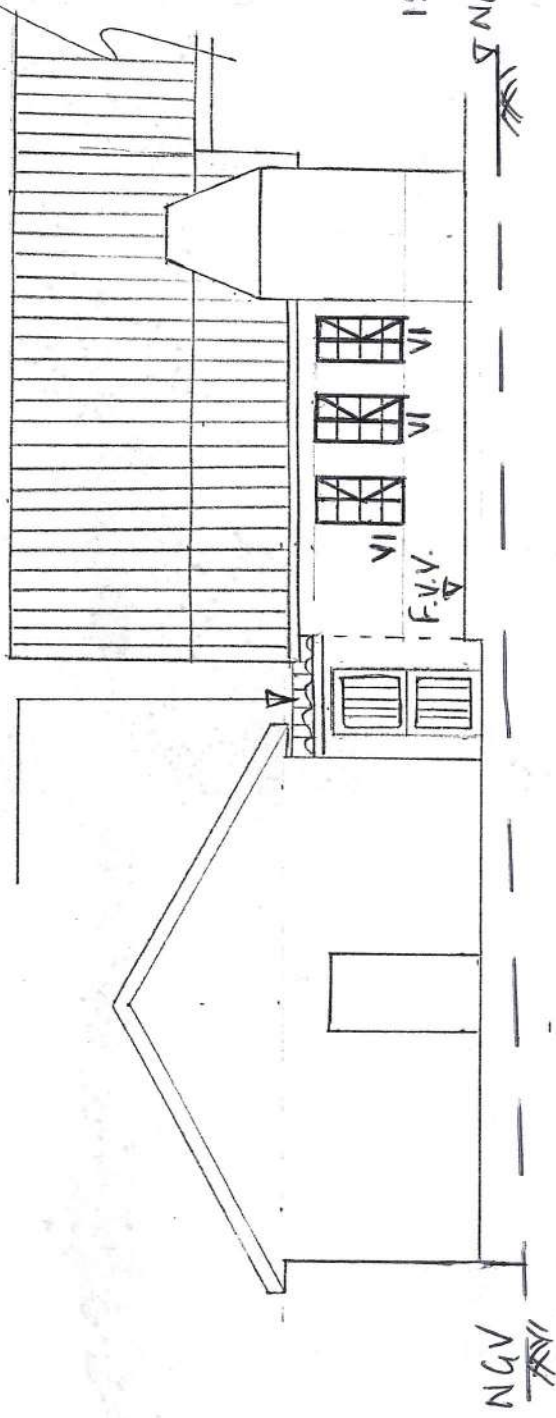
**Tekening Nr :**  
**VEL 2 van 4**

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality.  
 Geen persoon sal enige boom vanaf 'n Municipale pad reserwe verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

*[Handwritten signature]*

No final inspection will be carried out after 12h00 on a Friday

Deurskynende Glasvesel  
 Dakplate op 114 x 38  
 mm S.A. Den drabalke

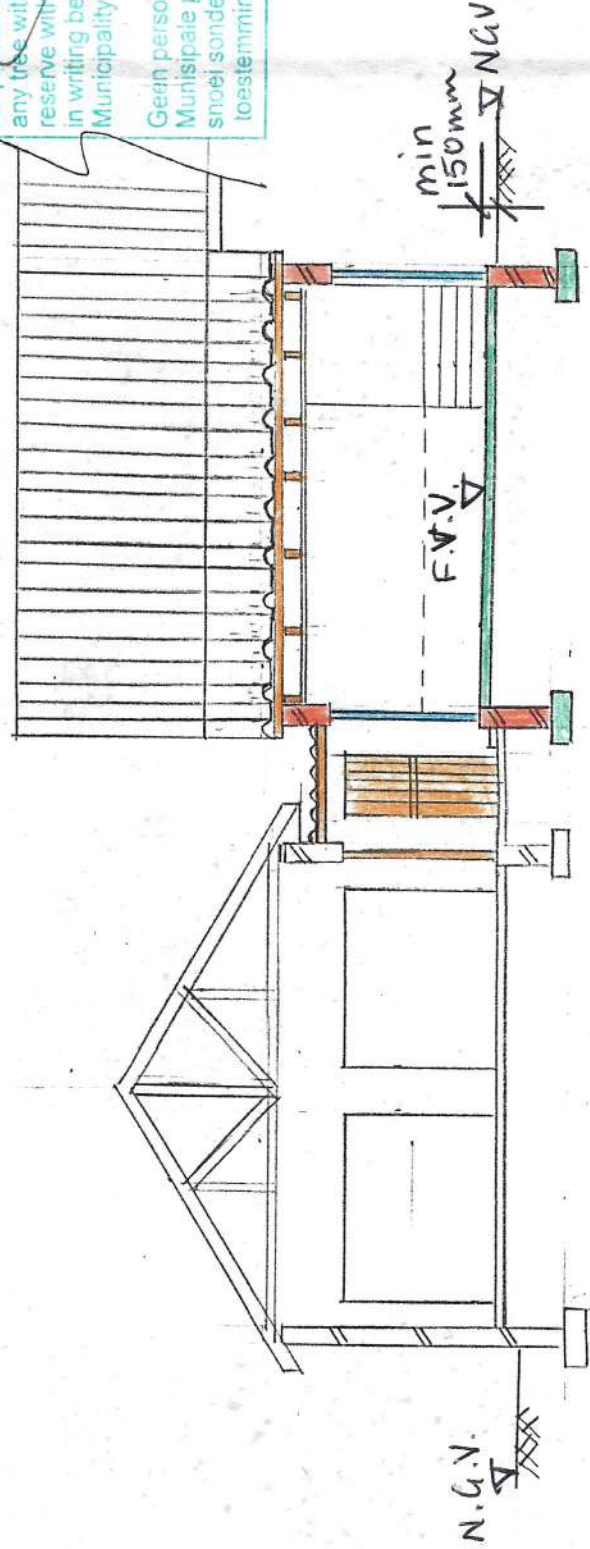


SUIDWESTELIKE AANSIG

GEORGE MUNICIPALITY  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE: 11-01-06 PLAN NO: 1533/05  
 Chief Building Control Officer

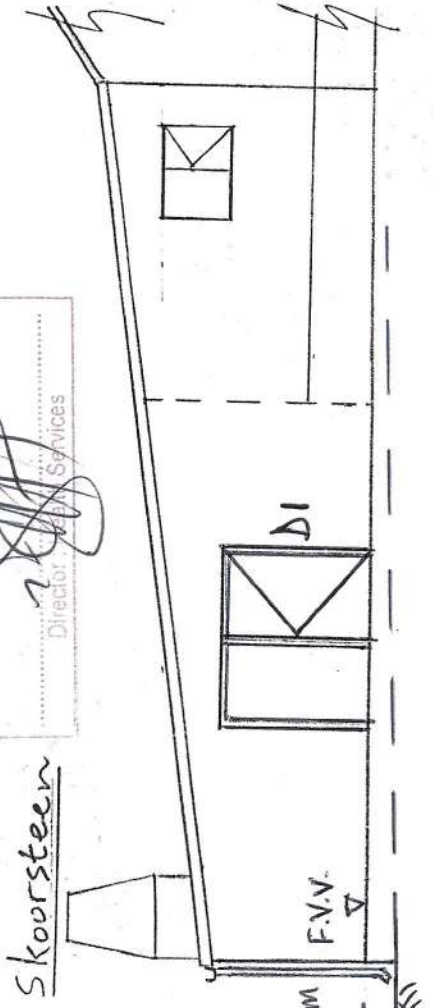
No person shall remove or prune any tree within a Municipal Road reserve without the prior permission in writing being obtained from the Municipality  
 Geen persoon sal enige boom vanaf 'n Munisipale pad reserve verwyder of snoei sonder die skriftelike toestemming van die Munisipaliteit.

Canadian patroon  
 Asbes dakplate  
 om aan te sluit by  
 bestaande dak



DEURSNIT XX

GEORGE MUNICIPALITY  
 DIRECTORATE : HEALTH SERVICES  
**APPROVED** 2006/1/10  
 Director: Services



SUIDOOSTELIKE AANSIG

Titel :

**AANBOUINGS EN  
 AANBOUINGS  
 AAN BESTAANDE  
 HUIS VAN**

**MNR A S DE KOCK  
 BELVEDERESTRAAT 7  
 GEORGE**

**ERF 3966  
 GEORGE**

**TEKENING  
 BESKRYWING :**

**AANSIGTE EN  
 DEURSNITTE**

Tekenaar :  
**A S De Kock  
 George  
 Sel 083 270 4973**

Tekening Nr :

**VEL 3 van 4**

DEURSNIT YY

No final inspection  
 will be carried out  
 after 12h00 on a Friday

GEORGE MUNICIPALITY  
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**Titel :**  
**AANBOUINGS EN  
 AANBOUINGS  
 AAN BESTAANDE  
 HUIS VAN  
 MNR A S DE KOCK  
 BELVEDERESTRAAT 7  
 GEORGE**

**ERF 3966  
 GEORGE**

**TEKENING  
 BESKRYWING :**

**RIOOLPLAN**

**Tekenaar :**  
**A S De Kock  
 George  
 Sel 083 270 4973**

**Tekening Nr :**  
**VEL 4 van 4**

GEORGE MUNICIPALITY  
 DIRECTORATE : HEALTH SERVICES  
**APPROVED**  
 DATE : 11-01-06 PLAN NO. 1833/08  
 Chief Building Control Officer

GEORGE MUNICIPALITY  
 DIRECTORATE PLANNING & DEVELOPMENT  
**APPROVED**  
 DATE : 11-01-06 PLAN NO. 1833/08  
 Chief Building Control Officer

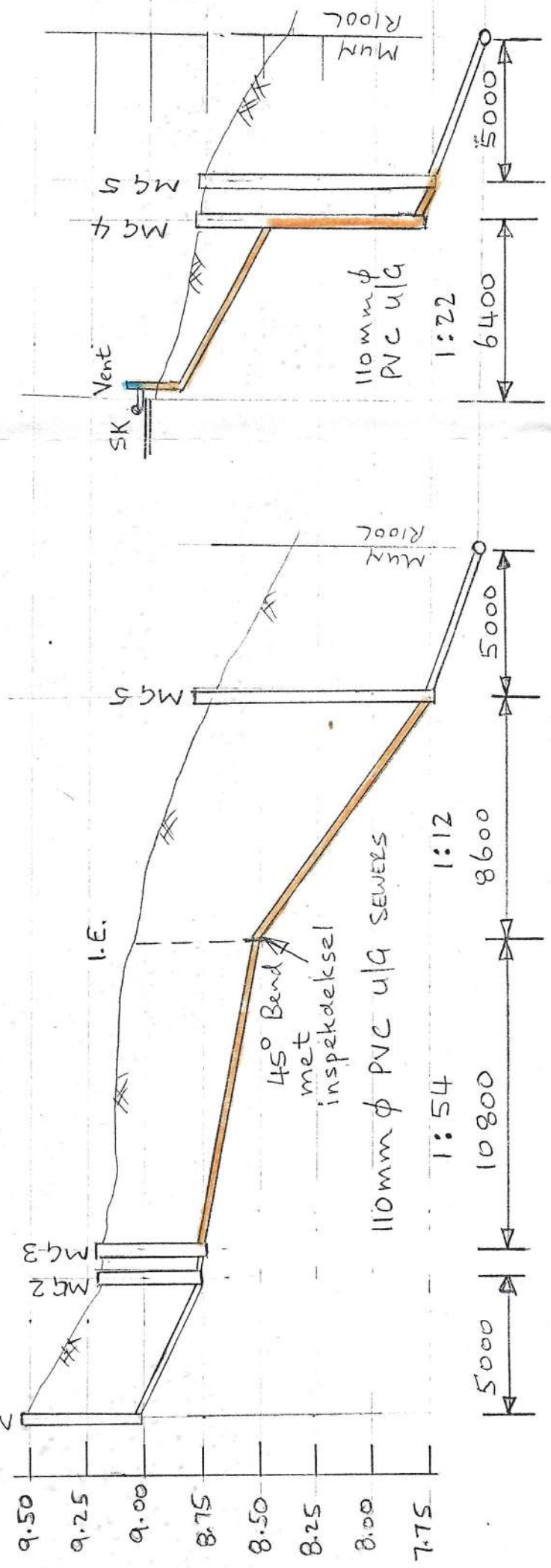
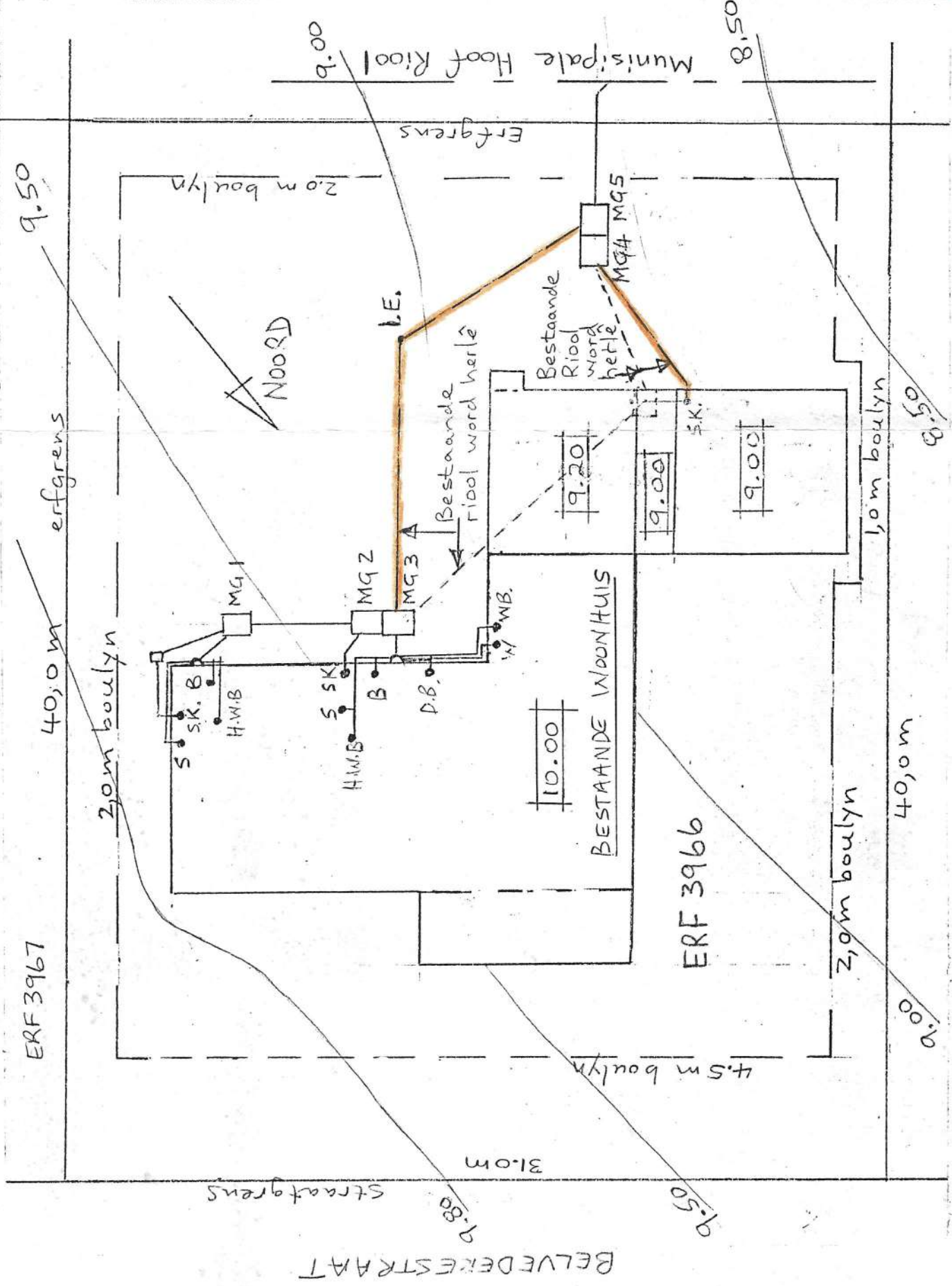
**PLAN**

GEORGE MUNICIPALITY  
 DIRECTORATE : HEALTH SERVICES  
**APPROVED**  
 Chief Building Control Officer

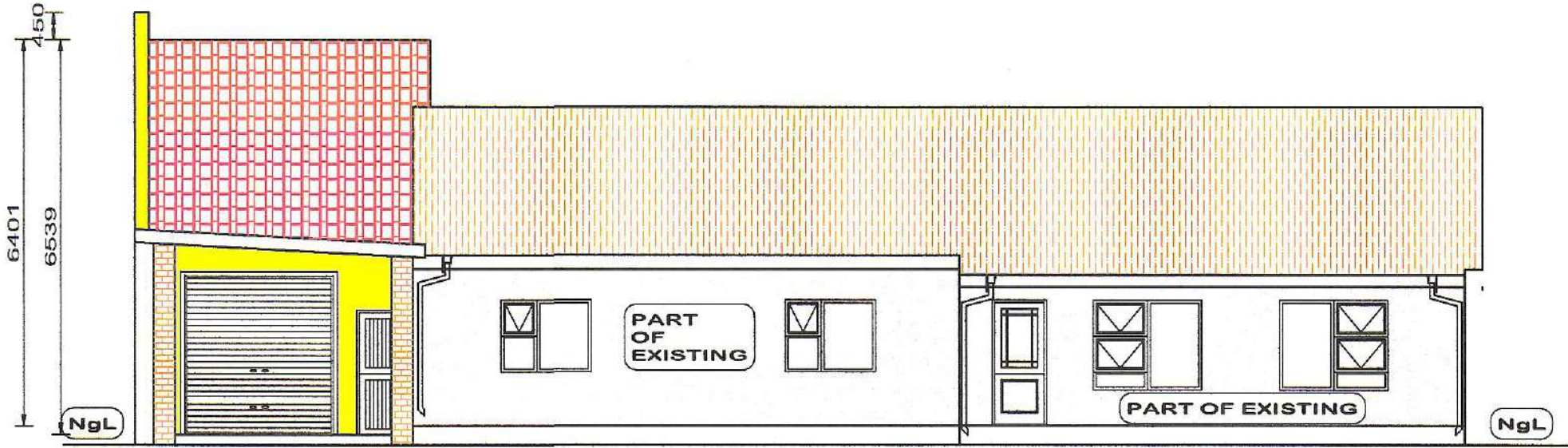
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**LENGTE SNIT**

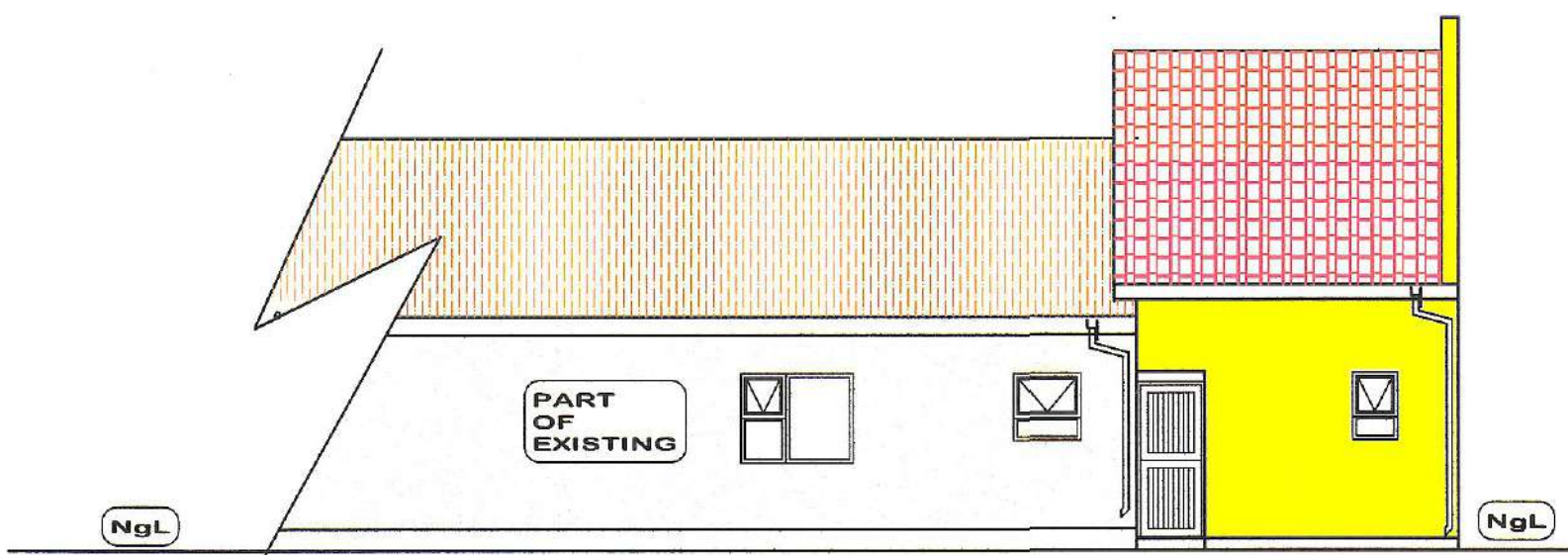
**No final inspection  
 will be carried out  
 after 12h00 on a Friday**



# **ANNEXURE 7**



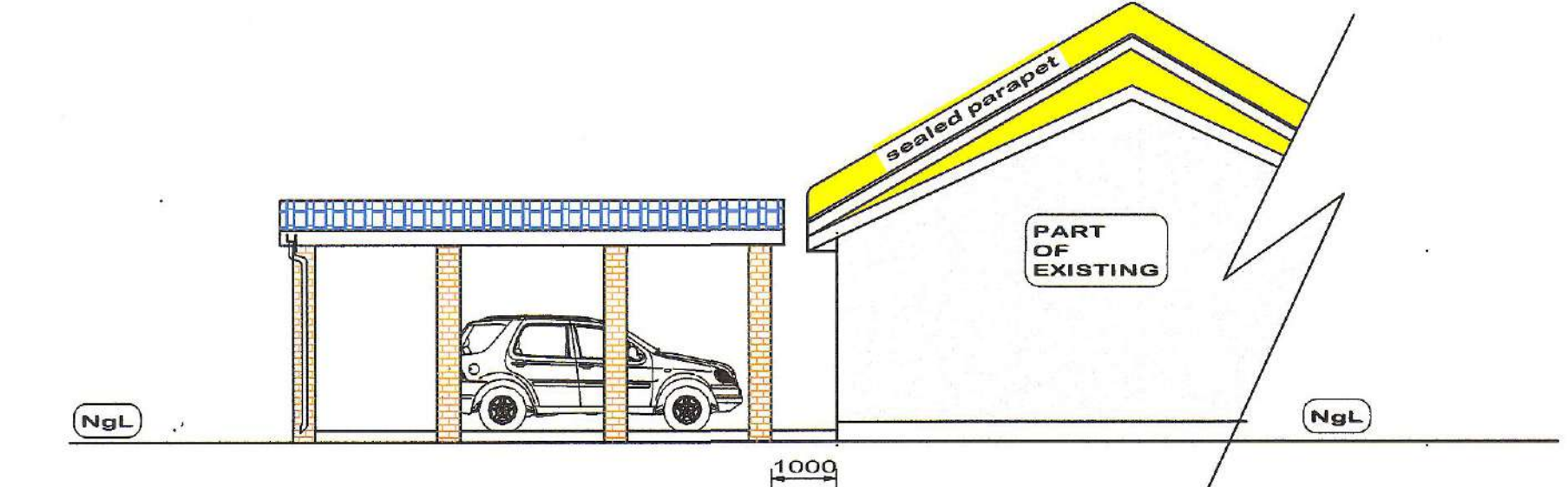
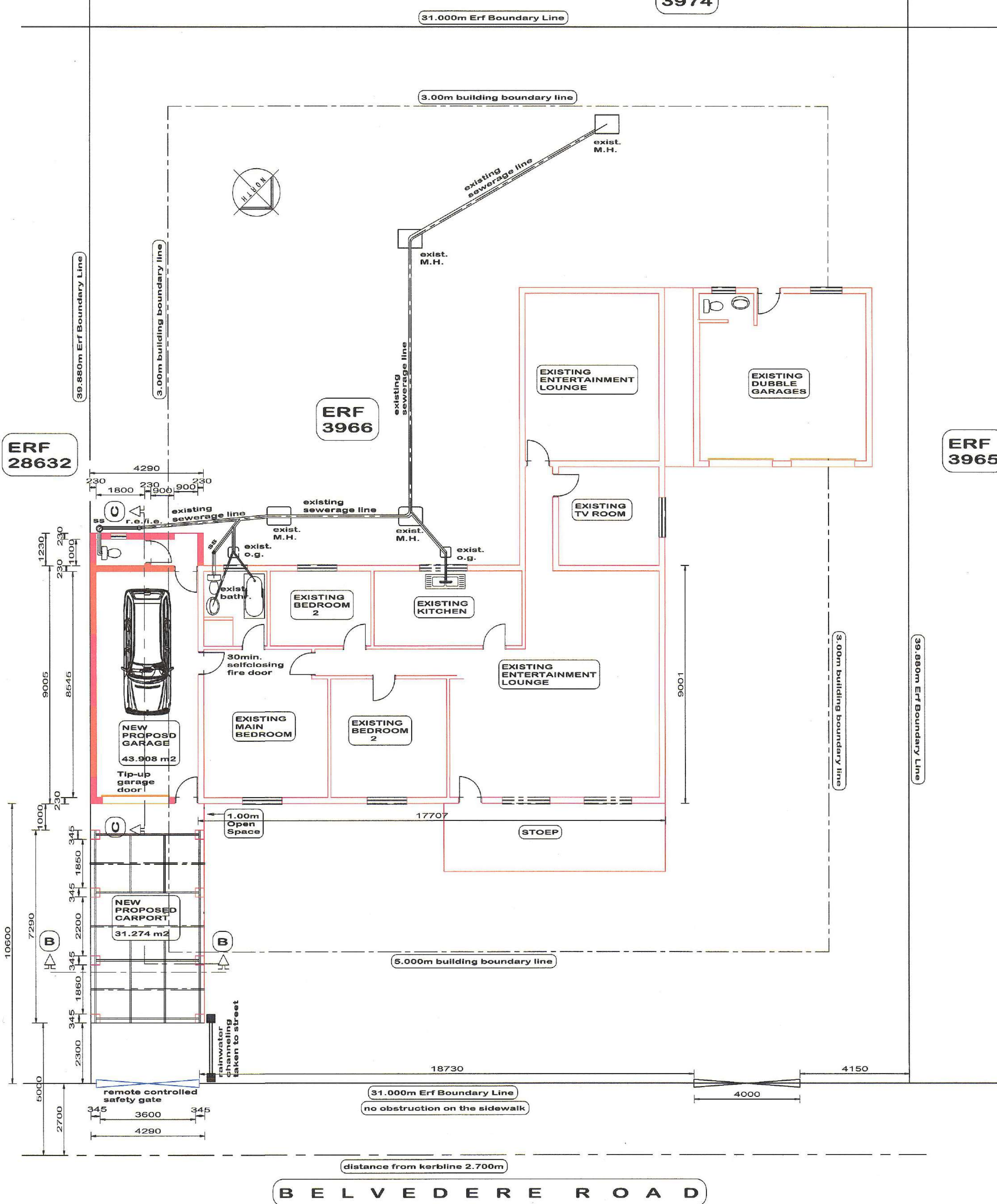
**NEW PROPOSED NORTH EAST ELEVATION @ SCALE 1 : 100**



**NEW PROPOSED SOUTH WEST ELEVATION @ SCALE 1 : 100**

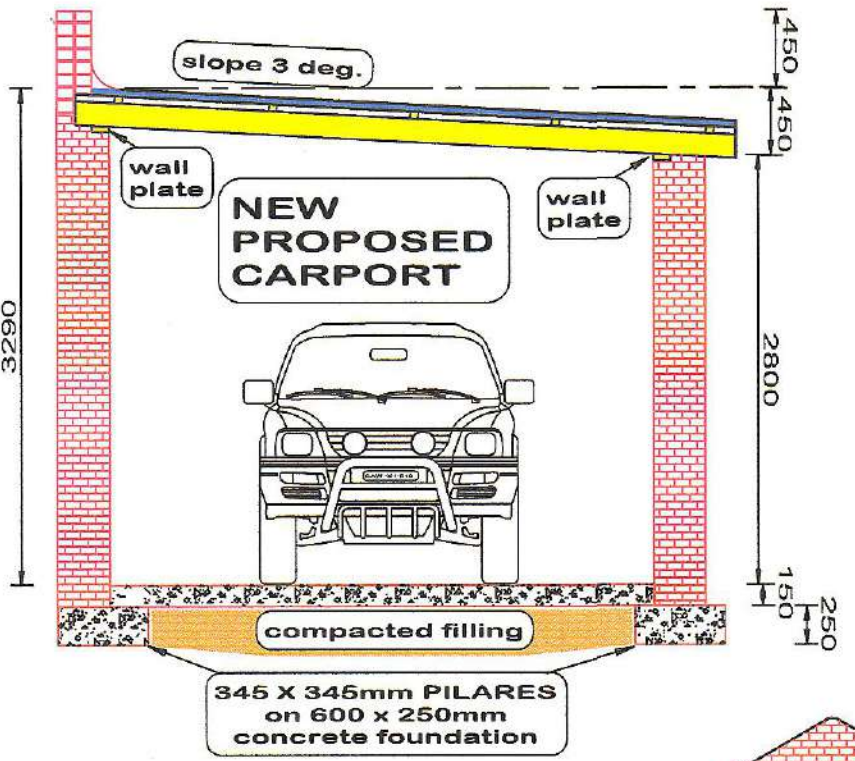
COVERING TABLE	
SITE AREA	1236.280 m <sup>2</sup>
EXISTING DWELLING	270 m <sup>2</sup>
ZONING	SR 1
PERMITTED COVERAGE	40 % / 500 m <sup>2</sup>
MAXIMUM HEIGHT	2 STOREYS
STREET BUILDING LINE	5.00m
COMMON BUILDING LINE	3.00m
REAR BUILDING LINE	3.00m
BUILDING FOOTPRINT	70 m <sup>2</sup>
PROPOSED COVERAGE	27.53 %
TOTAL FLOOR SPACE	340 m <sup>2</sup>

PROPOSED REGULATIONS



**NEW PROPOSED NORTH WEST ELEVATION @ SCALE 1 : 100**

**SECTION B - B @ SCALE 1 : 50**

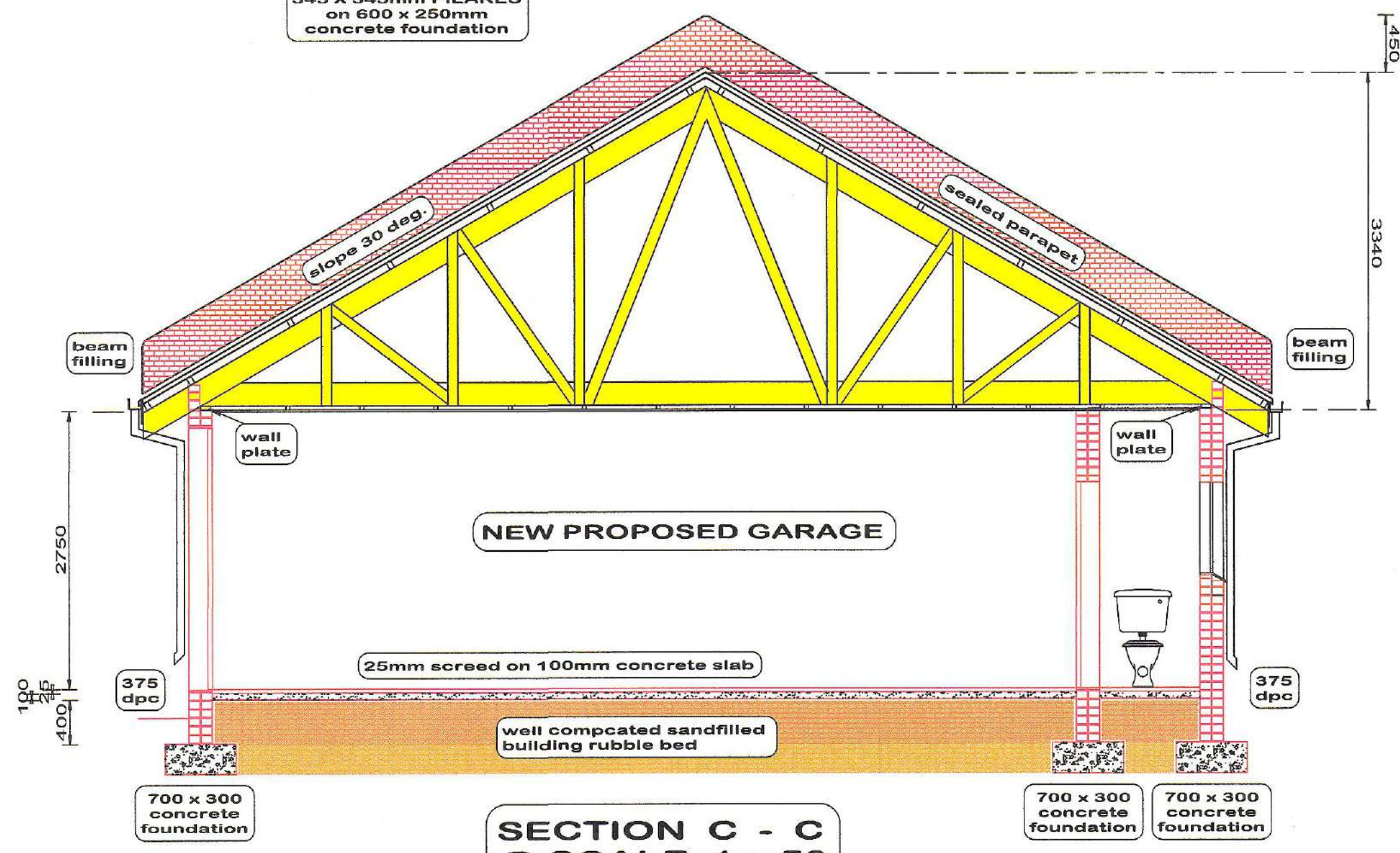


**CARPORT SPECIFICATIONS**  
 I B R Pattern sheets screwed on with 75mm coldcorescrews on 76 x 50mm s.a. pine purlins @ 1.050m c / c anchored with galvanised hurricane clips on 114 x 38mm s. a. pine rafters @ 1.300m c / c anchored on 150 x 50mm load bearer beams anchored with 30 x 1.2mm galvanised hoop iron taken down 600mm into 345 x 345mm re-inforced concrete pillars on 600 x 230mm 25 Mpa concrete footings

**ROOF CONSTRUCTION -**  
 Canadian pattern roof sheets to comply with existing main roof, screwed on 76 x 51mm s. a. pine purlins @ 1.200 c / c anchored with galvanised hurricane clips anchored on prefabricated roof trusses @ 1.000m c / c manufactured by a specialised roof truss company anchored on 114 x 3mm wallplate hooked with galvanised hoop iron taken down 600mm into brickwork.

**WALL CONSTRUCTION**  
 Structural strength for bricks single dwellings 7.0 Mpa and class II mortar as Per. K. of SANS 10400. All walls to be re-inforced with steel brickforce every fourth layer and foundation every second layer to floor level. 375 Micron dpc membrane to be layed between the top of the slab and the first brick course. External walls to be constructed with well baked R O K clay bricks, manufactured by a brick specialised company. The internal walls shall be joined / bound with steel brickforce to external walls on every second layer 2.5mm steel brickforce in alternative (ex / internal) layers.

**FLOOR CONSTRUCTION**  
 100mm 25 Mpa concrete floor slab on backfilled imported G7 material, shall be compacted to in layers to of 150mm to 93-95 % mod. 250mm Micron damp proof membrane shall to layed under slab.



**SECTION C - C @ SCALE 1 : 50**

**FOUNDATION CONSTRUCTION**  
 External walls as specified on 700 x 300 (250) mm and inside walls on 600 x 200mm 15 Mpa concrete foundations. Re-inforced concrete footings shall be of 15 Mpa concrete layed in boxed trenches to the specifications and dimensions as specified. 250 Micron dpc to cover full surfaces and beams Foundations shallbe inspected and certified by Local Authority and appointed Engineer.

**RAIN - CUP ARCHITECTURAL TECHNOLOGISTS & CONSTRUCTION**

**CONTACT DETAILS**  
 P/a SUITE . 112  
 BATELEUR PARK  
 CRADOCK STREET  
 GEORGE  
 074 5529 552  
 Email: cupidswartz6@gmail.com

**PROJECT DETAIL:**  
 ERF 3966  
 NEW EXTENSIONS

**CLIENT DETAIL:**  
 MR. A. S. DE KOCK  
 BELVEDERE ROAD  
 DORMEHLSDRIFT  
 GEORGE  
 6529

**CLIENT SIGNATURE**

**DRAWN BY:**  
 C. A. SWARTZ - D1023  
 PRO. ARCH. TECH.  
 BLD. CVL. N3

**DRAWING SCALING**  
 LAYOUT - 1:100 P6/6  
 SECTION - 1:50  
 ELEVATIONS - 1:100

# **ANNEXURE 8**



**PLANNING AND DEVELOPMENT  
APPLICATION FORM FOR CONSENT USE FOR A SECOND  
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	<input checked="" type="checkbox"/>	SECOND DWELLING	<input type="checkbox"/>	ADDITIONAL DWELLING	<input type="checkbox"/>
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**PROPERTY DETAILS**

ERF NUMBER	Erf 3966, George	EXTENSION/A REA	Dormehlsdrift, George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential dwelling		

**CORRESPONDENCE DETAILS**

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E-MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO				

**OWNER DETAILS**

OWNER NAME	Andries Stephanus De Kock					
STREET NAME	Belvedere Road	HOUSE NUMBER	7			
POSTAL ADDRESS	7 Belvedere Road George	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Dormehlsdrift, George	CODE				
ID NUMBER	n/a	E-MAIL ADDRESS	asdk@absamail.co.za			
TELEPHONE NO	n/a	CELL NO	083 207 4973			

**APPLICANT DETAILS (strike through if registered owner is also the applicant)**

NAME	Delarey					
STREET NAME	Viljoen	HOUSE NUMBER	79			
POSTAL ADDRESS	PO BOX 9956	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Dormehlsdrift, George	CODE				
TEL / CELL NO	044 873 4566 / 082 808 9624	E-MAIL ADDRESS	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>			
PROFESSIONAL CAPACITY	Professional Planner	SACPLAN NO	A/1021/1998			

**BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)**

IS THE PROPERTY ENCUMBERED BY A BOND?					YES	NO
NAME OF BOND HOLDER	n/a					

**TITLE DEED DETAILS**

TITLE DEED NO.	T25668/1987		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)	YES	NO	


**APPLICATION DETAILS**

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Southeastern common boundary building line	3	0	Garage
Northeastern street building line	5	2.3	Carport
Southeastern common boundary building line	3	0	Carport
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES		%
Is an application for a 2 <sup>nd</sup> dwelling /additional dwelling being applied for? (indicate size under details)	YES		

**HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)**

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
			YES /NO
			YES /NO
			YES /NO
			YES /NO
			YES /NO

I hereby 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	24/05/2024
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**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

Locality Plan	Building Plan/ Site Plan on A3/ A4	SG Diagram/ General Plan	Title Deed
Power of Attorney	Motivation	Neighbours Consent / Comment	HOA Consent
Bond Holder Consent	Proof of Payment	Conveyance Certificate	Other (Specify)





# NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR \_\_\_\_\_ ON ERF/ FARM \_\_\_\_\_

**NATURE OF CONSENT GIVEN (Tick whichever is applicable)**

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:

Comment / Conditions

**ADJACENT OWNER'S DETAILS**

<b>OWNER/S NAME/S</b>		<b>ID NUMBER</b>	
<b>ERF NUMBER</b>		<b>EXTENSION AREA</b>	
<b>E-MAIL ADDRESS</b>		<b>TELEPHONE NUMBER</b>	
<b>SIGNATURE OF OWNER</b>		<b>DATE</b>	

*Reminder: Adjacent owners must also sign and date the related building plan / site development plan*

**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

<b>IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?</b>	YES	NO
--	-----	----

<b>CHECKED BY</b>		<b>DATE</b>	
-------------------	--	-------------	--

## POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

<b>OWNER NAME</b>		<b>ID NUMBER</b>	
<b>ERF</b>		<b>EXTENSION AREA</b>	
<b>AUTHORISED REPRESENTATIVE</b>		<b>ID NUMBER</b>	
<b>SIGNATURE OF OWNER</b>		<b>DATE</b>	
<b>SIGNATURE OF AUTHORISED REPRESENTATIVE</b>		<b>DATE</b>	