

**Our Ref.:** 1420/GEO/24  
**Your Ref.:** Erf 1021, Blanco, George

13 January 2025

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MS. ILANÉ HUYSER**

**BY HAND**

Dear Ms. Huyser,

**PROPOSED DEPARTURE ON ERF 1021, 30 SOETWEIDE ROAD, FANCOURT GARDENS, BLANCO, 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/2024/1420-GEO-24/Korrespondensie/b1.docx>

**Cc: Nicolette Harwood**

**PROPOSED DEPARTURE ON ERF 1021, 30 SOETEWEIDE ROAD, FANCOURT GARDENS, GEORGE MUNICIPALITY AND DIVISION**



**FOR: NICOLETTE HARWOOD**



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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**PROPOSED DEPARTURES AND ADMINISTRATORS CONSENT ON ERF 1021, BLANCO, 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 for relaxation of:

- the 3m eastern common boundary building line to 2m for the **new entertainment room**
- the 3m southern common boundary building line for the following:
  - **New servant room expansion** to 1.9m & **bathroom** to 1.5m
  - **New dwelling bathroom** to 1m
  - **New entertainment room** to 1.6m and **braai** to 2m
- the 5m western street boundary building line (along Soeteweide Road) for the following:
  - **New servant room expansion** to 4m
  - **Existing garage** to 3m and **balcony** to 2.6m

**2. Administrator's consent:** Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for a departure to relax the following title deed building lines:

- the 3m eastern rear building line to 2m for the **new entertainment room** and 1.8m for the **swimming pool**
- the 1.5m southern common building line to 1m for the **servant's bathroom**
- the 5m western street boundary building line (along Soeteweide Road) to 4m for the **new servant room expansion**, 3m for the **existing garage** and 2.6m for the **second-floor balcony**

<b>Property Description:</b>	Erf 1021, George
<b>Physical Address:</b>	30 Soeteweide Road, Fancourt Gardens, Blanco
<b>Owner:</b>	Nicolette Harwood
<b>Title Deed No:</b>	T66582/2024
<b>Bond Holder:</b>	NO
<b>Size of the property:</b>	1054m <sup>2</sup>

## 1. INTRODUCTION

The owner of Erf 1021, Blanco, George 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 property is currently registered to Nicolette Harwood according to the Title Deed (T66582/2024) and is attached as **Annexure 2**. The conveyancer certificate is attached as **Annexure 3**. An administrator's consent will be applied for, for the purposes of the title deed building lines which are contrary to the Zoning By-law parameters. According to the Title Deed, the property measures 1054m<sup>2</sup> in extent as shown in the SG Diagram attached herewith as **Annexure 4**.

## 3. LOCALITY

The subject property is located at 30 Soeteweide Road in the southern part of Fancourt Garden, Blanco, George. Figure 1 indicates the subject property, in relation to surrounding properties and Bergvliet Road. 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 areas



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

#### 4. PROPOSED DEVELOPMENT

The existing property has an approved plan, but some structures were not constructed as indicated on the plans and now requires an application for a building line relaxation. The existing approved building plans are attached as **Annexure 6**. The owner of the property also wants to extend the existing development thereby further encroaching on the building lines, which now requires several building line relaxations. The 3m eastern-, 3m southern - and 5m western building lines require relaxations for new proposed additions. The 5m western street building line requires a relaxation for both new additions and existing developments that were not constructed as previously approved. The windows along the southern building are not closer than 1.5m to the boundary line. The title deed specifies a 3m building line along the eastern boundary, a 1.5m building line along the southern boundary which differs from the IZS building lines, and a 5m building line along the western street boundary which all require departure applications.



**Figure 3:** Eastern side to be developed

The proposed site plan is attached as **Annexure 7**. Figure 3 shows the corner of the property for which the building line is being applied for, taken from the side of the existing development.

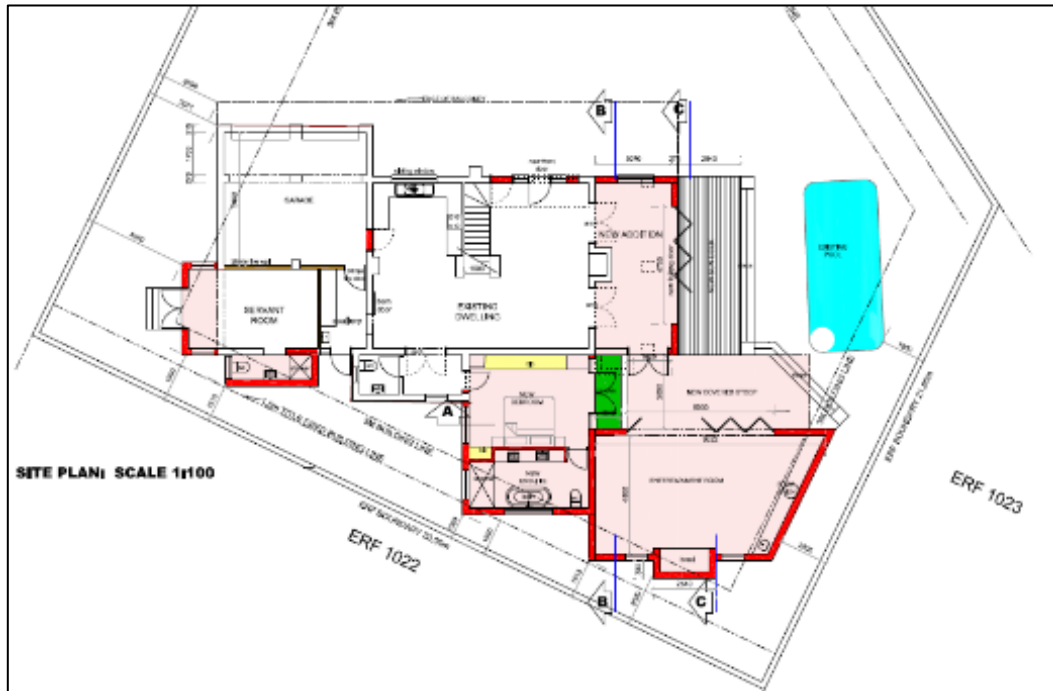


Figure 4: Extract from site plan

The proposed building can be seen (figure 4) as being over the building line at several points. Also note that a building line departure is being applied for existing the existing garage and second floor balcony as it deviates from the approved plans (**Annexure 6**).

## 5. NATURAL ENVIRONMENT

Some Developments are pre-existing, the natural environment will remain intact and no critical vegetation will be cleared from the property as the building is not proposed on areas containing such vegetation.

## 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

Access to the subject property is gained via Soeteweide Road on the Eastern side of the property, as seen on figures 5. The access is located at a sufficient distance from intersections, thus not influencing traffic in any meaningful manner. The building contained in the building line departure application is also located at a sufficient distance for the road and has no influence on the streetscape or aesthetics. The pedestrian pathways are occupied with trees and plants, that makes it unusable for pedestrians.



**Figure 5:** Access from Soeteweide Road

## 8. IMPACT ON NEIGHBOURING PROPERTIES

The departure application is for the extension of the existing dwelling house. The new development plans will have new windows added on the neighbouring side to increase natural light on the for the client's dwelling.



**Figure 6:** Boundary hedge and neighbouring property



**Figure 7:** Vegetation along the northern neighbouring boundary

The new proposal is only at ground floor thus having no additional impact on the neighbouring property. The eastern side of the property has a wall and vegetation abutting the back yard of the eastern side neighbour. The wall and trees between southern side add additional privacy and acts as a sound buffer as can be seen in figures 6, 7 & 8.



**Figure 8:** Eastern side of the neighbouring boundary

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The western neighbours across the street, will not be affected as the erven are vacant currently, as well as the fact that it is located across from Soeteweide Road. The neighbouring dwelling to the south is located at a sufficient distance from the existing development and only has a driveway close to the new proposal. The neighbour to the east has a boundary wall and vegetation to protect views and act as a buffer for both noise and light pollution.

The dwelling also has its backyard adjacent to this erf thus the dwelling itself could not be influenced. The first storey development will remain in its current extent thus having no additional impact on the surrounding area. The building line departures associated with the title deed has no influence on the application as the same building lines are already being applied for in terms of the IZS building line parameters.

## **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 relaxations, 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 this application is centred around attaining legality regarding the building plans for the existing developments as well as the new proposals to expand upon the existing dwelling. The development is not needed to realise any spatial goal of the Municipality. 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. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

The relaxation of the title deed building lines has no influence on the application as the IZS building lines are already being relaxed, thus not negatively influencing the desirability. The relaxation for the IZS building lines will still leave a large enough distance towards surrounding developments to be safely implemented without causing a hazard to surrounding developments. The development can therefore be described as desirable.

## 11. POLICIES

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

The GMSDF does not specifically refer to the subject property. The subject property is indicated in red in figure 9. No reference is made to the relaxation of building lines or the relevant departures. Erf 1021 falls outside the densification zone.



Figure 9: SDF

The application, however, does not include increased densification. This land use application is therefore not considered to be in conflict with the GMSDF.

## 12. CONCLUSION

As mentioned in this motivation report we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 1021 satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

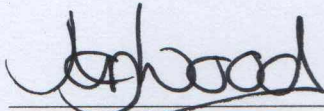
**DELAREY VILJOEN Pr. Pln**

**JANUARY 2025**

# **ANNEXURE 1**

**POWER OF ATTORNEY**


I, **Nicolette Harwood**, the undersigned and the registered owner of Erf 1021, Blanco, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

  
\_\_\_\_\_  
N Harwood

Date: 3/12/04

Witnesses:

1. a Marebye

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

# **ANNEXURE 2**

52

RAUBENHEIMERS INC  
60 CATHEDRAL STREET  
GEORGE  
6529

TEL: 044-873 2043

Prepared by me



CONVEYANCER  
KARIN SMIT  
LPC Membership No: 59923

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2 900 000,00	2140,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / CAPTURE  
28 -10- 2024  
YOLANDI OLIVIER

DATA / VERIFY  
28 OCT 2024  
Nontzamo Snyoko

T 000066502 / 2024

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ELKE LINDI HERBST  
LPCM No.94439

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

**JACOBUS BARNARDT**  
Identity Number 510506 5065 080  
and  
**MARIA ELIZABETH BARNARDT**  
Identity Number 570911 0071 082  
Married in community of property to each other

which said Power of Attorney was signed at GEORGE on 3 OCTOBER 2024



And the appearer declared that his/her said principal had, on 29 August 2024, 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:

**NICOLETTE HARWOOD**  
**Identity Number 750216 0033 088**  
**Married out of community of property**

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

**ERF 1021 BLANCO**  
**IN THE MUNICIPALITY AND DIVISION OF GEORGE**  
**PROVINCE WESTERN CAPE**

**IN EXTENT 1054 (ONE THOUSAND AND FIFTY FOUR) Square metres**

**FIRST TRANSFERRED by Deed of Transfer Number T51896/1998 with**  
**General Plan No. 11066 relating thereto and held by Deed of Transfer**  
**Number T1715/2018**

**A. SUBJECT TO** the conditions referred to in Certificate of Amended Title No. T6396/1929.

**B. SUBJECT FURTHER** as contained in Deed of Transfer No. T51896/1998 to the following conditions imposed by the Administrator of the Cape Province in terms of Section 9 of Ordinance No. 33 of 1934 when approving the subdivision of Erf 1079 BLANCO, namely;

- (i) Die eienaar van hierdie erf is verplig om sonder betaing van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits- telefoon en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bogenoemde installasies soos mini substasies, meter kiosks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (ii) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgraving op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

**C. SUBJECT FURTHER** as contained in Deed of Transfer No. T51896/1988, to the following conditions imposed by the Administrator in terms of Ordinance No. 33 of 1934 when approving the establishment of the Fancourt Township, namely:

- (i) Alle woorde en uitdrukkinge wat in die volgende voorwaardes gebesig word, het dieselfde betekenis as wat daaraan geheg word by die regulasies afgekondig by Provinsiale Kennisgewing no 383 van 13 Junie 1958.
- (ii) Ingeval 'n dorpsaanlegskema of enige gedeelte daarvan op hierdie erf van toepassing is of daarop van toepassing gemaak word, sal enige bepalinge daarvan wat meer beperkend is as enige voorwaardes van eiendomsreg wat op hierdie erf van toepassing is voorkeur geniet. Enige bepaling van hierdie voorwaardes moet nie opgevat word as sou dit die bepalinge van artikel 146 van Ordonnansie no 15 van 1952, soos gewysig, vervang nie.
- (iii) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels of –drade en hoof- en/of ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg van toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (iv) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot die genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- (v) Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.
- (vi). (a) Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd na oorleg met die Dorpekommissie en die plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word,

kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

- (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meters van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid.
- (i) 'n buitegebou wat uitsluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet aan die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van 'n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;
- (ii) 'n buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie.
- (c) By die konsolidasie van hierdie erf of enige gedeelte daarvan met enige aangrensende erf wat onderworpe is aan dieselfde voorwaardes as die wat hierin uiteengesit word, is hierdie voorwaardes op die gekonsolideerde eiendom van toepassing asof die een erf is.
- (d) Ingeval hierdie erf onderverdeel word, is elke onderverdeelte gedeelte, uitgesonderd 'n gedeelte afgesny vir pad- of dergelike doeleindes, onderworpe aan die voorwaardes hierin uiteengesit asof dit die oorspronklike erf is.

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

**JACOBUS BARNARDT and MARIA ELIZABETH BARNARDT, 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

**NICOLETTE HARWOOD, Married as aforesaid**

her 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 900 000,00 (TWO 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 at CAPE TOWN on

24 OCT 2024

  
\_\_\_\_\_  
q.q.

In my presence



\_\_\_\_\_  
REGISTRAR OF DEEDS

# **ANNEXURE 3**

# CONVEYANCER'S CERTIFICATE

I, **ALTA CARIEN ROOS (24137)**, Practicing Attorney and Conveyancer at George, hereby certify from enquiries made by me that -

1. I have perused the Title Deed Number T66582/2024 in respect of Erf 1021 Blanco, in the Municipality and Division of George, Province Western Cape.
2. And have found that no conditions and/or restrictions are contained in the title deed that prevent the application for relaxation of the boundary line for the property.

Signed at GEORGE on 12 December 2024.



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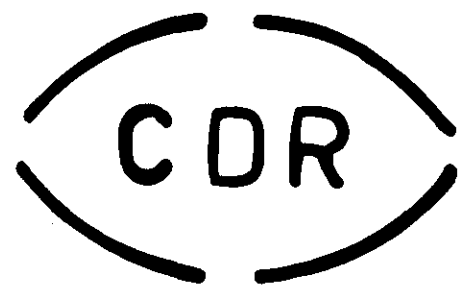
**CONVEYANCER**

**ALTA CARIEN ROOS (24137)**

# **ANNEXURE 4**

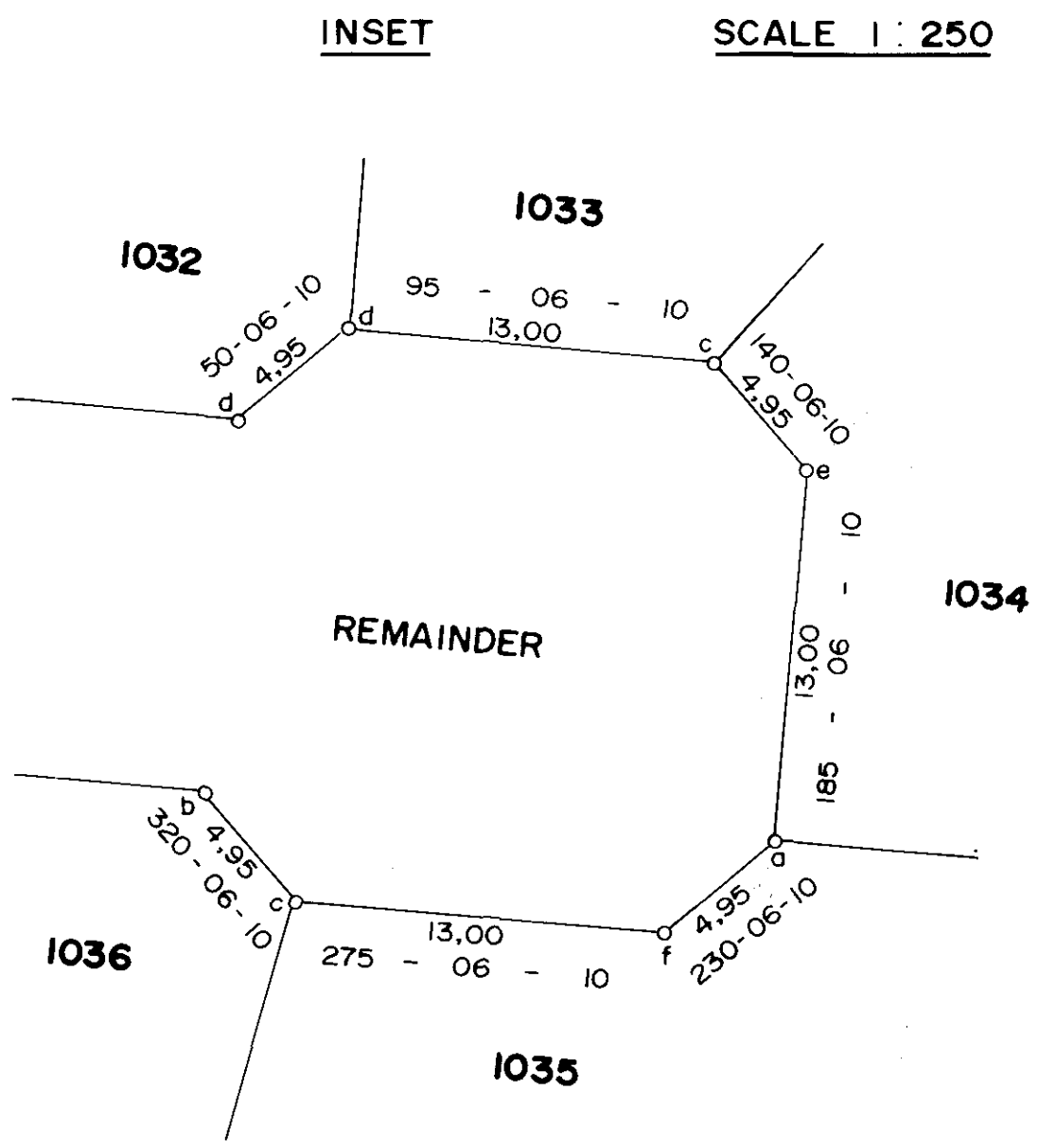
GENERAL PLAN No. 11066

Situate in Fancourt Garden Township, Blanco in the Municipality and Administrative District of George Province of Cape of Good Hope



S.G. No. 5507 - 85  
APPROVED  
*[Signature]*  
SURVEYOR - GENERAL  
28-10-1985

SCALE 1:750



**BEACONS**  
C2 12mm iron peg  
Others 16mm iron peg

**REFERENCE MARKS**  
Standard Town Survey Marks

**NOTE :-**  
The splay at 1036x is 5 metres

Lang Bey J3-P3  
Mets 2007-06-07  
7707/7  
2007-07-30  
DATE

SURVEYED BY ME IN  
NOVEMBER 1969 - OCTOBER 1970  
JUNE 1985

FILE No. S. 7767/7  
SURVEY RECORD No. E 1657/85  
COMP. BL - 7DD / V23 (1733)  
BL - 7DD / W2 (1740)  
GEN. PLAN No. TP 8150

*[Signature]*  
LAND SURVEYOR

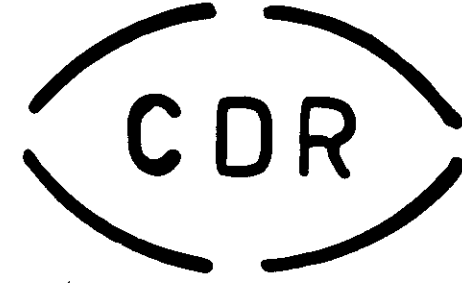


C

GENERAL PLAN No. 11066

OF THE SUBDIVISION OF

- The figure A1 B1 C1 D1 E1 F1 G1 H1 representing Erf 1079, Blanco  
Vide Diagram No. 5502/1985 CRT. 1986-13095
  - The figure A2 B2 C2 D2 E2 F2 G2 H2 J2 representing Erf 1080, Blanco  
Vide Diagram No. 5503/1985 CRT. 1986-13095
  - The figure A3 B3 C3 D3 E3 F3 G3 H3 J3 K3 L3 M3 N3 O3 P3 Q3 R3 S3  
representing Erf 1081, Blanco  
Vide Diagram No. 5504/1985 CRT. 1986-13095
  - The figure A4 B4 C4 D4 E4 F4 G4 H4 J4 K4 L4 representing Erf 1082, Blanco  
Vide Diagram No. 5505/1985 CRT. 1986-13095
  - The figure A5 B5 C5 D5 E5 F5 G5 H5 J5 K5 L5 M5 representing Erf 1083, Blanco  
Vide Diagram No. 5506/1985 CRT. 1986-13095
- Situate in Fancourt Garden Township in the Municipality and Administrative District of George, Province of the Cape of Good Hope



CO - ORDINATES SYSTEM Lo. 23°									
CONSTANTS					Y ± 0,00 X + 3 700 000,00				
MAIN FIGURES					BLOCK CORNERS				
SIDES METRES		ANGLES OF DIRECTION		Y ALL PLUS X		Y ALL PLUS X		Y ALL PLUS X	
A1 B1	278,16	275 06 10	A1	55 167,77	57 770,36	1032 d	54 854,78	57 839,76	
B1 C1	20,66	36 26 50	B1	54 890,71	57 795,12	1033 c	54 838,04	57 837,74	
C1 D1	18,62	5 06 10	C1	54 902,98	57 811,74	1033 d	54 850,99	57 836,59	
D1 E1	7,07	50 06 10	D1	54 904,64	57 830,29	1034 e	54 834,86	57 841,54	
E1 F1	188,00	95 06 10	E1	54 910,06	57 834,83	1035 a	54 836,02	57 854,49	
F1 G1	32,00	63 41 30	F1	55 097,32	57 818,10	1035 f	54 839,82	57 857,66	
G1 H1	14,14	108 41 30	G1	55 126,00	57 832,29	1036 b	54 855,94	57 852,71	
H1 A1	64,00	153 41 30	H1	55 139,40	57 827,75	1036 c	54 852,77	57 856,51	
						1036 x	54 886,17	57 860,01	
A2 B2	103,46	275 06 10	A2	54 875,55	57 796,47				
B2 C2	177,31	36 26 50	B2	54 772,49	57 806,67				
C2 D2	40,00	126 26 50	C2	54 877,82	57 948,30				
D2 E2	7,07	171 26 50	D2	54 910,00	57 924,53				
E2 F2	34,00	216 26 50	E2	54 911,05	57 917,54				
F2 G2	53,46	186 38 40	F2	54 890,85	57 890,19				
G2 H2	9,01	128 47 30	G2	54 884,67	57 837,09				
H2 J2	14,98	185 06 10	H2	54 891,69	57 831,45				
J2 A2	24,93	216 26 50	J2	54 890,36	57 816,53				
A3 B3	40,00	306 26 50	A3	54 917,72	57 934,99				
B3 C3	46,38	36 26 50	B3	54 886,55	57 958,76				
C3 D3	102,03	306 26 50	C3	54 913,10	57 996,07				
D3 E3	13,00	36 26 50	D3	54 831,03	58 056,68				
E3 F3	19,90	306 26 50	E3	54 838,75	58 067,14				
F3 G3	35,97	49 51 30	F3	54 822,74	58 078,96				
G3 H3	33,00	49 03 40	G3	54 850,24	58 102,15				
H3 J3	54,37	128 51 20	H3	54 875,17	58 123,77				
J3 K3	36,00	260 40 00	J3	54 917,50	58 089,66				
K3 L3	13,81	216 26 50	K3	54 881,98	58 083,82				
L3 M3	30,00	126 26 50	L3	54 873,77	58 072,71				
M3 N3	26,00	36 26 50	M3	54 897,90	58 054,89				
N3 O3	43,00	80 40 00	N3	54 913,35	58 075,81				
O3 P3	7,07	125 40 00	O3	54 955,78	58 082,78				
P3 Q3	66,90	170 40 00	P3	54 961,53	58 078,66				
Q3 R3	18,43	193 33 30	Q3	54 972,38	58 012,64				
R3 S3	72,96	216 26 50	R3	54 968,06	57 994,73				
S3 A3	7,07	261 26 50	S3	54 924,71	57 936,04				
A4 B4	28,53	252 10 40	A4	55 071,40	57 947,26				
B4 C4	58,74	275 06 10	B4	55 044,24	57 938,53				
C4 D4	26,50	306 26 50	C4	54 985,73	57 943,75				
D4 E4	7,07	351 26 50	D4	54 964,41	57 959,49				
E4 F4	41,00	36 26 50	E4	54 963,36	57 966,49				
F4 G4	82,39	350 40 00	F4	54 987,71	57 999,47				
G4 H4	7,07	35 40 00	G4	54 974,35	58 080,76				
H4 J4	69,00	80 40 00	H4	54 978,48	58 086,51				
J4 K4	14,14	125 40 00	J4	55 046,56	58 097,70				
K4 L4	131,00	170 40 00	K4	55 058,05	58 089,45				
L4 A4	15,15	211 25 20	L4	55 079,30	57 960,19				
A5 B5	28,35	243 41 30	A5	55 120,24	57 843,94				
B5 C5	184,00	275 06 10	B5	55 094,83	57 831,38				
C5 D5	6,98	320 52 20	C5	54 911,57	57 847,74				
D5 E5	44,53	6 38 40	D5	54 907,17	57 853,15				
E5 F5	62,91	36 26 50	E5	54 912,32	57 897,38				
F5 G5	7,07	81 26 50	F5	54 949,69	57 947,99				
G5 H5	30,15	126 26 50	G5	54 956,69	57 949,04				
H5 J5	65,03	95 06 10	H5	54 980,94	57 931,13				
J5 K5	31,19	72 10 40	J5	55 045,71	57 925,34				
K5 L5	15,15	112 56 00	K5	55 075,40	57 934,89				
L5 M5	79,93	153 41 30	L5	55 089,35	57 928,99				
M5 A5	14,14	198 41 30	M5	55 124,77	57 857,34				

S.G. No. 5507 - 85  
APPROVED  
*Holm*  
SURVEYOR - GENERAL  
28-10-1985

ERF No.	AREA Square Metres	ERF No.	AREA Square Metres
1021	1 054	1050	1 285
1022	1 006	1051	1 316
1023	980	1052	1 366
1024	990	1053	1 395
1025	990	1054	1 050
1026	990	1055	1 050
1027	990	1056	1 037
1028	990	1057	1 000
1029	990	1058	1 050
1030	990	1059	1 050
1031	1 114	1060	1 050
1032	1 529	1061	1 050
1033	1 001	1062	912
1034	1 930	1063	1 075
1035	1 469	1064	1 176
1036	1 050	1065	1 176
1037	1 218	1066	1 176
1038	1 157	1067	1 176
1039	1 157	1068	1 038
1040	1 125	1069	832
1041	1 136	1070	905
1042	1 028	1071	929
1043	1 025	1072	1 177
1044	1 012	1073	1 181
1045	1 771	1074	1 181
1046	1 190	1075	1 162
1047	1 212	1076	991
1048	1 280	1077	994
1049	1 202	1078	979

APPROVED IN TERMS OF SECTION 9 OF ORDINANCE 33 OF 1934  
REF. AF 395/1/255  
DATE 28-11-1984

ENDORSEMENTS					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE

S. G. OFFICE NOTES

- Erven 1066, 1067, 1072 and 1073 consolidated vide Dgm 4427/1998 Erf 2377
- ERF 1038 SUBJECT TO SECTIONAL TITLE
- Erf 1032 Framed, vide Dgm 5037/2002
- Erven 1045, 1046, 1047, 1048 & 1049 included in Consol Vide Dgm no 5763/2002 Erf 2861
- Erf 1034 Framed, vide Dgm No. 494/2005
- Erf 1022 framed vide Dgm. No. 4010/2005
- Erf 1023 framed vide Dgm. No. 4011/2005
- ERF 1051 FRAMED VIDE DGM NO. 1804/2007
- ERF 1052 FRAMED VIDE DGM NO. 1805/2007
- Erf 1053 Framed vide Dgm. No. 7214/2007
- Erf 1037 Framed vide dgm No. 4376/2009
- Erf 1054 framed vide dgm 1431/2019
- Erf 1062 Framed vide Dgm No. 2033/2022.
- Erf 1056 framed vide Dgm 1466/2023
- Erf 1059-1061 included in consul vide Dgm 2078/2023 Erf 4273

SECTIONAL TITLE			
SRE	SGD	SS	ERF
702/2002	140/2002	272/2002	1038
478/2004	120/2004	246/2004	1076
2445/2004	618/2004	81/2005	1038
2592/2005	700/2005	174/2006	1026
212/2006	60/2006	213/2006	1031
2948/2008	886/2008		1039

16. Erf 1021, BEACONS REPLACED (i.e. Reg. 10(2)); SEE S/7767/7 Vol.3 pgs 189-191, SRE1657/1985

SURVEYED BY ME IN  
NOVEMBER 1969 - OCTOBER 1970  
JUNE 1985

FILE No. S/7767/7  
SURVEY RECORD E 1657/85  
COMP. BL - 7DD/V23 (1733)  
BL - 7DD/W2 (1740)  
GEN. PLAN No. TP 8150

*N. Blomberg*  
LAND SURVEYOR

S

# **ANNEXURE 5**



**LEGEND:**



A4 Scale:  
1:3,000

**PROJECT:**

Proposed departure  
for Nicolette Harwood

**PROJEK:**

**DESCRIPTION:**

Erf 1021, Soeteweide Street, Fancourt Gardens, Blanco

**BESKRYWING:**

**TITLE:**

Locality plan

**TITEL:**

1420/GEO/24/GIS/Ligging

DESIGNED:  
ONTWERP: SG

DRAWN:  
GETEKEN: MV

DATE:  
DATUM: DEC 2024

PLAN NO:  
PLAN NR: ANNEXURE

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



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

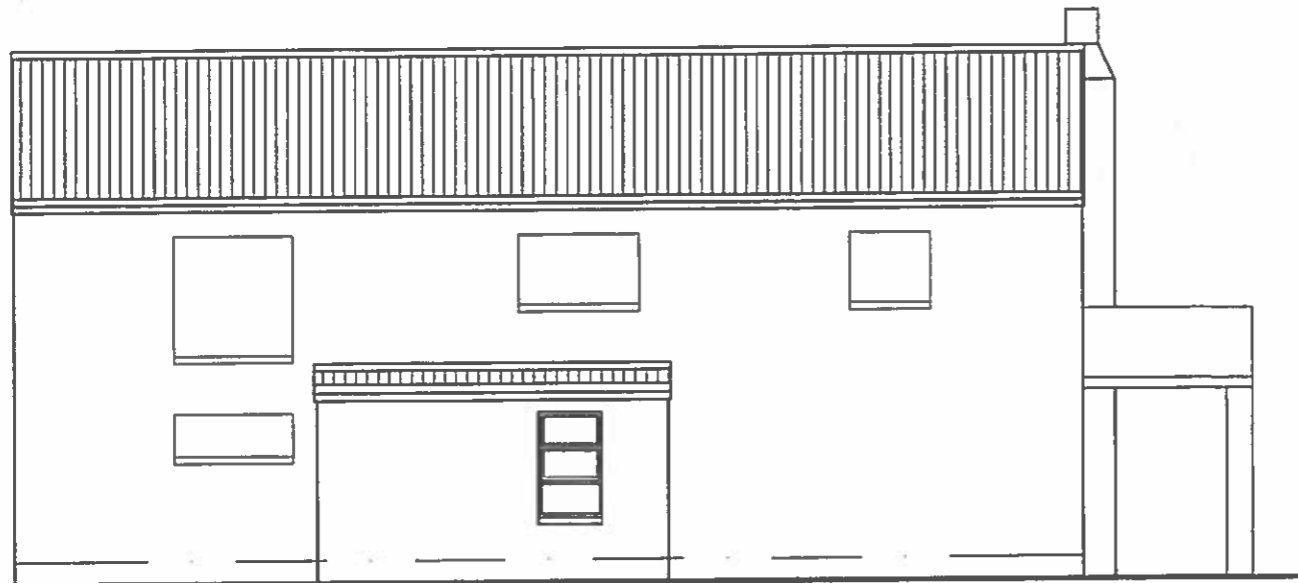
**COPYRIGHT:**

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.

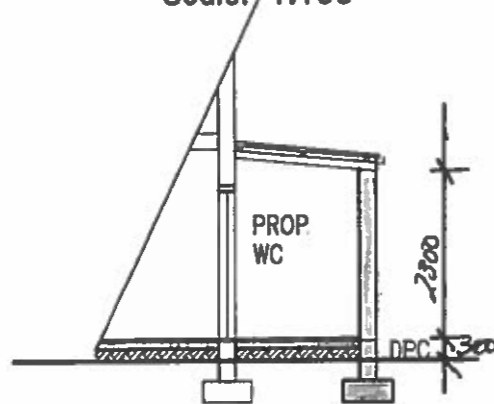
**KOPIEREG:**

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.

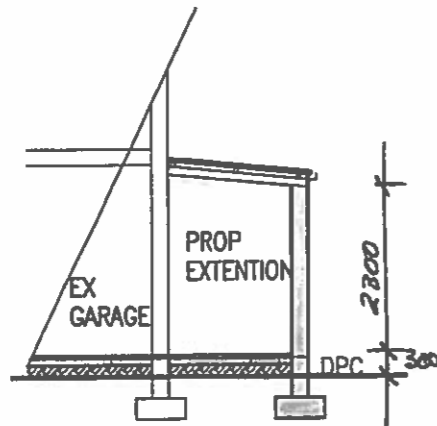
# **ANNEXURE 6**



BACK ELEVATION  
Scale: 1:100



SECTION B-B  
Scale: 1:100



SECTION A-A  
Scale: 1:100

NOTES

ROOF:  
PITCH 5° COLORBOND CORRUGATED IRON  
ROOFSHEETS LAID TO MANUFACTURER'S SPECS ON  
75x50mm SA PINE PURLINS @ 900mm/cc ON  
114x50 RAFTERS @ 1m/cc

LINTOLS  
PRESTRESSED LINTOLS OUTSIDE AND INSIDE WITH  
COURSES OF WELDMESH BRICKFORCE CONTINUOUS  
ABOVE ALL OPENINGS OUTSIDE.

FLOOR CONSTRUCTION  
25mm CEMENT SCREED ON 100mm 20mpa  
CONCRETE FLOORSLAB ON USB GREEN DPM ON  
50mm SANDBEDDING ON 150mm LAYERS OF  
APPROVED WELL COMPACTED GROUND FILL.

FOUNDATIONS  
700x300mm 20mpa CONCRETE STRIP FOUNDATIONS

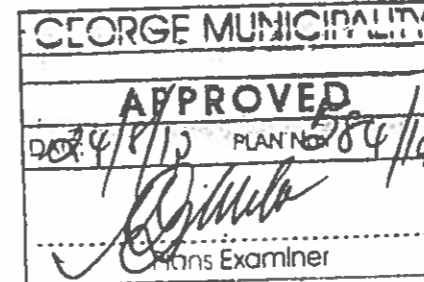
ALUMINIUM FLASHING LAID TO MANUFACTURER'S  
SPECIFICATIONS



FRONT ELEVATION  
Scale: 1:100

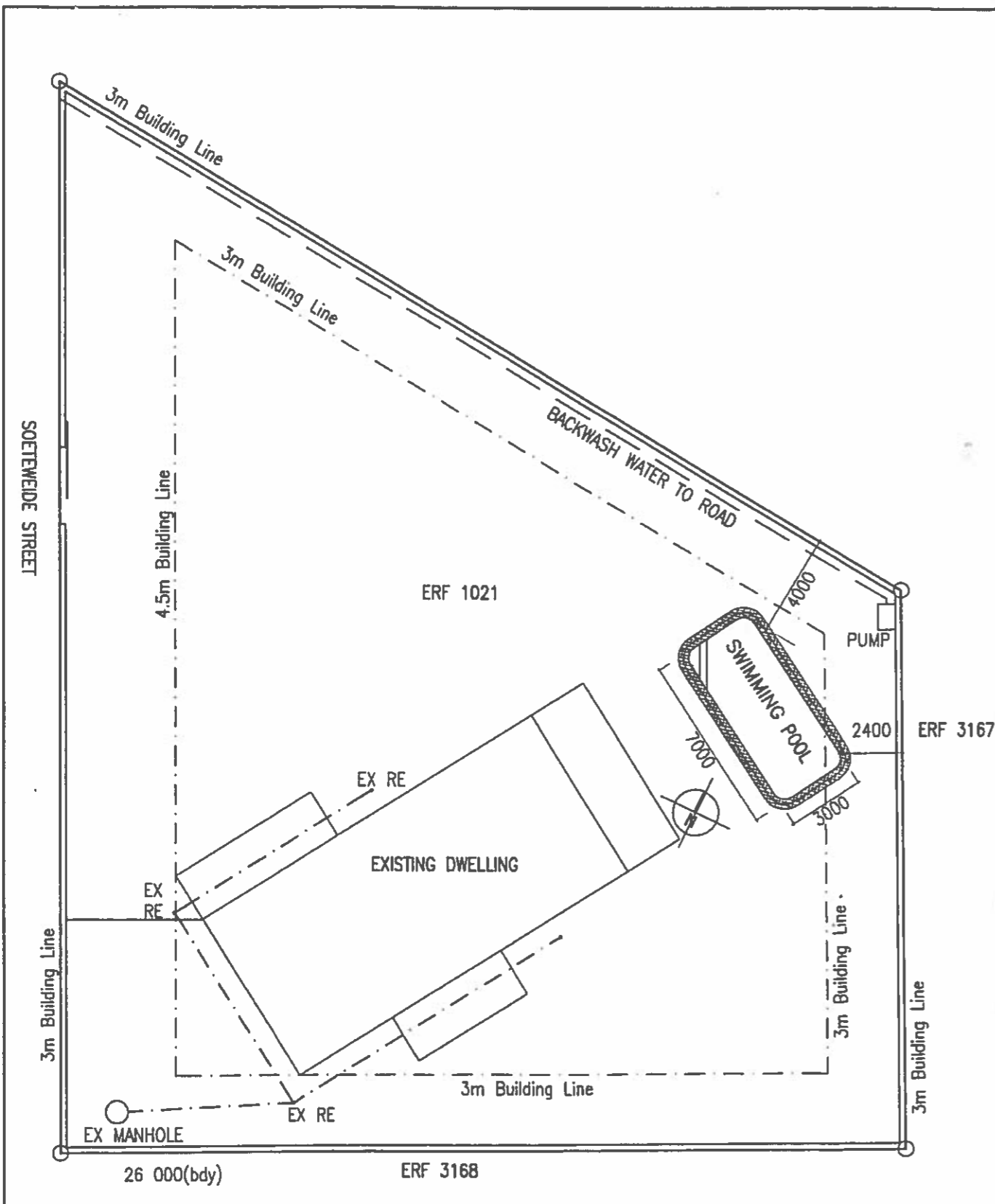


SIDE ELEVATION  
Scale: 1:100

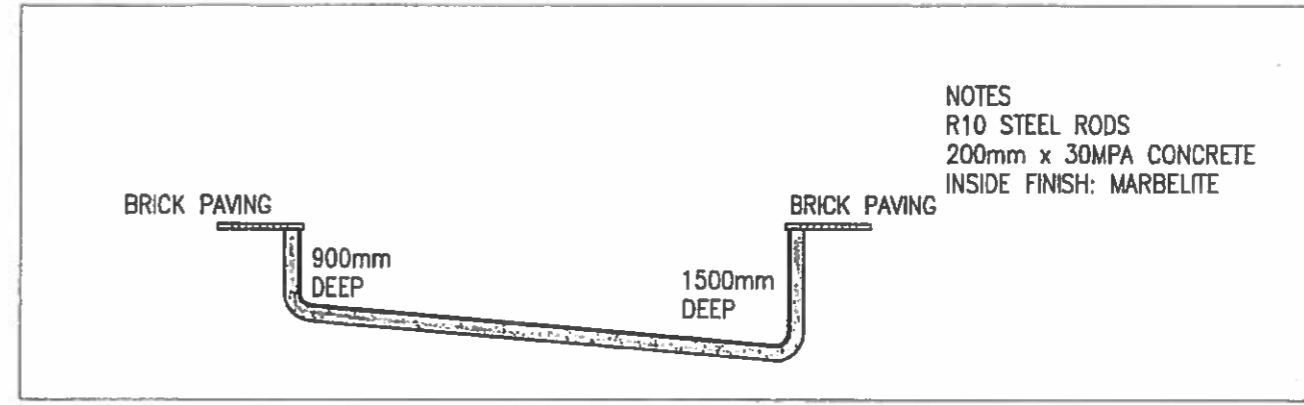


PROPOSED ADDS TO DWELLING AT ERF  
1021, SOETWEINER STREET, GEORGE FOR  
U. SCHMIDT RP  
Drawn: C.Noemdoe, P O Box 1000, George.  
Date: July 2012, Scale: As shown  
SACAP Reg: D0980  
SHEET 2 of 2

5



**SITE PLAN**  
Scale: 1:200



**SECTION THRU POOL**  
Scale: 1:100

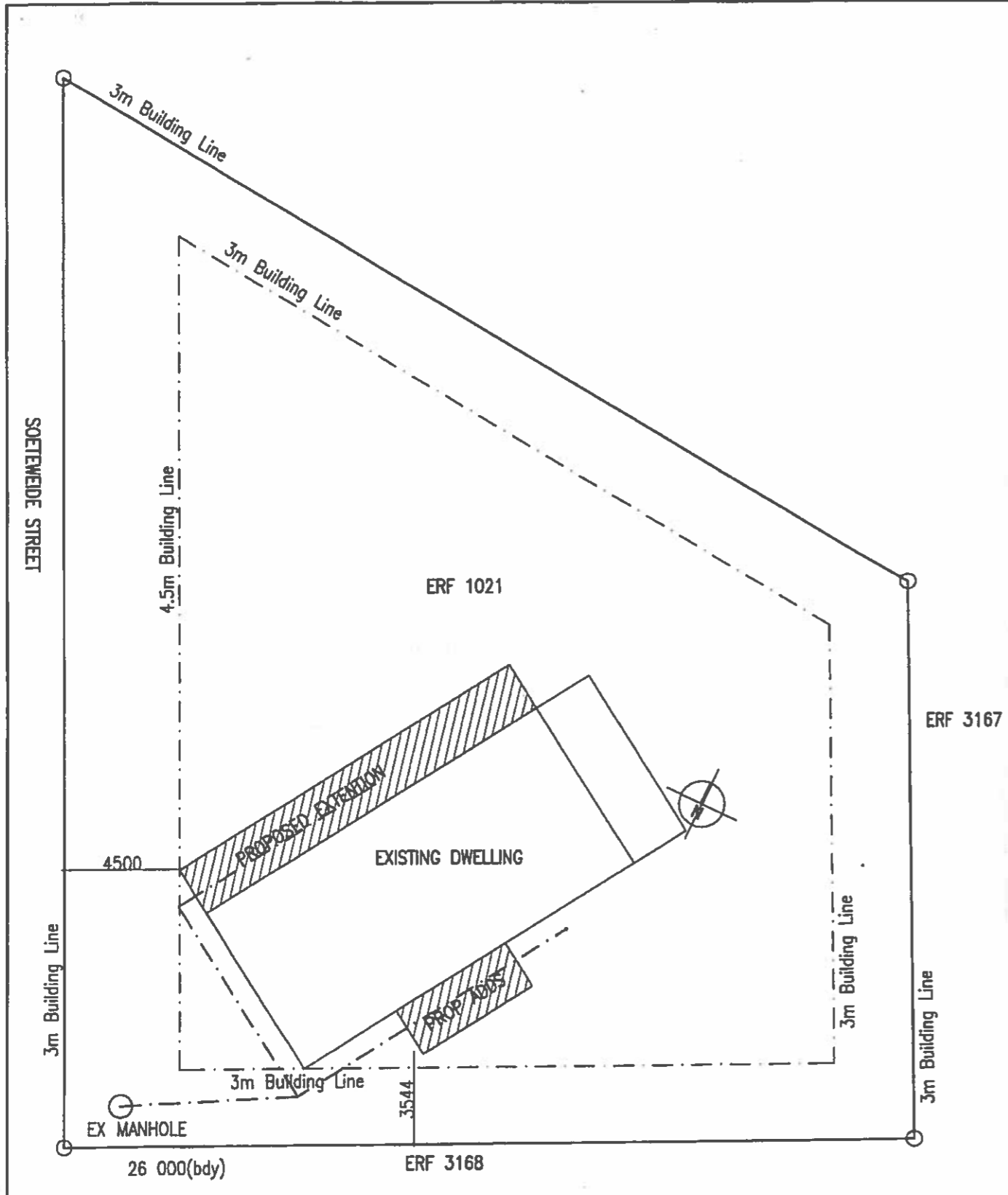
NOTES  
R10 STEEL RODS  
200mm x 30MPA CONCRETE  
INSIDE FINISH: MARBELITE

GEORGE MUNICIPALITY	
APPROVED	
DATE: 14/10/14	PLAN NO: 925/14
Plans Examiner	

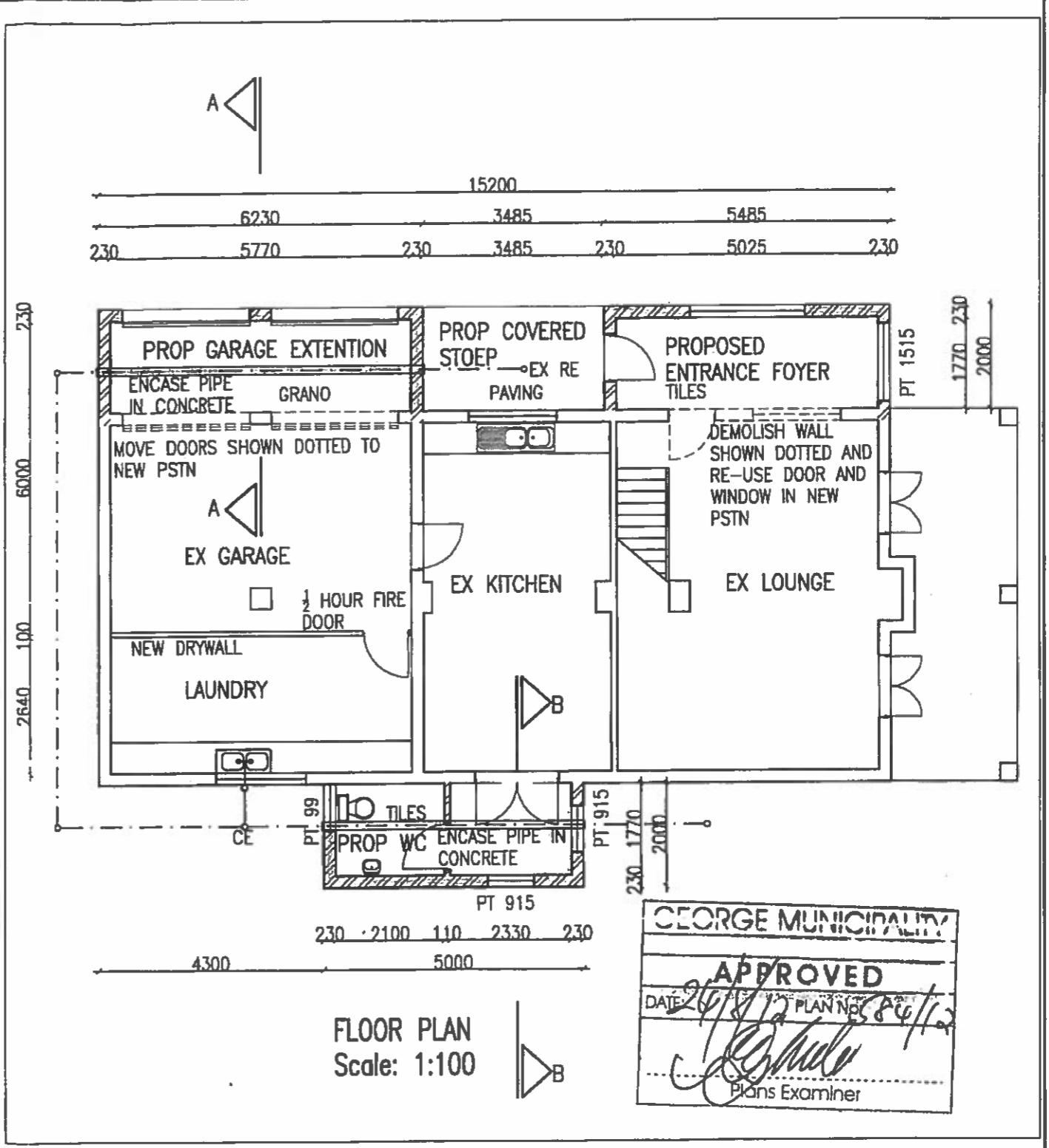
AREA  
SWIMMING POOL - 21sqm

AS BUILT SWIMMING POOL AT ERF 1021,  
SOETWEIDE STREET, GEORGE FOR  
U.SCHMIDT  
Drawn: C.Noemdoe, P O Box 1000,George.  
Date: Jul 2014, Scale: As shown  
SACAP Reg: D0980  
SHEET 1 of 1

ERF 1021



**SITE PLAN**  
Scale: 1:200



**FLOOR PLAN**  
Scale: 1:100

GEORGE MUNICIPALITY  
**APPROVED**  
DATE: 26/7/12 PLAN NO: 1586/12  
*[Signature]*  
Plans Examiner

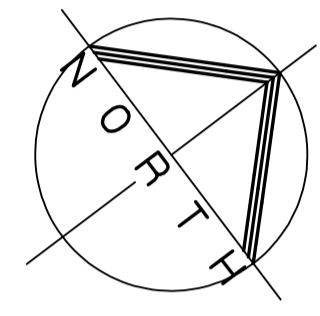
AREA:  
Additions: 40.4sqm

PROPOSED ADDS TO DWELLING AT ERF 1021, SOETWEIDE STREET, GEORGE FOR U. SCHMIDT  
Drawn: C.Noemdoe, P O Box 1000, George.  
Date: July 2012, Scale: As shown  
SACAP Reg: D0980  
SHEET 1 of 2

# **ANNEXURE 7**



ERF 3050  
SOETEWEIDE COUNTRY ESTATE

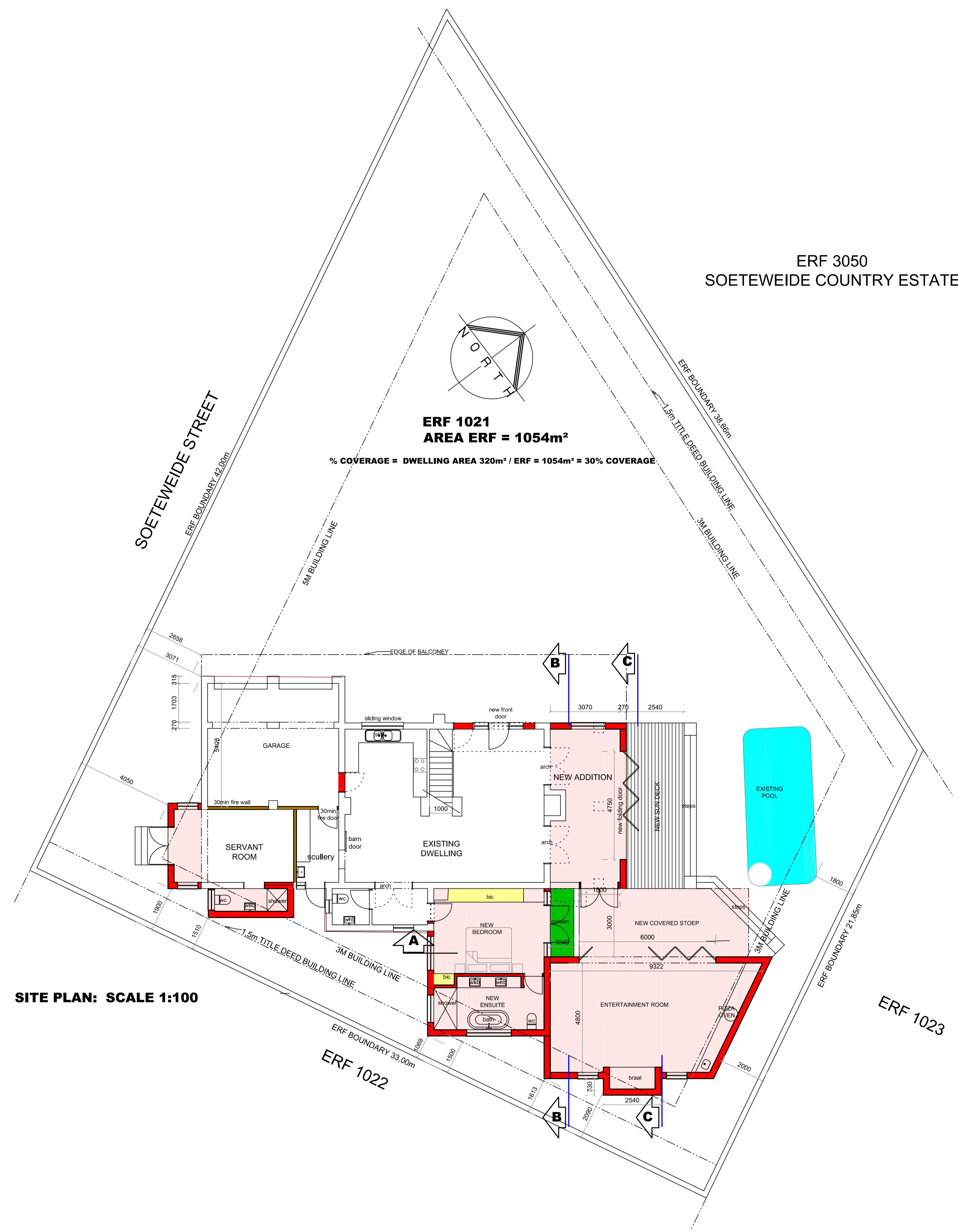


**ERF 1021**  
**AREA ERF = 1054m<sup>2</sup>**

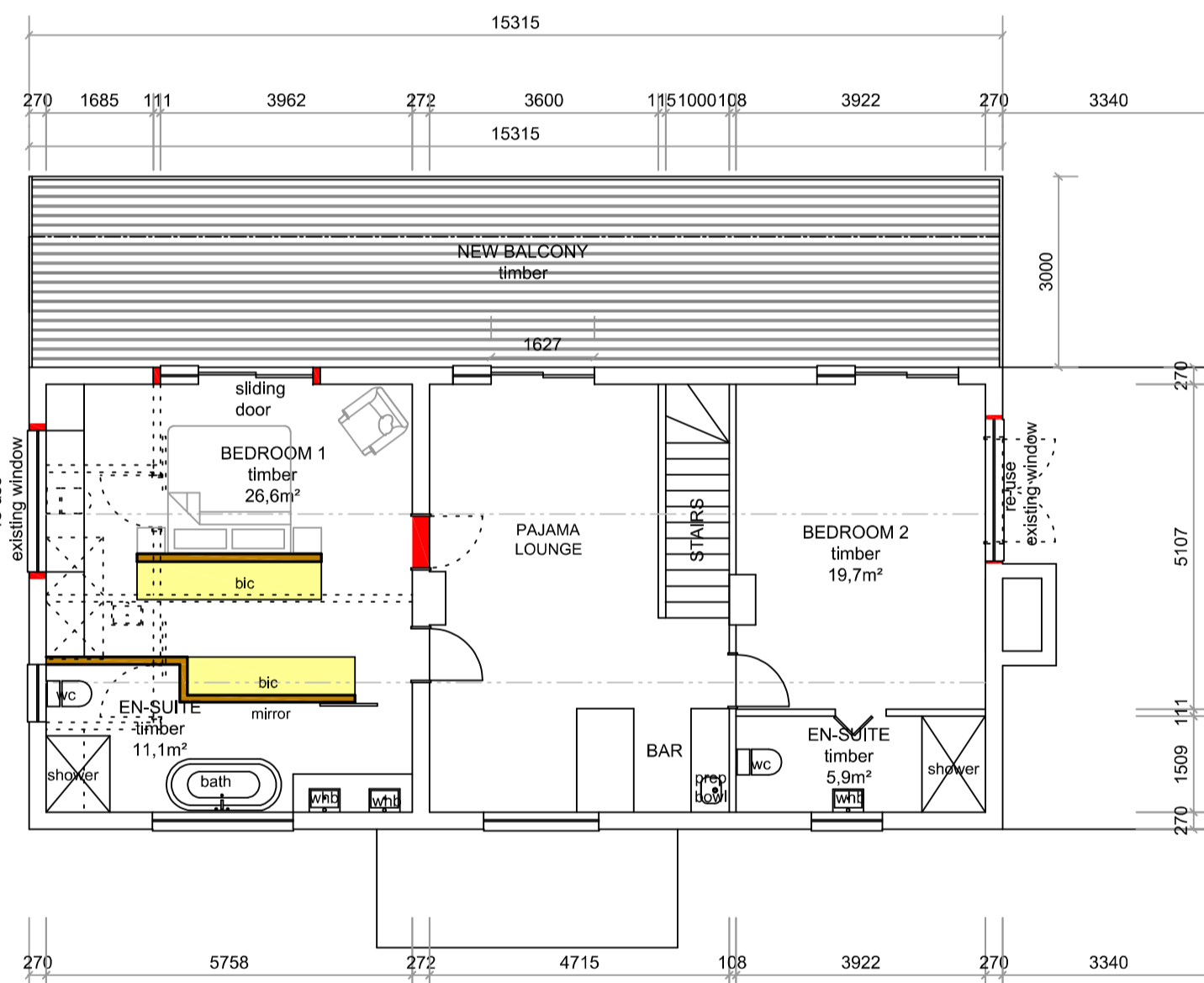
**% COVERAGE = DWELLING AREA 320m<sup>2</sup> / ERF = 1054m<sup>2</sup> = 30% COVERAGE.**

SOETEWEIDE STREET  
ERF BOUNDARY 42,00m

ERF BOUNDARY 39,66m  
1,5m TITLE DEED BUILDING LINE  
3M BUILDING LINE



**SITE PLAN: SCALE 1:100**



**1ST FLOOR PLAN: Scale 1:100**

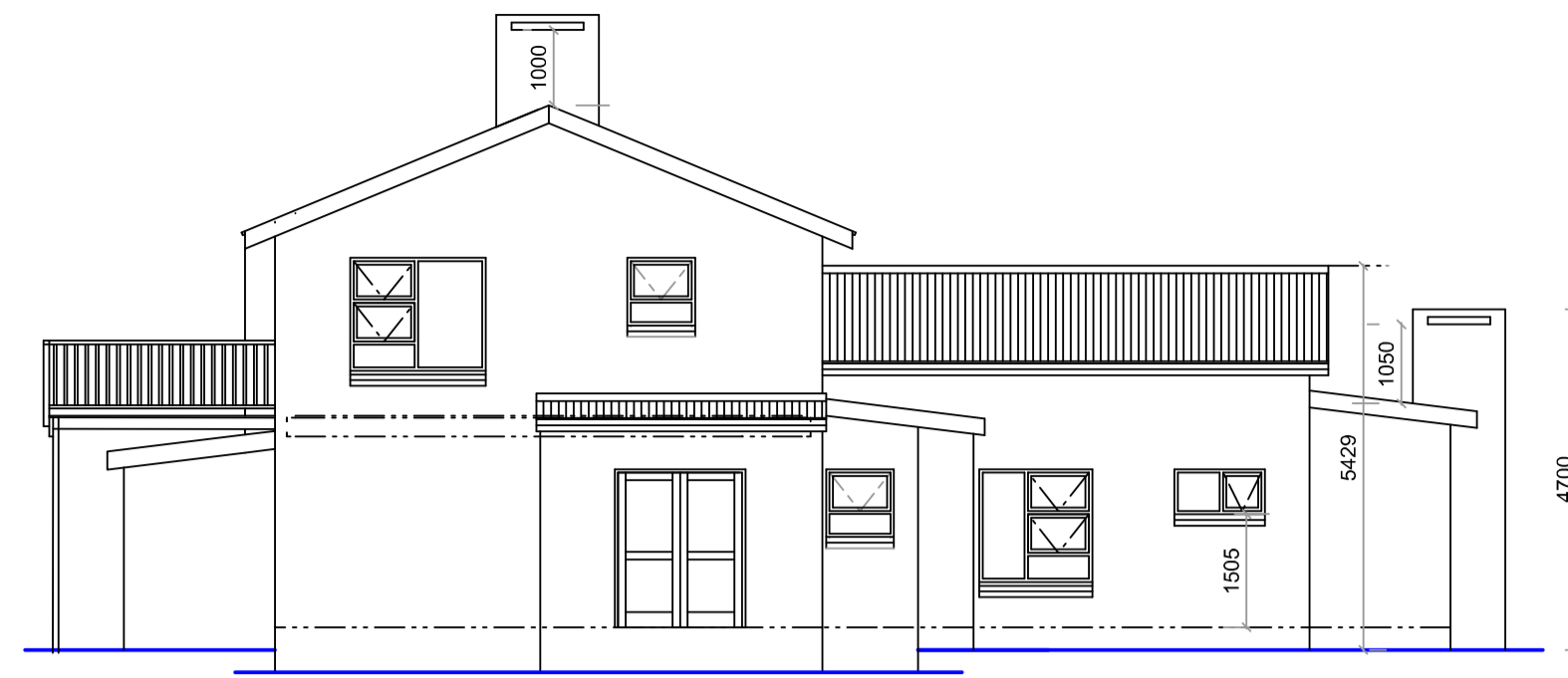
**Tertius Conradie**  
Argitek/ur  
PrSArchT

15 PROGRESS STREET  
DORMEHLSDRIF  
GEORGE  
6530  
SELL: 083 7227 283  
E-POS: tertiusconradie@telkomsa.net

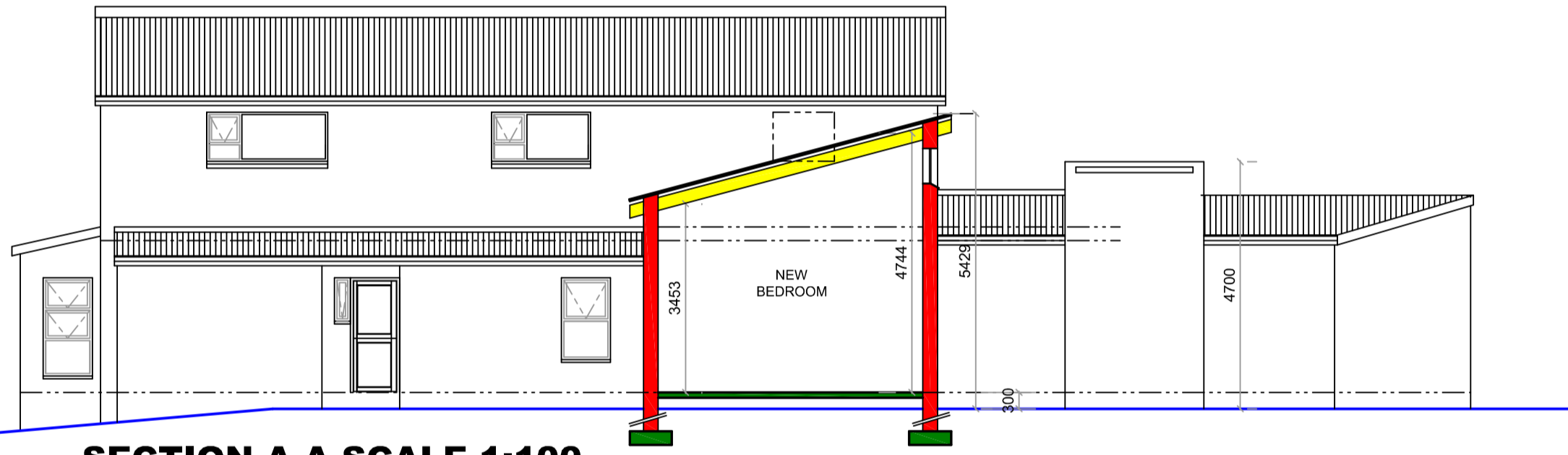
PROPOSED ALTERATIONS AND ADDITIONS ON ERF 1021 BLANCO GEORGE	
SKETCH PLANS	
DATE: 21-10-2024 9-12-2024	SCALE: 1/100
OWNER:	2489 W01



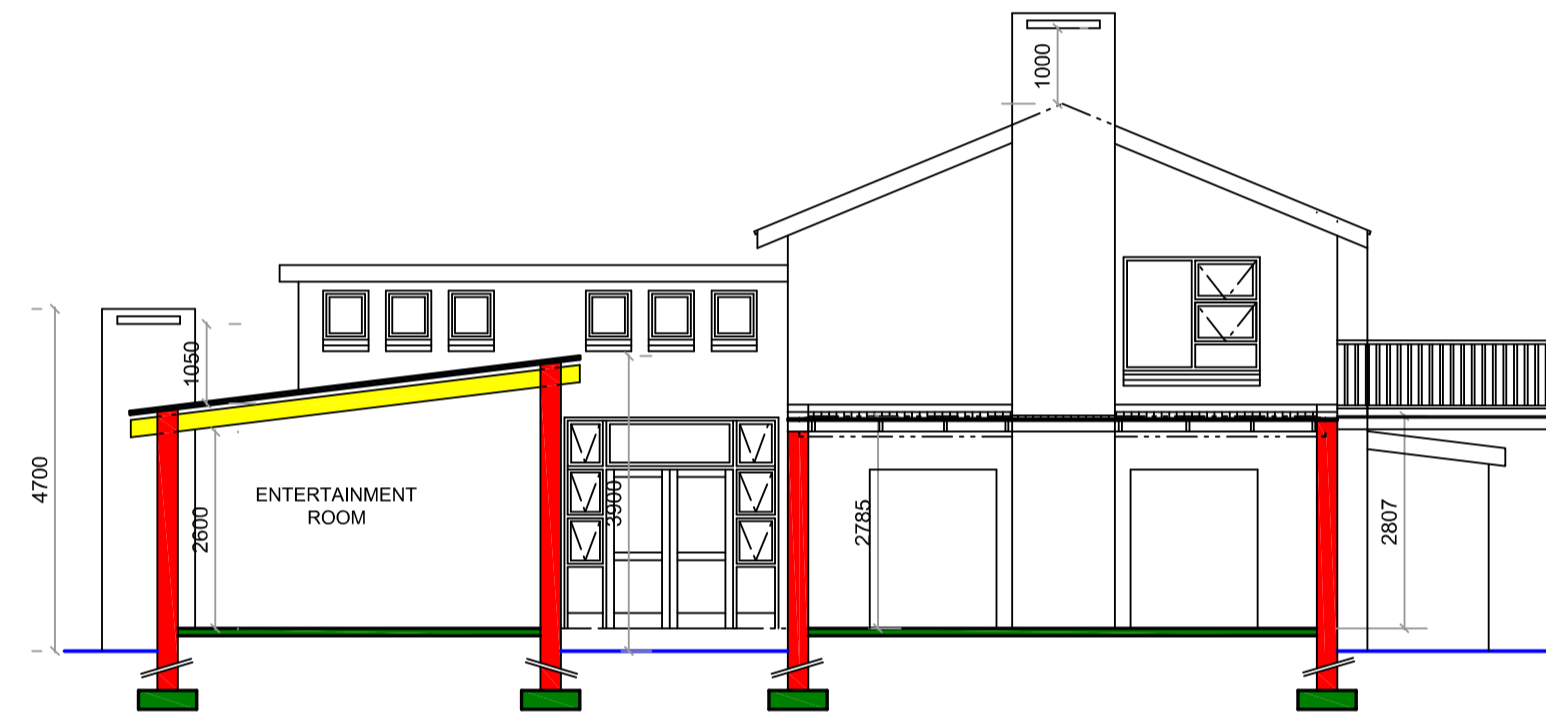
**NORTH WEST ELEVATION: Scale 1:100**



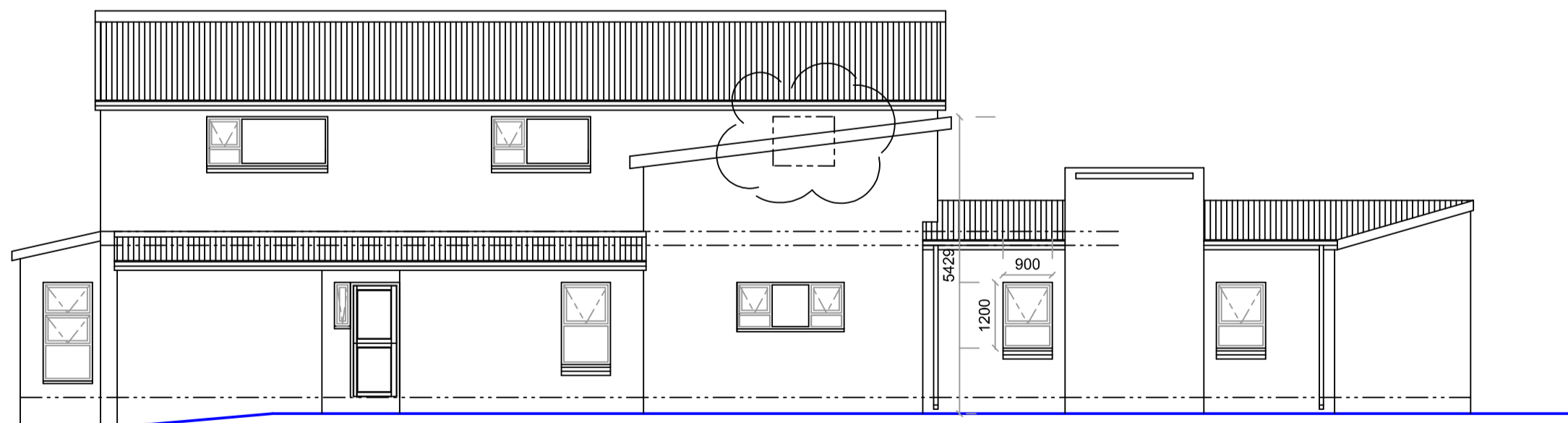
**SOUTH WEST ELEVATION: Scale 1:100**



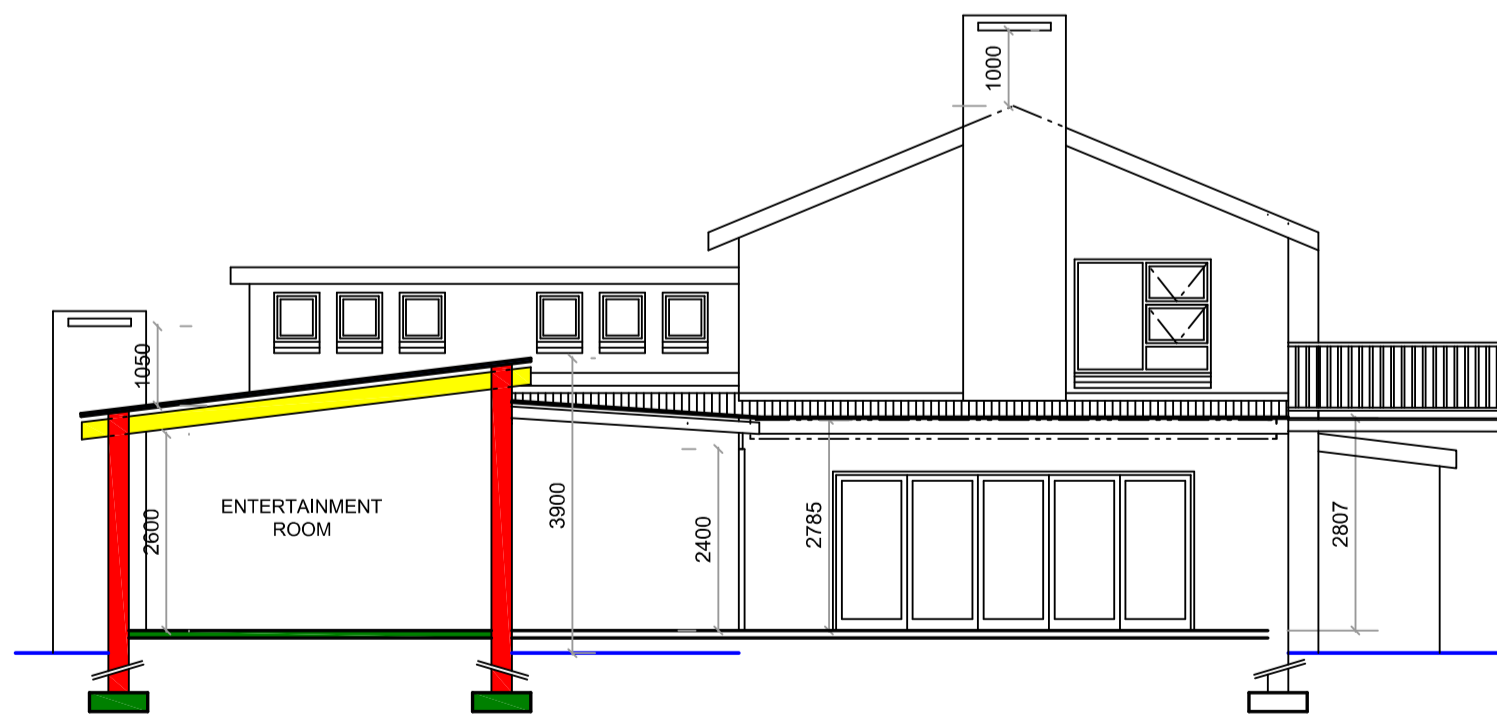
**SECTION A-A SCALE 1:100**



**SECTION B-B SCALE 1:100**



**SOUTH EAST ELEVATION: Scale 1:100**



**SECTION C-C SCALE 1:100**

*Tertius Conradie*

**Argitek uur**  
PrSArchT  
15 PROGRESS STREET  
DORMEHLSDRIF  
GEORGE  
6530  
SELL: 083 7227 283  
E: POS tertiusconradie@telkomna.net

PROPOSED ALTERATIONS AND ADDITIONS ON ERF 1021 SOETEWIJD STREET BLANCO GEORGE	
SKETCH PLANS	
DATE: 4-12-2024	SCALE: 1/100
OWNER:	2489 W02

# **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"/>
--------------------------	-------------------------------------	-----------------	--------------------------	---------------------	--------------------------

**PROPERTY DETAILS**

ERF NUMBER	Erf 1021, Blanco, George	EXTENSION/A REA	Blanco, 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	Nicolette Harwood					
STREET NAME	Soeteweide Road	HOUSE NUMBER		30		
POSTAL ADDRESS	30 Soeteweide Road George	SAME AS POSTAL ADDRESS		YES	NO	
EXTENSION/AREA	Blanco, George	CODE				
ID NUMBER	n/a	E-MAIL ADDRESS	nharwood@mweb.co.za			
TELEPHONE NO	n/a	CELL NO	083 625 6170			

**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**

<b>TITLE DEED NO.</b>	T66582/2024		
<b>ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION?</b> (If yes, describe restrictions below)	YES	NO	


**APPLICATION DETAILS**

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Eastern Common Boundary Building Line	3m	2m	Entertainment room
Southern Common Boundary Building Line	3m	1.9m & 1.5m 1m 1.6m & 2m	Servant room and bathroom Dwelling Bathroom Entertainment room & braai
Western Street Boundary Building Line	5m	4m 3m & 2.6m	Servant room expansion Garage & balcony
<b>Is an application for an increase in coverage being applied for?</b> (Indicate increase under details)	YES	No	%
<b>Is an application for a 2<sup>nd</sup> dwelling /additional dwelling being applied for?</b> (indicate size under details)	YES	No	

**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.

<b>APPLICANT'S SIGNATURE</b>		<b>DATE</b>	11/12/2024
------------------------------	---	-------------	------------

**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>	