



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 8871 George

18 March 2025

Sir

APPLICATION FOR CONSENT USE (THIRD DWELLING UNIT) AND PERMANENT DEPARTURES (RELAXATION OF BUILDING LINES AND ADDITIONAL STREET ENTRANCE): ERF 8871 GEORGE

Attached hereto, please find an application in terms of

- Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling on Erf 8871 George.
- Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the legalization of an existing second dwelling.
- Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR CONSENT USE (THIRD DWELLING) AND PERMANENT
DEPARTURES (RELAXATION OF BUILDING LINE AND SECOND VEHICLE
CARRIAGEWAY CROSSING)
ERF 8871 GEORGE

18 March 2025



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MOTIVATION REPORT
APPLICATION FOR CONSENT USE (THIRD DWELLING UNIT) AND PERMANENT
DEPARTURES (RELAXATION OF BUILDING LINE AND SECOND VEHICLE
CARRIAGEWAY CROSSING)
ERF 8871 GEORGE

1. APPLICATION

- Application is made in terms of Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling on Erf 8871 George.
- Application is made in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the legalization of an existing second dwelling.
- Application is made in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 George.

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

2. DEVELOPMENT PROPOSAL

Erf 3381 George was originally developed with a dwelling house with a single garage located on the south-western corner of the dwelling house. The single garage was located within the southern side building line. A double garage has since been added to the north-west of the dwelling house.

The single garage and a portion of the dwelling house directly adjoining the single garage has since been converted into a second dwelling unit without approved building plans. The photo

below gives a street view of the dwelling house with the double garage to the left and the single garage which has been converted into a second dwelling to the right.



The illegal second dwelling has a size of 43m² and is located 1.6 metres from the southern lateral boundary of the erf. It is now the intention of the owners to legalize this second dwelling. As this second dwelling encroaches into the southern lateral building line an application for relaxation of the building line is required before building plans for the illegal second dwelling can be approved, hence the application for relaxation of the building line. A site plan and floor plans indicating the position and layout of the illegal second dwelling is attached hereto as **Annexure “B”**.

It is furthermore the intention of the owners to develop a third dwelling on the erf on the vacant western portion of the erf in the position as indicated on the site plan and floor plan for the third dwelling which is attached hereto as **Annexure “C”**. The third dwelling will have a floor area of 72m² and will consist of an open-plan living room/kitchen, one bedroom and a bathroom. The third dwelling will not encroach into any building lines.

As the vehicle carriageway crossing from Mitchel Street to the original single garage has never been closed and a new entrance has been developed for the double garage, the erf has at present two street entrances with the northern entrance providing access to an existing double garage and the southern entrance to the parking bay of the second dwelling. As the street frontage of the erf is less than 30 metres wide only one entrance is permitted in terms of Section

45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to the erf from Mitchell Street. As the southern entrance is still used to provide access to the parking bay of the illegal second dwelling the owners wish to keep this entrance, hence the application for a departure in terms of Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second carriageway crossing from Mitchel Street to Erf 8871 George.

As indicated on the plans attached hereto as **Annexure “B”** and **Annexure “C”** it will be possible to provide the required parking bays for the dwelling house, second dwelling and third dwelling within the boundaries of the erf.

It is thus the purpose of this application to legalize the existing second dwelling and to obtain permission to develop a third dwelling on Erf 8871 George.

3. PRE-APPLICATION CONSULTATION

The pre-application consultation discussion of the proposed applications by the relevant officials of George Municipality took place on 13 March 2025. The signed pre-application consultation application form contains the following comments that need to be addressed in the application:

“Town Planning comments

- *Applicant to motivate both the consent use and the proposed departures in line with the applicable zoning scheme by-law and spatial planning policies.*
- *Applicant to submit a revised site layout with the official submission of the application (to illustrate all structures and uses of structures).*
- *Applicant to consult with CES with regards to infrastructure services.*

ETS comments

- *Application noted, DC's applicable.:*

The signed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure “D”**.

The issues raised above are addressed in various points throughout this motivation report.

4. GENERAL INFORMATION REGARDING ERF 8871 GEORGE

4.1 Locality

Erf 8871 George is situated at 22 Mitchell Street in the suburb known as George South. The locality of the erf is indicated on the locality plan which is attached hereto as **Annexure “E”**.

4.2 Existing land use

The application erf is currently used for residential purposes as described in point 3 of this motivation report.

4.3 Extent

Erf 8871 George is 1 039m² in extent.

4.4 Existing zoning

In terms of the George Integrated Zoning Scheme By-Law, 2023, the zoning of Erf 8871 George is Single Residential Zone I.

4.5 Surveyor General Diagram

The Surveyor General Diagram of Erf 8871 George is attached hereto as **Annexure “F”**.

4.6 Title Deed

Erf 8871 George is registered in the name of Sarel Johannes Jacobsz and Marisa Jacobsz. A copy of the Title Deed of the erf, Title Deed No. T 42159/92 is attached hereto as **Annexure “G”**.

The title deed of Erf 8871 George contains no restrictive conditions.

4.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Sarel Johannes Jacobsz and Marisa Jacobsz, the registered owners of Erf 8871 George, to prepare the applications referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure "H"**.

4.8 Bondholder's Consent

Erf 8871 George is encumbered by a bond. A letter from SA Home Loans confirming that there is no objection to the application being submitted to the George Municipality for consideration is attached hereto as **Annexure "I"**.

4.9 Conveyancer Certificate

A Conveyancer Certificate in respect of the Erf 8871 George is attached hereto as **Annexure "J"**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the application erf which restricts the development of the erf as proposed in this application.

5. DESIRABILITY OF THE APPLICATION FOR CONSENT USE (THIRD DWELLING) IN RESPECT OF ERF 8871 GEORGE

5.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended removal of restrictive condition shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.

- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposed consent use for a third dwelling can be regarded as being desirable as far as the mentioned aspects are concerned.

5.2 Physical characteristics of the property

5.2.1 Topography

The application erf is fairly flat with no visible slope. The topography of the erf is thus of such a nature that it will have no impact on the proposed development of a third dwelling unit on the erf.

5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The soil conditions prevailing on the erf had been considered in the design of the existing buildings. The existing buildings on the application erf and buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can therefore be accepted that the soil condition is suitable to accommodate the development as proposed.

There is, as such, no reason why this application cannot be supported.

5.2.3 Vegetation

The area between the dwelling house and the Mitchell Street boundary of the erf consists of a lawn with some shrubs.

The area behind the dwelling house where the third dwelling unit will be developed consists of a lawn with trees and shrubs located along the boundaries of this section of the garden. The third dwelling will be erected on a portion of the lawn. A portion of the lawn will thus have to be removed to accommodate the third dwelling. No other vegetation will be impacted upon by the proposal.

There are no trees on the Mitchell Street sidewalk along the street boundary of Erf 8871 George. No street trees will as such be affected by the development proposal.

5.2.4 Other characteristics

The application erf is not affected by flood lines, fountains or other unique ecological habitats.

5.2.5 Conclusion

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

5.3 Proposed land use

The application erf is at present developed with a dwelling house and an illegal second dwelling which encroaches into the southern lateral boundary building line. Application is also made for the relaxation of the mentioned building line to allow for the legalization of the illegal second dwelling unit. The building line relaxation is dealt with in point 6 of this motivation report.

As explained in point 2 of the motivation report it is the intention of the owner to construct a third dwelling on the eastern section of the erf as indicated on the layout plan attached hereto as **Annexure "C"**.

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

5.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

5.4.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- “Spatial justice”
- “Spatial sustainability”
- “Spatial efficiency”
- “Spatial resilience”
- “Good administration”

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for a third dwelling will subsequently be evaluated on each of the principles.

Spatial justice		
Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	This application will result in an erf situated within an existing residential area being developed to its full potential as per the densification proposals for George South.
Spatial development frameworks and policies at all spheres of	Complies with.	George Municipality approved a Spatial Development Plan for George

<p>government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.</p>		<p>in 2023. The Spatial Development Frameworks contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application.</p>
<p>Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.</p>	<p>Complies with.</p>	<p>George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed in this application.</p>
<p>Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.</p>	<p>Complies with.</p>	<p>George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development as proposed in this application.</p>
<p>Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.</p>	<p>Not applicable.</p>	<p>This provision does not apply to this application, as no informal residential development is involved.</p>
<p>A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.</p>	<p>Not applicable.</p>	<p>As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).</p>

Spatial sustainability

Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The proposed development will have no impact on the fiscal, institutional or administrative capabilities of the George Municipality. The George Municipality's income base could in fact be broadened through this development proposal. The development proposal that forms the subject of the application is furthermore located within the area earmarked for residential densification in terms of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	Erf 8871 George is zoned as indicated in point 4.4 of this Motivation Report. The provisions of the Act on the Subdivision of Agricultural Land, 1970 (Act 70 of 1970) therefore do not apply to the application.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	This provision does not apply to this application as the proposed development does not trigger any listed activities in terms of environmental legislation.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The proposed land use is in line with the character of the surrounding area. The proposed development will thus not have a negative impact on surrounding property values and will contribute to the upgrading of the area, which could result in increasing property values in the vicinity.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All infrastructure required for the development will be provided by the developer at his cost in accordance with municipal requirements.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within an area of George which is earmarked for residential development as well as residential densification. The proposed

		development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	The proposed development could result in additional income for the Municipality, which in turn could be used to improve the quality of living of all the inhabitants.

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The erf is already connected to municipal infrastructure. The third dwelling unit can be accommodated within the existing infrastructure. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	In terms of the contents of this Motivation Report the proposed development will have no negative financial, social, economic or environmental impacts. The proposal will in fact have a positive effect on the surrounding area. It will thus be possible to comply with any procedures which the George Municipality has designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning By-Law, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when

		considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be managed and considered in accordance with the time frames as prescribed.
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Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erf is situated within an area earmarked for residential densification in terms of the George Spatial Development Framework, 2023. The proposal is thus in keeping with the proposals contained in the mentioned framework.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is a general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that

		the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is a general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is a general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is a general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower	This is a general principle that	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set in order to inform

members of the public.	municipalities need to comply with.	and empower members of the public. This application will be subjected to these procedures.
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As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

5.4.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detailed local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

- 19(1) *If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*
- 19(2) *If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.4.4 to 5.4.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in point 5.4.2 above. The comments in point 5.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

5.4.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

5.4.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in point 5.4.2 above and it has been shown that the proposed development complies with the relevant principles mentioned.

Several policy statements are also highlighted in terms of the WC PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

5.4.4.2 Protection of agricultural land

In terms of the WC PSDF, it is indicated that agricultural land must be protected. Erf 8871 George is zoned Single Residential Zone I and is situated in an area earmarked for residential development. The erf, as well as the surrounding erven, are used for rural residential purposes. The proposed third dwelling will be situated on the eastern section of the erf on an area which is at present covered with grass. This objective of the WC PSDF is therefore not relevant to this application.

5.4.4.3 Urban edge

The WC PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the application even falls inside the identified urban edge, in an area earmarked for residential densification. As such, the proposed development will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC PSDF.

5.4.4.4 Densification

In terms of the WC PSDF, higher densities and more compact cities must be created. It is indicated that densification has the following benefits:

- *The ability to walk to several different destinations on foot;*
- *Improve surveillance and security;*
- *Employment and retail opportunities within easy distance;*
- *Vibrant and active streetscape.*

In this regard it is also indicated that *"the figure of an average gross density of 25 du/ha should be seen as a hurdle below which urban settlements will not perform adequately, and above which a number of positive opportunities begin to be achievable."*

Various means to attain densification are mentioned, such as subdivision, second and third dwelling units and sectional title developments, redeveloping properties, high density residential areas, blocks of flats and infill development in existing areas.

In terms of the application it is the intention to legalize an existing second dwelling and to erect a third dwelling unit on the erf. The density on the erf will thus be increased and it is as such argued that the proposal meets the broader requirement for densification as set out in this guideline in the WC PSDF.

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge and

densification, which could be used to determine whether this application falls within the stipulations of the framework.

5.4.4.5 Self-sufficiency

Another important guideline requires that any proposed development must be self - sufficient, as: *“the development needs of the present generations should be met without the ability of future generations to meet their own needs, being compromised.”* The development proposed in this application will be self-sufficient and will place no financial burden on present or future inhabitants of George.

5.4.4.6 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, densification and self-sufficiency, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 5.4.4 it seems clear that the application can indeed be considered compatible with the WC PSDF.

5.4.5 George Spatial Development Framework, 2023

Erf 8871 George is located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application. In terms of the GSDF, the application erf is located within the **Urban Edge of George**, as well as in the area indicated for **Residential Densification**, which is located to the south of the George CBD.

Except for the indication that the application erf falls within the *“Urban Edge”* of George, as well as in the area indicated for Residential Densification to the south of the George CBD, the George Spatial Development Framework, 2023, contains no site-specific future development proposals for this erf which could be used to evaluate the compatibility of the consent use application with the Spatial Development Framework.

In terms of the application it is the intention to legalize an existing second dwelling and to erect a third dwelling on the erf. The density on the erf will thus be increased and it is as such argued that the proposal meets the broader requirement for densification as set out in this guideline in the George Spatial Development Framework, 2023.

5.4.6 George Integrated Zoning Scheme By-Law, 2023

Erf 8871 George is Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2023. The primary land use right allowed in this zoning is a dwelling house. The land use description of a “*dwelling house*” reads as follows:

“dwelling house” means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including:

- (a) *a storeroom and garaging;*
- (b) *a second dwelling unit;*
- (c) *a braai room;*
- (d) *home occupation;*
- (e) *letting to lodgers;*
- (f) *a bed and breakfast establishment;*
- (g) *home childcare; and*
- (h) *greenhouse.”*

The use of the application erf for second dwelling as proposed in this application is in line with the land use stipulation of the George Integrated Zoning Scheme By-Law, 2023.

In terms of the consent uses applicable to a Single Residential Zone I erf a third dwelling may be allowed on an in erf if certain circumstances prevail.

In terms of the George Integrated Zoning Scheme By-Law, 2023 the land use description of a third dwelling reads as follows:

“third dwelling” means a dwelling unit that may be erected on single residential zoned land with the consent of the Municipality, in addition to a primary dwelling house, provided that such third dwelling –

- (a) may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house;
- (b) remains on the same land unit as the dwelling house and shall not be alienated separately;
- (c) all habitable rooms in a third dwelling unit must be interleading; and
- (d) is only be permitted –
 - (i) in areas designated for land use intensification; or
 - (ii) residential densification; or
 - (iii) on properties of at least 1200m² in extent.”

As indicated in point 5.4.5 above Erf 8871 George is located in an area that is earmarked for residential densification in terms of the George Spatial Development Framework, 2023. The proposal to erect a third dwelling on Erf 8871 George is thus in keeping with paragraph (d)(ii) of the land use description for a “third dwelling” as per the George Integrated Zoning Scheme By-Law, 2023.

The third dwelling will have a size of 72m², a height of 3.119 metres which is within the size and height restrictions applicable to a third dwelling. The third dwelling will also comply with the building lines and parking requirements applicable to a Single Residential Zone I erf with a size of 1 039m².

The proposed third dwelling can as such be accommodated within the land use parameters applicable to the erf.

5.4.7 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deed of Erf 8871 George was scrutinized, and it was found that it contains no conditions prohibiting the legalization of the second dwelling and the development of a third dwelling on the erf as proposed.

A Conveyancer Certificate confirming the abovementioned is attached hereto as **Annexure "X"**.

5.5 Compatibility of the proposal with the character of the area

The area surrounding the application erf, as indicated on the aerial photo below, consists of dwelling houses, outbuildings and second dwellings.

The existing land use as proposed in this application is thus compatible with the character of the immediate surrounding area and the legalization of the second dwelling and the development of a third dwelling on the erf will thus not result in an undesirable development.



5.6 Compatibility of the proposal with the natural environment of the property

The area between the dwelling house and the Mitchell Street boundary of the erf consists of a lawn with some shrubs.

The area behind the dwelling house where the third dwelling will be developed consists of a lawn with trees and shrubs located along the boundaries of this section of the garden. The third dwelling will be erected on a portion of the lawn. A portion of the lawn will thus have to be removed to accommodate the third dwelling. No other vegetation will be impacted upon by the proposal.

The development proposed in this application will thus not have a negative impact on the natural environment of the erf.

5.7 Potential of the property

Erf 8871 George is zoned Single Residential Zone I and may be used for a dwelling house and a second dwelling of not more than 175m² in extent. In terms of the George Integrated Zoning Scheme, 2023 it is also possible to develop a third dwelling on the erf with the consent of the George Municipality.

The development of a third dwelling on the erf will unlock the potential of the erf, without having a negative influence on the character of the area concerned.

5.8 Access to the property

The erf has at present two access points as indicated on the site plan attached hereto as **Annexure "B"**. The northern access point provides access to an existing double garage whilst the southern access provided access to a single garage which was illegally converted into a second dwelling unit. The latter entrance is still used as access to a parking bay for the second dwelling.

In terms of Section 45(4)(a) of the George Integrated Zoning Scheme, 2023 only one motorway carriageway crossing is allowed for Erf 8871 George. To allow for a second vehicle motorway carriageway crossing from Mitchell Street to Erf 8871 George an application for a departure as

set out in point 1 of this motivation report is required. The desirability of the second vehicle carriageway crossing is discussed in point 6 of this Motivation report

Visibility in both directions into Mitchell Street is good from both these access points.

5.9 Provision of parking

The parking requirements applicable to different land uses are set out in a table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. Two parking bays are required for the dwelling house, one parking bay is required for a second dwelling and one parking is required for the third dwelling. Four parking bays must thus be provided in the erf. As indicated on the site plan attached hereto as **Annexure "B"** five parking bays are provided on the erf. The development proposal will thus comply with the parking requirements applicable to the development proposal.

5.10 Provision of services

The existing development on the application erf has been connected to the available municipal services in the area. No additional services are required as the existing service connections adequately serves the needs of the development.

The proposal will thus not place any burden on municipal budget for the provision services infrastructure.

6. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND SECOND VEHICLE CARRIAGEWAY CROSSING) IN RESPECT OF ERF 8871 GEORGE

6.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at

more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the rights of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

6.2 Existing planning in the area

Application is made for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the conversion of the existing garage into a second dwelling.

Application is also made for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 George

The application erf is situated in George South, a residential area consisting mainly of dwelling houses, outbuildings and second dwellings which have been developed on erven ranging between 400m² and 1000m². Because of the size of the erven, buildings located in building lines are not uncommon in George South. Several examples of buildings encroaching in building lines exist in the immediate area. The relaxation of the building lines, as proposed in this application, will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

Erven with two motor vehicle carriageway crossings is also not uncommon in George South especially in cases where second dwellings have been developed in the back yards of erven.

The proposed relaxation of the building line and second motor vehicle carriageway crossing will thus not set an undesirable precedent.

6.3 Impact on schools, open spaces and other community facilities

This application entails a permanent departure for the relaxation of a building line on the application erf to accommodate the conversion of the former single garage into a second dwelling.

The proposed permanent departure for the relaxation of the mentioned building lines will not result in an increase in the number of inhabitants of the property beyond that which is accommodated in the zoning of the property. As such, the relaxation of the building line as applied for will not have an impact on schools, open spaces and other community facilities in the area. This aspect is, therefore, not relevant to this application.

The second motor vehicle carriage crossing is not relevant as far as schools, open spaces and other community facilities are concerned.

6.4 Impact on sunlight, view and privacy

As the building which contains the second dwelling it is easy to establish whether the proposed permanent departure will have any impact on sunlight, view or privacy of the adjacent erven. It is also important to keep in mind that the structure in respect of which the proposed permanent departure is now required has been in existence for many years and as far as could be ascertained, no neighbours have yet objected against the locality of the building.

The aerial photo below indicates that the only erf whose sunlight, view or privacy can be negatively affected by the building line relaxation is Erf 2801 George directly to the south of Erf

8871 George. No other erf's sunlight, view or privacy will or can be affected by this building line relaxation.



The photo below indicates that the driveway to the garage of the dwelling house on Erf 2081 George is located directly adjacent to the building which is the subject of the building line relaxation application.



The photo furthermore indicates that building which is the subject of the building line relaxation is to a large extent screened from Erf 2081 George by vegetation. The vegetation is such that it provides a clear screen/buffer between Erf 2081 George and the building which is the subject of the building line application. The vegetation ensures as such that the privacy, sunlight and view of Erf 2081 George cannot be affected by the building line relaxation.

There is thus no reason from this point of view why the application for relaxation of the building line cannot be supported.

6.5 Impact on streetscape

The single garage which has been illegally converted into a second dwelling is located on the south-western corner of the erf and forms, as is clearly visible from the photo below, forms an integral part of the street elevation of the dwelling house on Erf 8871 George as seen from Mitchell Street and has no negative impact on the streetscape along Mitchell Street.



The proposed relaxation of the building lines will, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

6.6 Impact on property values

As indicated in the previous paragraphs and the photos in points 6.4 and 6.5 above, the structure in respect of which the permanent departure is required, does not have a negative impact on any of the surrounding properties. The building fits in with the zoning and surrounding land uses. The conversion further adds value to the utilization of the erf.

The value of surrounding properties can, therefore, not be negatively impacted upon by the permanent departure as proposed in this application.

6.7 Impact on the provision of parking

The parking requirements applicable to the dwelling house, second dwelling and third dwelling are discussed in point 5.9 of this motivation report, where it was indicated that sufficient on-site parking is provided. The provision of on-site parking will thus not be negatively impacted upon by the proposed relaxation of the building lines as proposed in this application.

As the existing entrance to the original single garage has never been closed the erf has at present two street entrances with the northern entrance providing access to an existing double garage and the southern entrance to the parking bay of the second dwelling. The second entrance thus contributes to an improved parking situation on Erf 8871 George.

6.8 Impact on traffic circulation

The application erf is situated in Mitchell Street. The second dwelling complies with the building line along Mitchell Street and will as such have no impact on traffic circulation in Mitchell Street. The building line relaxation as proposed in this application will, therefore, not have any negative impact on the traffic situation in Mitchell Street.

As stated in point 6.5, the existing entrance to the original single garage has never been closed and the erf has at present two street entrances with the northern entrance providing access to an existing double garage and the southern entrance to the parking bay of the second dwelling.

Visibility in both directions into Mitchell Street is excellent with no obstructions obscuring the view into Mitchell Street from the two entrances. The second vehicle carriageway crossing will thus have no negative effect on traffic circulation in Mitchell Street.

6.9 Provision of services

The existing dwelling house and second dwelling on the application erf have been connected to the municipal services in the area and the building line relaxation as proposed in this application will not have any negative impact on the existing services or the provision of services. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision of services infrastructure.

6.10 Firefighting

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes. An unobstructed access way of 1.6 metres to the rear of the erf will still be available along the southern boundary of the erf.

7. CONCLUSION

Application is made in terms of Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling unit on Erf 8871 George.

Application is also made in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for to allow for the legalization of an existing second dwelling.

Application is finally made in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 George.

As indicated in this report the proposed applications are compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area. The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for George Municipality, 2023.

ANNEXURE "A" – APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Sarel Johannes Jacobz and Marisa Jacobz		
Address	22 Mitchell Street		
	George	Postal code	6529
E-mail	marisajacobz1@gmail.com		
Tel	N/a	Fax	N/a
		Cell	0834444233

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

Property Description [Erf / Erven / Portion(s) and	Erf 8871 George
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Farm number(s), allotment area.]											
Physical Address		22 Mitchell Street, George, 6529									
GPS Coordinates				Town/City		George					
Current Zoning		Single Residential Zone I		Extent		1 039m²		Are there existing buildings?		Y	N
Current Land Use		Residential purposes (Dwelling house and second dwelling)									
Title Deed number & date		T42159/92									
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)? SA Home Loans							
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			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:

- **Application is made in terms of Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling on Erf 8871 George.**
- **Application is made in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the legalization of an existing second dwelling.**
- **Application is made in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 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
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Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA) (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	<i>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?</i>
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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:

18 March 2025

Full name:

Johannes George Vrolijk

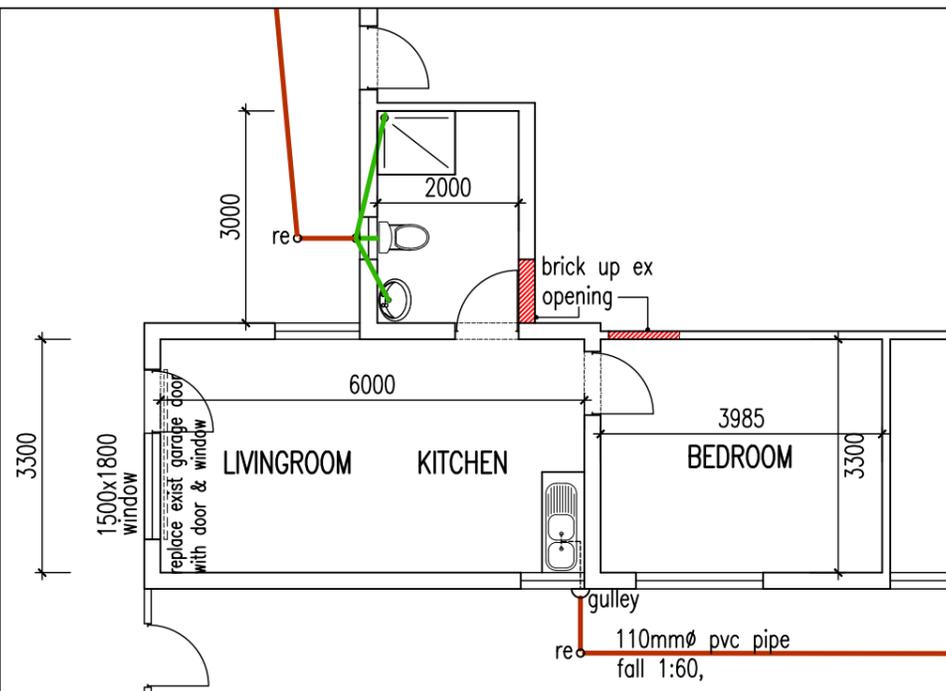
Professional capacity:

Professional Town Planner

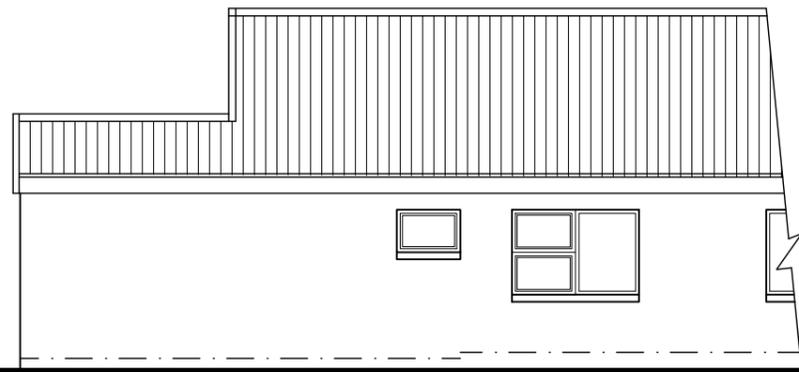
SACPLAN Reg. Nr:

A/1386/2010

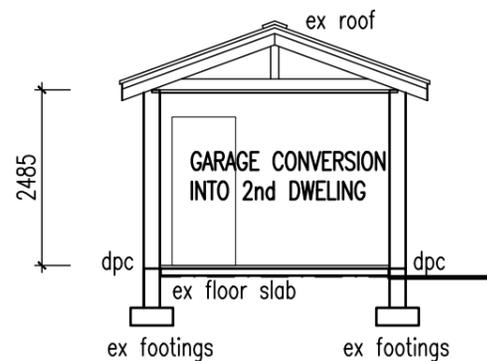
ANNEXURE “B” – PROPOSED SITE PLAN AND FLOOR PLAN OF SECOND DWELLING



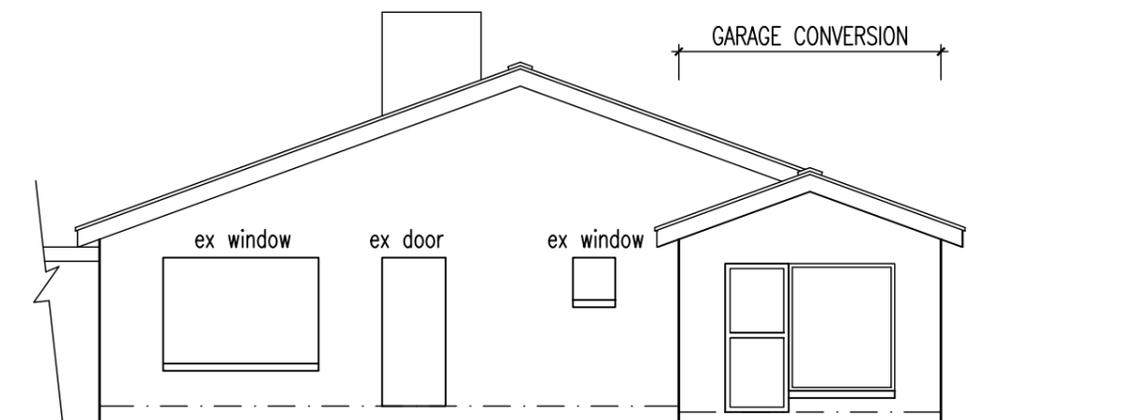
PART FLOOR PLAN
Scale 1:100



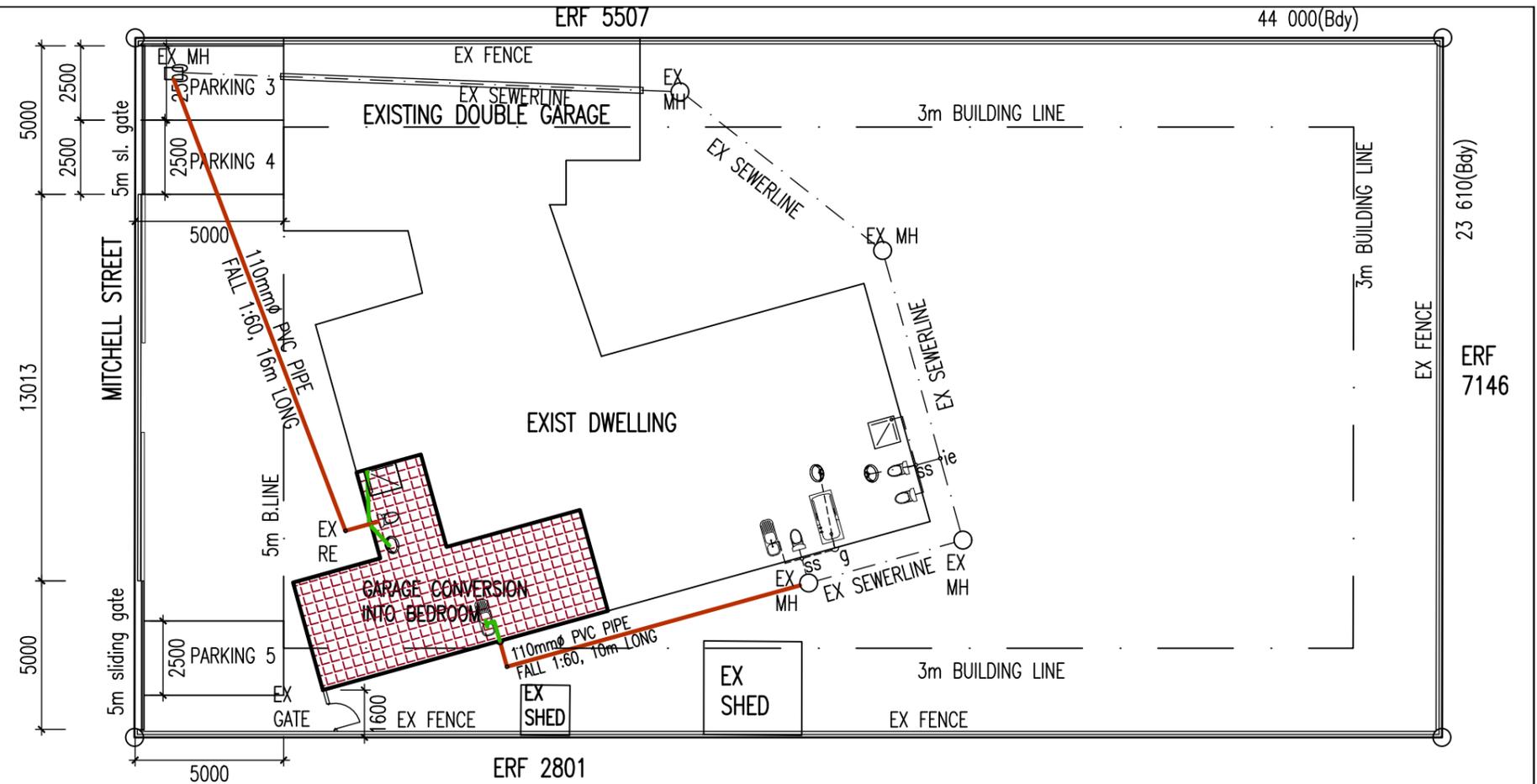
PART SOUTH ELEVATION
Scale 1:100



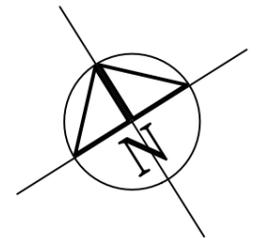
SECTION THRU
Scale 1:100



PART WEST ELEVATION
Scale 1:100



SITE PLAN
Scale 1:200

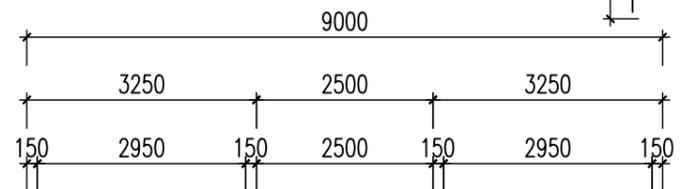
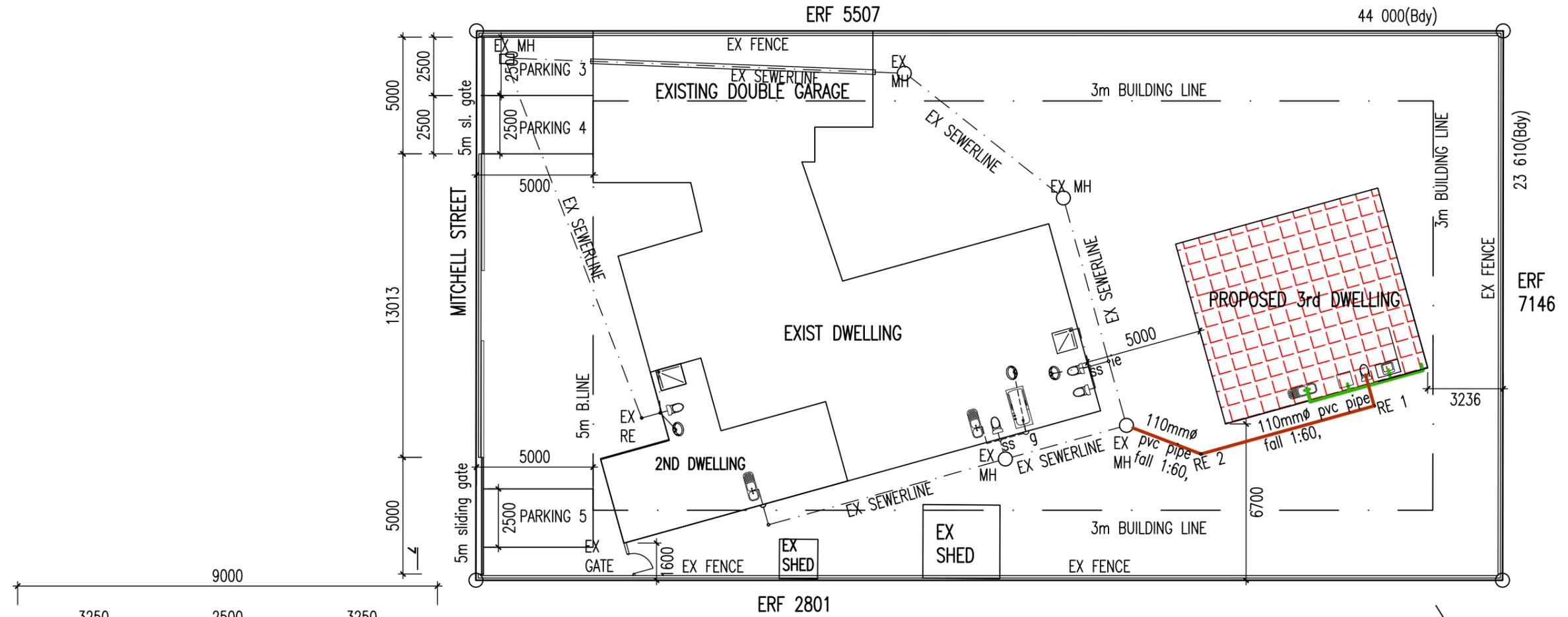


areas:
 erf 1039sqm
 2nd dwelling 43sqm

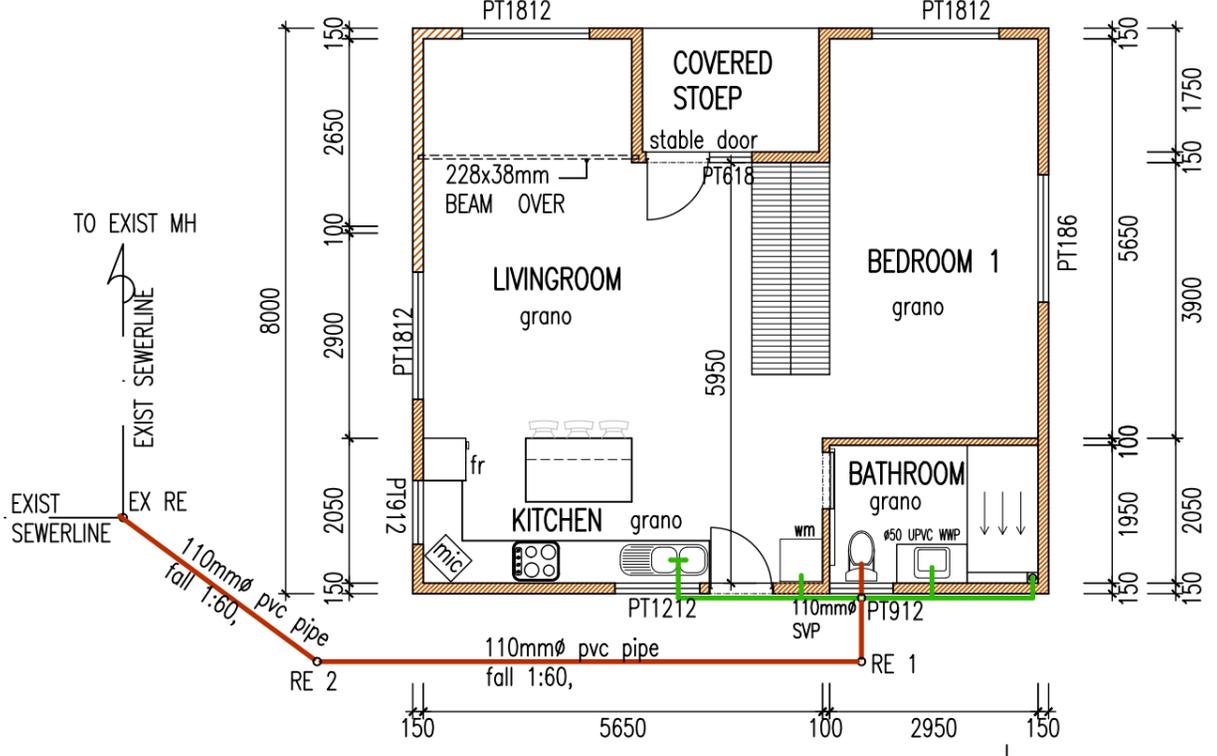
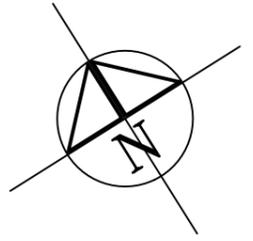
PROPOSED GARAGE CONVERSION INTO 2nd DWELLING, AT
 ERF 8871, MITCHELL STREET, GEORGE FOR S.J. & M JACOBSZ

C. NOEMDOE P. O. Box 128 George Tel: 083 255 4253		THIS DRAWING: FLOOR PLAN SITE PLAN SECTION ELEVATION
DATE:	Feb 2025	
SCALE:	As Shown	SHEET 1 OF 1
DRAWN BY:	CN	
REG No:	D0980	

ANNEXURE "C" – PROPOSED SITE PLAN AND FLOOR PLAN OF THIRD DWELLING



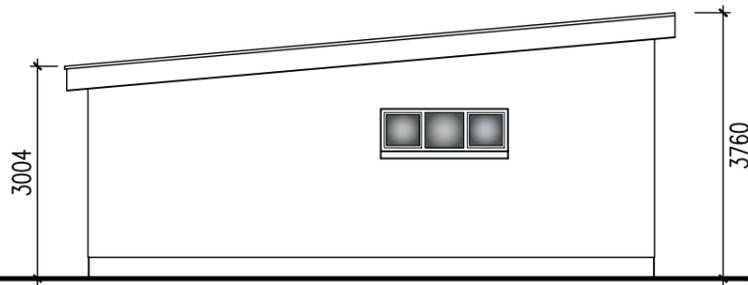
SITE PLAN
Scale 1:200



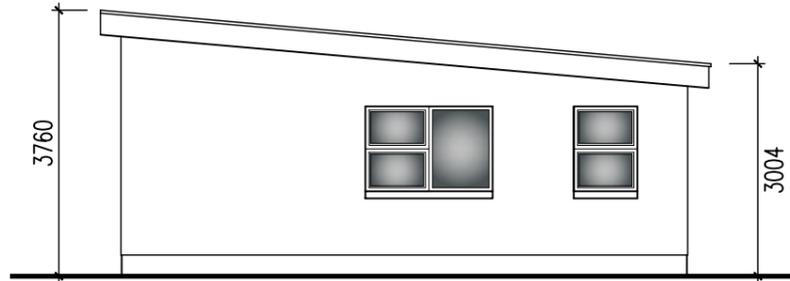
areas:
erf 1039sqm
3rd dwelling 72sqm

PROPOSED 3rd DWELLING AT ERF 8871, MITCHELL STREET,
GEORGE FOR S.J. & M JACOBSZ

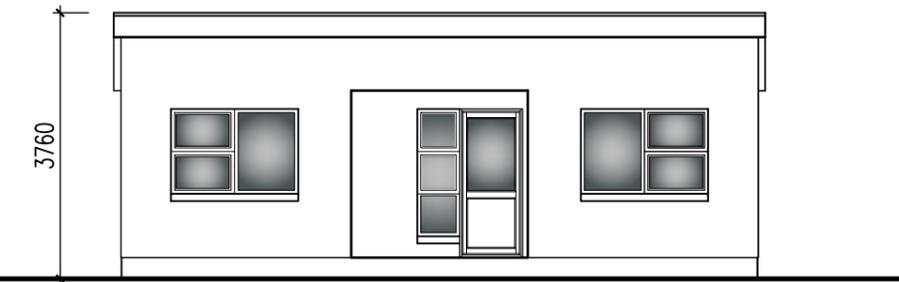
C. NOEMDOE P. O. Box 128 George Tel: 083 255 4253		THIS DRAWING: FLOOR PLAN SITE PLAN SECTION ELEVATION
DATE:	Feb 2025	
SCALE:	As Shown	SHEET 1 OF 2
DRAWN BY:	CN	
REG No:	D0980	



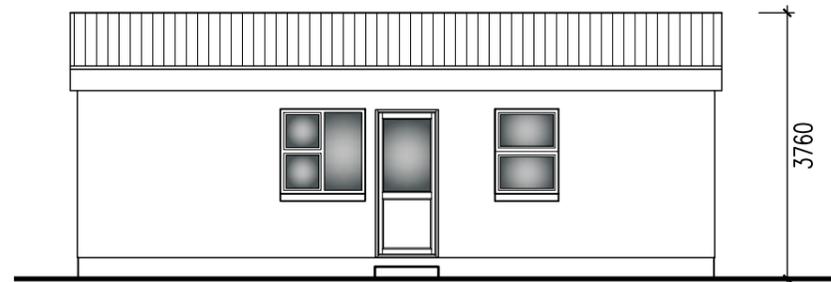
EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

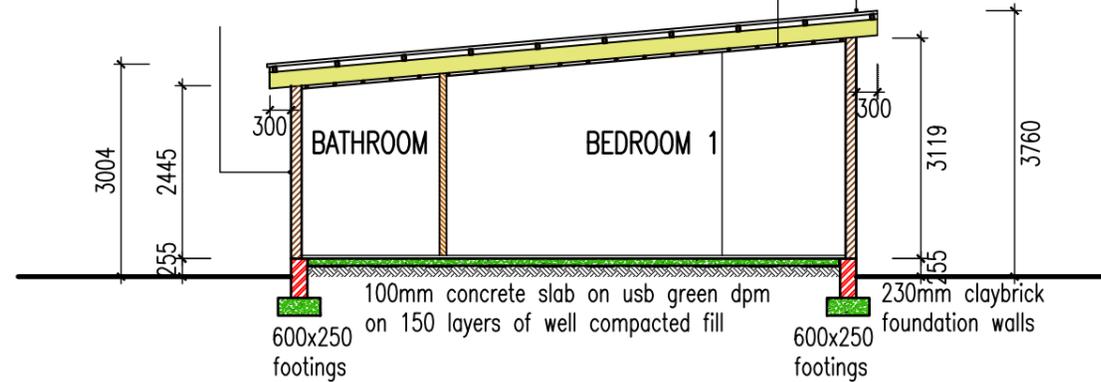


SOUTH ELEVATION
Scale 1:100

PITCH 5° CORRUGATED IRON ROOFSHEETS ON 75x50 PURLINS @ 900mm/cc ON AEROLITE INSULATION ON 228x50mm RAFTERS @ 900mm/cc ON 114x38 WALLPLATE

ISOBOARD FIXED TO 38x38mm BATTENS @ 400mm/c

INSULATED TIMBER DRYWALL WITH 114x38mm STUDS @ 600mm/cc(max). 6.4mm SKIMMED GYPSUM PLASTERBOARD FIXED TO INTERNAL FACE.
EXTERNAL CLADDING – 9mm NUTEC BOARD
AEROLITE BLANKET INSTALLED IN CAVITY



SECTION A-A
Scale 1:100

NOTES

ROOF CONSTRUCTION
PITCH 5° CORRUGATED IRON ROOFSHEETS ON 75x50 PURLINS @ 900mm/cc ON AEROLITE INSULATION ON 228x50mm RAFTERS @ 900mm/cc ON 114x38 WALLPLATE.
RAFTERS TIED DOWN WITH 1.2x30mm GALV HOOP IRON STRAPS

FLOOR CONSTRUCTION
MIN 100mm SURFACE BEDS ON USB GREEN DPM ON 150 LAYERS OF WELL COMPACTED FILL.

FOOTINGS
600x250mm STRIP FOOTING

FOUNDATION WALLS
230mm CLAYBRICKS FOUNDATION WALLING

DRYWALLS
INSULATED TIMBER DRYWALL WITH 114x38mm STUDS @ 600mm/cc(max). 6.4mm SKIMMED GYPSUM PLASTERBOARD FIXED TO INTERNAL FACE.
EXTERNAL CLADDING – 9mm NUTEC BOARD
AEROLITE BLANKET INSTALLED IN CAVITY

CEILINGS
ISOBOARD FIXED TO 38x38mm BATTENS @ 400mm/cc

DPC
DPC AROUND ALL DOORS AND WINDOWS

FASCIA AND BARGEBOARDS
NUTEC FASCIA AND BARGEBOARDS

WIINDOWS & DOORS
TOPHUNG ALUMINIUM WINDOWS
EXTERNAL DOORS – ALUMINIUM & GLASS STABLE DOORS

RAINWATER GOODS
ALUMINIUM GUTTERS AND DOWNPIPES

PLUMBING:
WASTE PIPES – 50mmØ uPVC PIPES
SOILED PIPES – 110mmØ uPVC PIPES
ALL PLUMBING TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS WITH SABS APPROVED MATERIAL THROUGHOUT

TIMBER CONSTRUCTION ACCORDING TO SANS 10082

PROPOSED 3rd DWELLING TO DWELLING AT ERF
8871, MITCHELL STREET, GEORGE FOR
S.J. & M JACOBSZ

C. NOEMDOE P. O. Box 128 George Tel: 083 255 4253		THIS DRAWING: SECTION ELEVATIONS
DATE:	Sept 2024	
SCALE:	As Shown	SHEET 2 OF 2
DRAWN BY:	CN	
REG No:	D0980	

ANNEXURE "D" - PRE-APPLICATION CONSULTATION FORM



Planning and Development
 E-mail: town.planning.application@george.gov.za
 Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **3617881**

Purpose of consultation: **Application for consent use (third dwelling) and departures (building line relaxation and second vehicle carriageway crossing).**

Brief proposal: **Application for consent use (third dwelling) and departures (building line relaxation and second vehicle carriageway crossing)**

Property(ies) description: **Erf 8871 George**

Date: **5 March 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Municipality	044 801 9477	fvava@george.gov.za
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner	044 873 3011	janvrolijk@jvtownplanner.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

- Title Deed
- Locality plan
- S G Diagram
- Site plan and floor plan for second dwelling
- Site plan and floor plan of third dwelling

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

(If so, please provide a copy of the minutes)

DEVELOPMENT PROPOSAL

Erf 3381 George was originally developed with a dwelling house with a single garage located on the south-western corner of the dwelling house. The single garage was located within the southern side building line. A double garage has since been added to the north-west of the dwelling house.

The single garage and a portion of the dwelling house directly adjoining the single garage has since been converted into a second dwelling unit without approved building plans. The photo below gives a street view of the dwelling house with the double garage to the left and the single garage which has been converted into a second dwelling to the right.



The illegal second dwelling has a size of 43m² and is located 1.6 metres from the southern lateral boundary of the erf. It is now the intention of the owners to legalize this second dwelling. As this second dwelling encroaches into the southern lateral building line an application for relaxation of the building line is required before building plans for the illegal second dwelling can be approved, hence the application for relaxation of the building line. A site plan and floor plans indicating the position and layout of the illegal second dwelling is attached hereto.

It is furthermore the intention of the owners to develop a third dwelling on the erf on the vacant western portion of the erf in the position as indicated on the site plan and floor plan for the third dwelling which is also attached

hereto. The third dwelling will have a floor area of 72m² and will consist of an open-plan living room/kitchen, one bedroom and a bathroom. The third dwelling will not encroach into any building lines.

As the vehicle carriageway crossing from Mitchel Street to the original single garage has never been closed and a new entrance has been developed for the double garage, the erf has at present two street entrances with the northern entrance providing access to an existing double garage and the southern entrance to the parking bay of the second dwelling. As the street frontage of the erf is less than 30 metres wide only one entrance is permitted in terms of Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to the erf from Mitchell Street. As the southern entrance is still used to provide access to the parking bay of the illegal second dwelling the owners wish to keep this entrance, hence the application for a departure in terms of Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second carriageway crossing from Mitchel Street to Erf 8871 George.

As indicated on the plans attached hereto it will be possible to provide the required parking bays for the dwelling house, second dwelling and third dwelling within the boundaries of the erf.

It is thus the purpose of this application to legalize the existing second dwelling and to obtain permission to develop a third dwelling on Erf 8871 George.

APPLICATION

- An application will have to be submitted in terms of Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling on Erf 8871 George.
- An application will have to be submitted in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the legalization of an existing second dwelling.
- An application will have to be submitted in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 George.

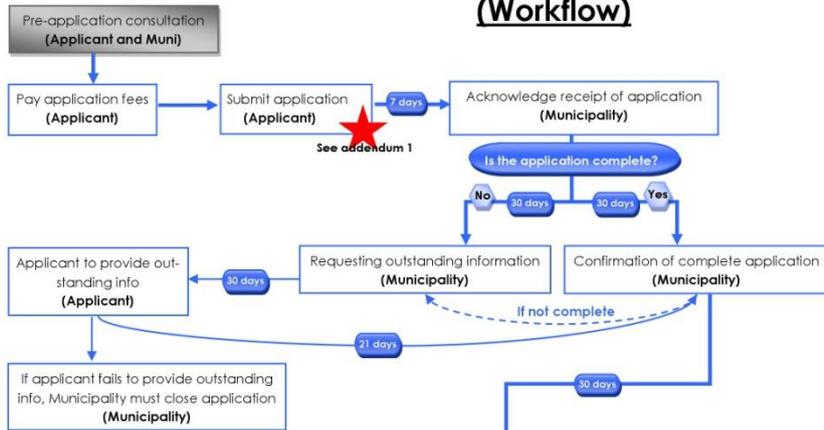
PART B: APPLICATION PROCESS

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

Draft By-Law on Municipal Land Use Planning

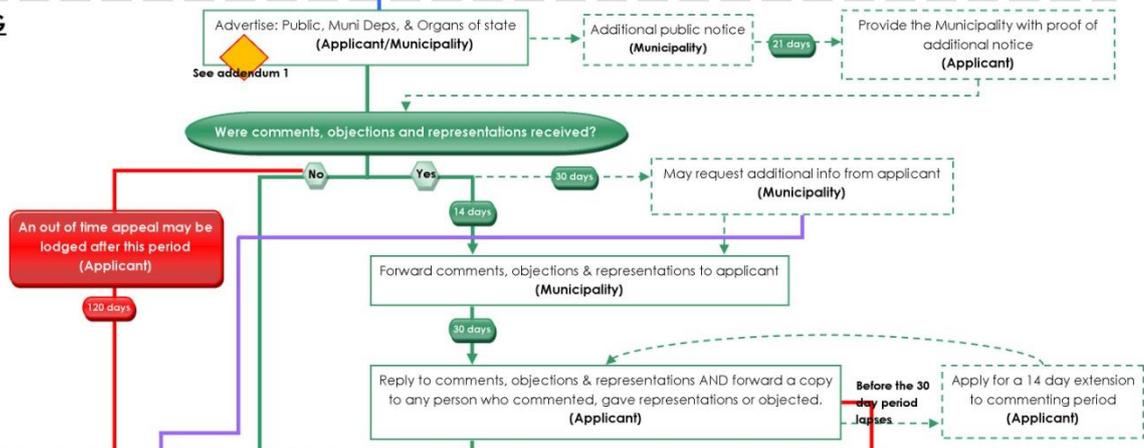
(Workflow)

SUBMISSION



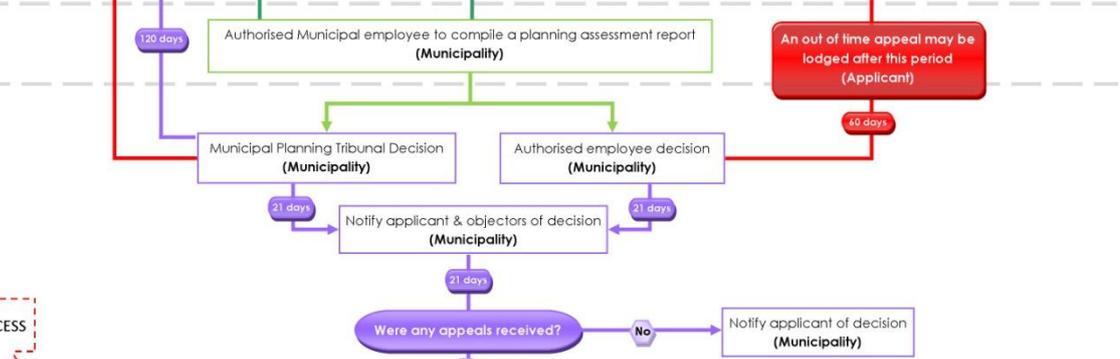
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

ADVERTISING



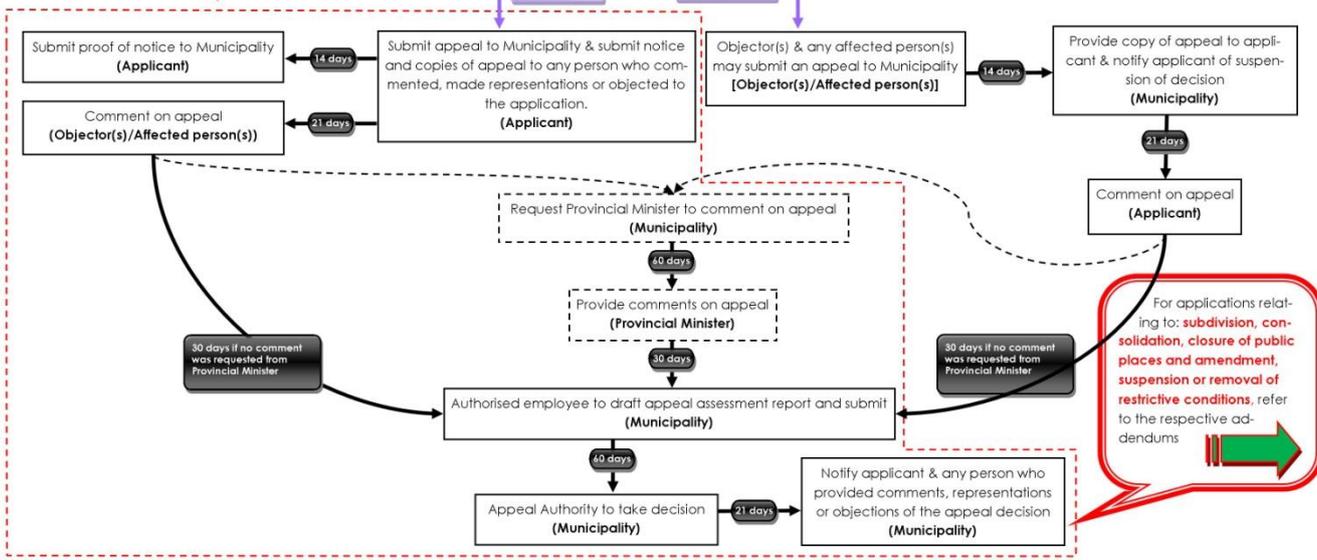
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



For applications relating to: **subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions**, refer to the respective addendums

PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
x	2(o)	a consent use contemplated in the zoning scheme;	To be determined
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be confirmed

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		George Spatial Development Framework, 2023	To be determined
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>George Integrated Zoning Scheme By-law, 2023</p> <p>What is the current zoning of the property?</p> <p>Single Residential Zone I</p> <p>What is the proposed zoning of the property?</p> <p>Single Residential Zone I</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>Yes</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>Yes – building lines and second vehicle carriageway crossing</p>				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X		N/a	N/a
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X	N/a	N/a

**SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	

Other services required? Please specify.				N/a
Development charges:	X			

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

COMPULSORY INFORMATION REQUIRED:

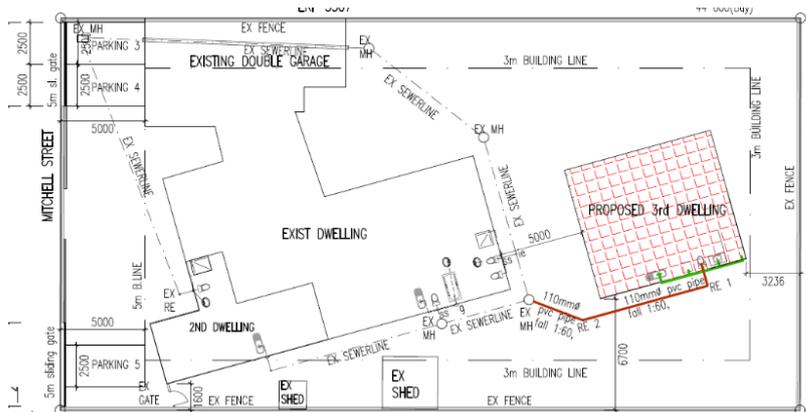
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 5 March 2025 for the proposed consent use and departure applications applicable to Erf 8871, George. Applicant provided the following site layout plan for the pre-app meeting.



Town Planning comments:

- Applicant to motivate both the consent use and the proposed departures in line with the applicable zoning scheme by-law and spatial planning policies.
- Applicant to submit a revised site layout with the official submission of the application (to illustrate all structures and uses of structures).
- Applicant to consult with CES with regards to infrastructure services.

ETS comments

- Application noted, DC's applicable.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Johannes George Vrolijk**

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)



SIGNED:

DATE: 13 March 2025

DATE: **4 March 2025**

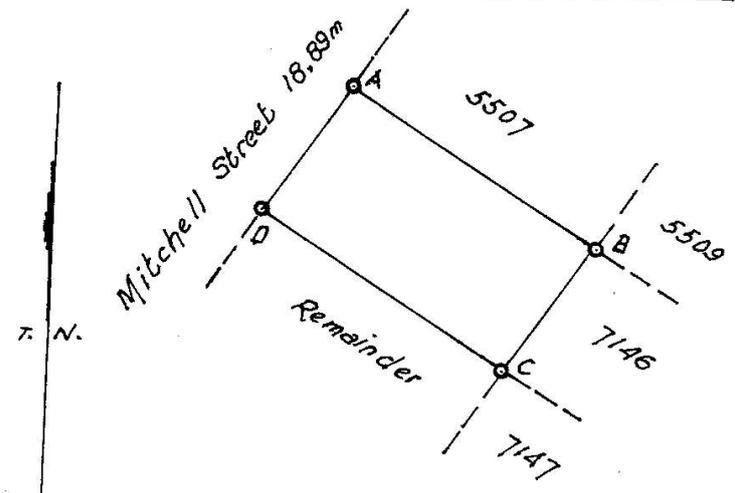
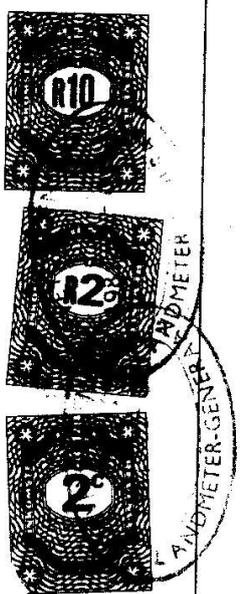
**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE "E" - LOCALITY PLAN

ANNEXURE "F" – SURVEYOR GENERAL DIAGRAM

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System L ^a 23° X	
		Y	X
	<i>Constants</i>	+ 50 000,00	+ 3760000,00
AB 44,00	302° 7' 40"	A + 218,43	+ 466,55
BC 23,61	32° 7' 40"	B + 181,17	+ 489,95
CD 44,00	122° 7' 40"	C + 193,73	+ 509,94
DA 23,61	212° 7' 40"	D + 230,99	+ 486,54
George Town 90 P4		+ 93,19	+ 249,37
Survey Marks 95 P4		+ 482,37	+ 479,38

S.G. No. " 573/81
 Approved
[Signature]
 Surveyor-General
 1981-02-20



Beacons :-
 A, B, C & D, iron peg 12 m.m. dia.

Scale: 1/1000

The figure ABCD represents 1039 Sq. metres of land, being Erf 8871 portion of Erf 2801 George situate in the Municipality and Administrative District of George, Province of Good Hope. Surveyed in Jan^y 1981 by me, T. J. Pascual Land Surveyor

This diagram is annexed to <u>DIT</u> No. dated <u>17066/81</u> i.f.o.	The original diagram is No. <u>4354/1945</u> annexed to Transfer/Grant. No. <u>1946-39-1945</u>	File No. <u>S/8775/95</u> S.R. No. <u>E 187/81</u> Comp. <u>BL-700 (1753)</u> <u>X 43</u>
--	---	--

Registrar of Deeds

8871

ANNEXURE "G" - TITLE DEED

HEUNIS & HEUNIS
MERSSET-WES

FOR FURTHER ENDORSEMENTS SEE
VIR VERREKKE ENDORSSEMENTS SIEK

METROFILE



264279 IDF

ABIND		MORTGAGE		BC
VIR R100 000,00		000047058 / 2004		GEKANSLEER CANCELLED
45770.92			REGISTRATEUR/REGISTRAR	
08 07 1992			9.5 JUL 2004	

14/7 B

T 42159 92

4510

TRANSPORTAKTE

KRAGTENS 'N PROKURASIE

Opgestel deur my

Transportbesorger
HEUNIS C J

HIERMEE WORD BEKEND GEMAAK:

DAT CORNELIS NICHOLAS GROENEWALD

verskyn het voor my, die Registrateur van Aktes te Kaapstad, hy, die gesegde Komparant synde behoorlik daartoe gemagtig deur 'n volmag uitgevoer te George op 20 Maart 1992, aan hom verleen deur

FRANK GEORGE BOTHA
Identiteitsnommer 090519 5004 00 7
GETROUD BUITE GEMEENSKAP VAN GOEDERE

(hierna genoem die TRANSPORTGEWER)

welke volmag, geteken in die teenwoordigheid van getuies ooreenkomstig die Wet, vandag aan my getoon is:

En die Komparant het verklaar dat sy prinsipaal op 25 Februarie 1992 werklik en wettiglik verkoop het en dat hy, in sy voornoemde hoedanigheid, hiermee in volkome en vrye eiendom seeder en transporteer aan en ten gunste van

1. SAREL JOHANNES JACOBSZ

Identiteitsnommer 510914 5025 00-7 080

GETROUD BUIE GEMEENSKAP VAN GOEDERE

en

2. MARISA JACOBSZ

Identiteitsnommer 590805 0033 00-9 082

GETROUD BUIE GEMEENSKAP VAN GOEDERE

(hierna genoem die TRANSPORTNEMERS)

hul Erfgename, Eksekuteurs, Administrateurs of Gemagtigdes

ERF 8871 GEORGE

In die Munisipaliteit van George

Afdeling George

GROOT : 1 039 (EENDUISEND NEGE EN DERTIG) vierkante meter;

AANVANKLIK OORGEDRA kragtens Transportakte No T 17066/1981 met Kaart No 573/81 wat daarop betrekking het en **GEHOU** kragtens Transportakte No T 48170/1981

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte No T 9054/1914.

B. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 27 April 1976 op Transportakte No T 18680/1965 was as volg lees:-

"Kragtens Transportakte No 11785/76 is die Restant van ERF NR 2801 Groot: 2,450 vierkante meter onderhewig aan die voorwaardes opgelê kragtens Artikel 9 van Ordonnansie No 33/1934 wat as volg lees:-

9

- '1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat die 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 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, verwyder of te inspekteer.
2. 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 weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.'

Soos meer volledig sal blyk uit die gesegde Transportakte."

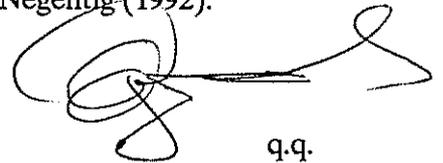


WESHALWE die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie; en dat, kragtens hierdie Akte, die TRANSPORTNEMERS, hul Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat:

EN TEN SLOTTE erken hy dat die koopprys R125 000,00 (EEN HONDERD VYF EN TWINTIG DUISEND RAND) bedra.

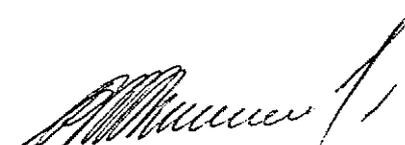
TEN BEWYSE WAARVAN, ek die genoemde Registrateur, tesame met die Komparant, hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY in die kantoor van die Registrateur van Aktes te Kaapstad, op hede die 8 Dag van die Maand Julie in die Jaar van Ons Heer, Een Duisend Negehonderd Twee en Negentig (1992).



q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

VERBIND MORTGAGED

VIR FOR R 17500,00

B 67037 93

07 09 93

REGISTRATEUR/REGISTRAR

BC 000047059 / 2004

GEKANSLEER CANCELLED

REGISTRATEUR/REGISTRAR

15 JUL 2004

VERBIND MORTGAGED

VIR FOR R 17500,00

B 26005 96

18 04 96

REGISTRATEUR/REGISTRAR

BC 00047060 / 2004

GEKANSLEER CANCELLED

REGISTRATEUR/REGISTRAR

15 JUL 2004

VIR ENDOSSEMENTE KYK BLADSY FOR ENDORSEMENTS SEE PAGE _____ ET SEQ.

VERBIND MORTGAGED

VIR FOR R 55 000,00

B 48575 97

05 08 97

REGISTRATEUR/REGISTRAR

BC 000047061 / 2004

GEKANSLEER CANCELLED

REGISTRATEUR/REGISTRAR

05 JUL 2004

VERBIND MORTGAGED

VIR FOR R 90 000,00

B 056599 / 2002

2002-09-26

REGISTRATEUR/REGISTRAR

BC 000047062 / 2004

GEKANSLEER CANCELLED

REGISTRATEUR/REGISTRAR

05 JUL 2004

6

DIE IDENTITEITSNUMMER VAN DIE	THE IDENTITY NUMBER OF THE
<i>FRONSTADT</i>	
IS VERANDER NA	HAS BEEN CHANGED TO
<i>51 0914 5025 086</i>	<i>598805 0033 082</i>
2002-09-26	<i>[Signature]</i> REGISTRATEUR/REGISTRAR

VERBIND	MORTGAGED
VIR FOR R <i>273 000,00</i>	
B 000051133 / 2004	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
05 JUL 2004	

VERBIND	MORTGAGED
VIR FOR R <i>250 000,00</i>	
B 000004364 / 2007	<i>[Signature]</i> REGISTRATEUR/REGISTRAR
23 JAN 2007	

ANNEXURE "H" - POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Sarel Johannes Jacobsz and Marisa Jacobsz

in our capacity as the registered owner of

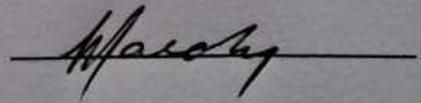
Erf 8871 George

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

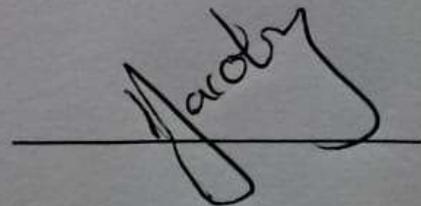
- *An application in terms of Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling unit on Erf 8871 George.*
- *An application in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the conversion of the existing garage into a second dwelling.*
- *An application in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Zoning Scheme to allow for a second street entrance from Mitchelle Street to Erf 8871 George.*

Signed at George on 28 January 2025.

Sarel Johannes Jacobsz



Marisa Jacobsz



ANNEXURE "I" – BONDHOLDERS CONSENT

Our ref: SAHL 1338878 / Anushinee Bisnath

21 November 2024

Mr and Mrs Jacobsz
22 Mitchell St
George
Western Cape
6529

Dear Mr and Mrs Jacobsz

CONSENT TO EXTENSION – For the Approving of plans only

ERF 8871, George , Western Cape

SA HOMELOAN ACC: 1338878

We have pleasure in advising that SA Home Loans has consented to the above subject to the following conditions:

1. All costs herein to be borne by client
2. No contravention of local municipality rules/regulations
3. Client to ensure that all rates & taxes are paid up to date
4. Client to submit approved plans .

I trust that you find the above in order. Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely



SA Home Loans Proprietary Limited
On behalf of the Lender and Mortgagee

Bond Variation Specialist

Tel: (031) 576 5708.

E-mail: AnushineeB@sahomeloans.com

ANNEXURE "J" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 8871 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(o) the Land Use Planning By-Law for George Municipality, 2023 for the consent of the George Municipality to allow a third dwelling on Erf 8871 George.
- An application in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for the relaxation of the southern lateral building line on Erf 8871 George from 3,0 metres to 1,600 metres to allow for the legalization of an existing second dwelling.
- An application in terms of Section 15(2)(b) the Land Use Planning By-Law for George Municipality, 2023 for a departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Mitchell Street to Erf 8871 George.

APPLICATION DATE

January 2025

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George

do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T42159/92 (current Title Deed)

in respect of:

ERF 8871 GEORGE

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

IN EXTENT: 1 039 (ONE ZERO THREE NINE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T42159/92

REGISTERED in the name of

SAREL JOHANNES JACOBZ AND MARISA JACOBZ

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

SIGNED at GEORGE on 28 January 2025.



CONVEYANCER