



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 538 Blanco

17 September 2025

Sir

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND DEPARTURE FROM A DEVELOPMENT PARAMETER): ERF 538 BLANCO

Attached hereto please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for

- a permanent departure for the relaxation of the street, side and rear boundary building lines on Erf 538 Blanco to legalize the existing single shade-net carport, permanent outdoor seating area with boma braai, pizza oven, open braai and outside urinal/laundry tub structure as well as the proposed double shade-net carport and outbuilding/shade port; and
- a departure from the development parameter (e) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding/shade port with a total length of 13,5 metres along the south eastern side boundary of Erf 538 Blanco.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES
AND DEPARTURE FROM A DEVELOPMENT PARAMETER)
ERF 538 BLANCO

17 September 2025



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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES
AND DEPART FROM THE DEVELOPMENT PARAMETERS)
ERF 538 BLANCO

1. APPLICATION

- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 538 Blanco:
 - ⇒ the north-western street boundary building line from 4.0 metres to 1.950 metres to allow for the proposed double shade-net carport in front of the double garage and from 4.0 meters to 2.650 metres to legalize the single shade-net carport for the existing second dwelling unit;
 - ⇒ the north-eastern side boundary building line from 2.0 metres to 0.0 metres to allow for the legalization of an existing permanent outdoor seating area with a boma braai;
 - ⇒ the north-eastern side boundary building line from 2.0 metres to 0.0 metres to allow for a proposed outbuilding/shade port as part of an outdoor living area;
 - ⇒ the south-eastern rear boundary building line from 2.0 metres to 0.0 metres to allow for the proposed outbuilding/shade port as part of an outdoor living area;
 - ⇒ the south-eastern rear boundary building line from 2.0 metres to 0.0 metres to allow for the legalization of the existing pizza oven and open braai structure; and
 - ⇒ the south-eastern rear boundary building line from 2.0 metres to 1.1 metres to allow for the legalization of the outside urinal structure and to 1.45 metres to legalize an outside laundry tub behind the outbuilding/entertainment room.
- Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the permanent departure of the development parameter (e) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law,

2023 to allow for an outbuilding/shade port with a total length of 13,5 metres along the south eastern side boundary of Erf 538 Blanco.

A copy of the site plan and building plan is attached hereto as **Annexure “A”** whilst the completed application form for the application for permanent departure is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

Erf 538 Blanco has been developed with a primary dwelling house consisting of 3 bedrooms, 3 bathrooms, guest toilet, an open plan kitchen, dining room and lounge as well as a scullery and double garage. The existing second dwelling unit consists of 1 bedroom with a walk-in dresser and bathroom as well as an open plan kitchen and lounge area. A single shade-net carport is erected adjacent to the second dwelling unit. The house and second dwelling unit is rounded off with a backyard developed to its maximum potential consisting of an outbuilding/entertainment room, a swimming pool, a permanent outdoor seating area with boma-braai, a pizza oven and open braai structure.

The owner wishes to construct an outbuilding/shade port along the rear boundary to create a shaded area as most of the backyard is paved with some artificial grass patches and no natural vegetation.

The owners stopped construction to finalize the upgrading/modernization of their property, to firstly obtain the necessary building line relaxations. The owners have made a substantial financial investment to modernize the structures on Erf 538 Blanco and painted all the structures on site to create a neat and modern look.

The owners wish to erect a double shade-net carport in front of the existing double garage to create more shaded parking for the primary dwelling house. The proposed shade-net carport will require building line relaxation but will be screened by the existing boundary wall on Erf 538 Blanco. The existing shade-net carport for the existing second dwelling unit is hardly visible from Factory Street (encircled in red) and the same will apply to the proposed double shade-net carport (red line).



The single shade-net carport is allowed within the common boundary building line as it complies with the George Integrated Zoning Scheme By-Law, 2023 however it requires relaxation from the street boundary building line as per the development parameters for garages and carports as stated below.

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

(e) “Garages, carports and outbuildings

(i) A garage, carport and outbuildings are permitted within the common boundary building line provided that the garage, carport and outbuilding-

(aa) do not exceed a height of 4 metres;

(bb) does not contain more than a double garage façade facing a public street;

(cc) when combined, does not exceed a length of 12 metres along a common boundary building line;

(dd) does not include a braai room or entertainment area.

(ii) For land units of 650m² or less,-

- (aa) a garage or carport erected parallel to the street boundary is permitted up to 1,5 metres from the street boundary;*
- (bb) a garage or carport erected perpendicular to the street boundary is permitted up to 5,5 metres from the street kerb;*

provided the garage, carport or outbuilding –

- (aa) does not exceed a height of 4 metres;*
- (bb) does not contain more than a double garage façade facing a public street; and*
- (cc) does not exceed a length of 6.5 metres along a common boundary building line.*

- (iii) For land units exceeding 650m², a garage or carport that is accessed perpendicular to the street boundary may not be closer than 5 metres from the street boundary, notwithstanding the street building line.”*

Furthermore, the George Integrated Zoning Scheme By-Law, 2023 restricts the amount of garaging allowed on residential properties as follows:

(g) “Garaging

- (i) Garaging for up to four vehicles is permitted on properties up to 1000m².*
- (ii) For properties larger than 1000m² garaging of up to 6 vehicles are permitted.”*

Erf 538 Blanco is 825m² in size and therefore only four vehicles are permitted on the site for the primary dwelling house. Erf 538 Blanco has a double garage for the primary dwelling house and a single shade-net carport for the second dwelling unit. The development parameter (g) applies to the primary dwelling house and therefore the double shade-net carport for the primary dwelling house is allowed under development parameter (g) as ‘garaging’ for four vehicles is permitted on properties up to 1000m².

When a residential property is developed with a second dwelling unit, 1 additional parking bay must be provided and therefore the single shade-net carport is in line with the George Integrated Zoning Scheme By-Law 2023.

Thus, the maximum allowed “garaging” is provided for the primary dwelling house with the double garage and double shade-net carport and 1 additional bay by means of the single shade-net carport for the second dwelling unit.

The permanent outdoor seating area, indicated in the photo below, is higher than 500mm from the natural ground level and therefore requires a building line relaxation from the side boundary building line from 2.0 metres to 0.0 metres. The permanent outdoor seating area will not be enclosed with a roof and the pillars visible in the photo below are only to allow for outdoor lights (fairy lights).



The proposed outbuilding/shade port is proposed in the southern corner of Erf 538 Blanco. This shaded area will be 4.0 metres wide and 13.5 metres long and provide the necessary shaded area for the outdoor living area. The existing pizza oven will be located underneath the shaded structure. The proposed structure will be 1.5 metres longer than the 12 metres permitted in terms of development parameter (e)(i)(cc) above. It must be noted that this structure is adjacent to two

other properties and therefore the length will not negatively impact the adjacent properties as only a portion will be adjacent to both properties. The following photo indicates the area where the shade port is proposed, with a red rectangle.



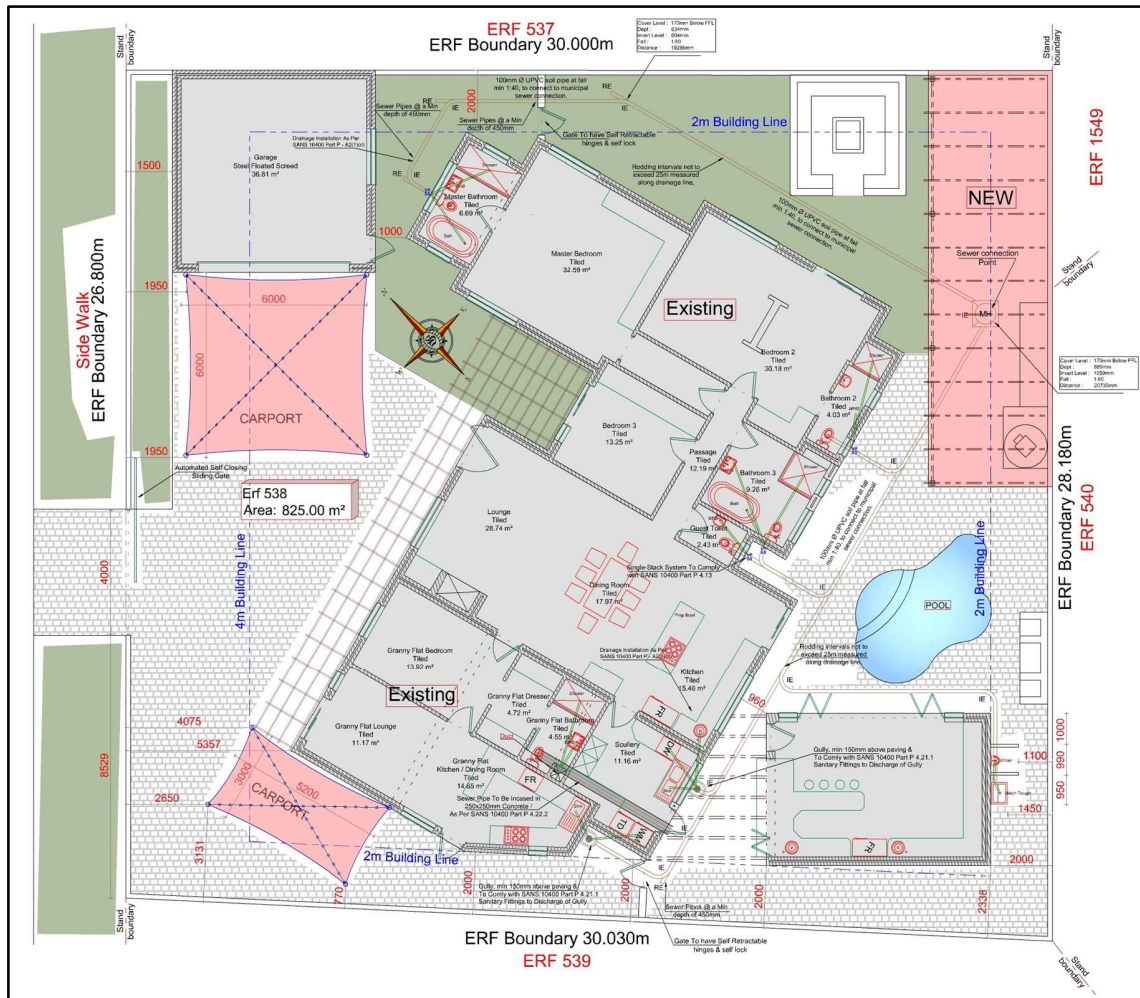
The existing open braai structure is also higher than 500mm from the natural ground level and therefore require building line relaxation from 2.0 metres to 0.0 metres. A braai is a common addition to an outdoor area with a dwelling house.



The owners also erected an outdoor urinal and an outside laundry tub behind the outbuilding/entertainment room which encroaches the rear boundary building line. The structure is indicated in the following photos.



The following site plan and building plan which is attached hereto as **Annexure "A"** indicates the position of the existing buildings on the erf, as well as the extent to which the street, side and rear boundary building lines have been exceeded by various outbuildings/structures.



The purpose of this application is to obtain approval to legalize the existing single carport, permanent outdoor seating area, open braai, pizza oven and outdoor urinal/laundry tub as well as the proposed double shade-net carport in front of the existing double garage and the proposed outbuilding/shade port to enable the owner to submit building plans.

3. GENERAL INFORMATION IN RESPECT OF ERF 538 BLANCO

3.1 Locality

Erf 538 Blanco is situated at 34 Factory Road, Blanco. The locality of the erf is indicated on the locality plan attached hereto as **Annexure "C"**.

3.2 Existing land use

The application erf is used for residential purposes and developed with a primary dwelling house, second dwelling unit and associated outbuildings.

3.3 Extent of erf

The total area of Erf 538 Blanco is 825m² in extent.

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 538 Blanco is Single Residential Zone I.

The building lines applicable for a property with the size of 825m² are as follows:

Street - 4 metres

Side and Rear - 2 metres

It is proposed to relax the street, side and rear building lines for several outbuildings/structures to utilize the outdoor area of Erf 538 Blanco to its maximum potential.

3.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for Erf 538 Blanco is attached hereto as **Annexure "D"**.

3.6 Title Deed

Erf 538 Blanco is registered in the name of Karin Ronel Olivier as one half (1/2) share and the other half share is registered in the name of Erica Olivier. A copy of both Title Deeds for Erf 538 Blanco are attached hereto as **Annexure "E"**.

3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Karin Ronel Olivier and Erica Olivier to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “F”**.

3.8 Bondholder’s consent

Erf 538 Blanco is not encumbered by a bond.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 538 Blanco is attached hereto as **Annexure “G”**. The certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION AND DEPART FROM A DEVELOPMENT PARAMETER): ERF 538 BLANCO

4.1 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.*

4.2 Existing planning in the area

Erf 538 Blanco is located in Factory Street, the second property from the intersection with Voortrekker Street. This is a well-established neighbourhood with older houses where additions and alterations are common practice. All the properties in the immediate vicinity of Erf 538 Blanco are zoned for Single Residential Zone I and developed with dwelling houses and second dwelling units. The following aerial photo indicates the locality of Erf 538 Blanco as well as the structures situated on the erf, in relation to the surrounding residential erven.



Due to the existing vehicular access gate and paved area, the proposed position of the double shade-net carport is considered the most appropriate locality, because the area in front of the double garage is already paved and adequate maneuverability is available. The proposed double shade-net carport is only encroaching the street boundary and therefore cannot have any negative impact on any neighbouring properties in terms of overshadowing, privacy and view. The same reasoning applies to the existing single shade-net carport located adjacent to the existing second dwelling unit.

Shade-net carports are common in the immediate area, as older houses were not developed with garages and carports, they were added at a later stage. The owner of Erf 538 Blanco, constructed the existing double garage as there was no garaging on Erf 538 Blanco. The addition of garaging increases the value of the property and protect the owners' vehicles from the natural elements.

The outdoor living area is enhanced by several structures including the permanent outdoor seating area with boma-braai, shaded port with a pizza oven, an open braai structure and the outside urinal/laundry tub. The property was developed with a swimming pool and outbuilding/entertainment room and the additions create an enjoyable outdoor living space for the owners of the property, as indicated in the photo below.



The permanent departure for the relaxation of the street, side and rear boundary 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.

4.3 Impact on schools, open spaces, and other community facilities

This application entails a permanent departure for the relaxation of the street, side and rear boundary building lines on the application erf to accommodate the existing permanent outdoor seating area with boma braai, pizza oven, braai, outside urinal/laundry tub structure and single shade-net carport for the second dwelling unit as well as the proposed double shade-net carport for the primary dwelling unit and outbuilding/shade port. The proposed permanent departures on the application erf will thus not result in an increase in the number of inhabitants of the erf beyond that which can be accommodated in terms of the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces, and other community facilities in the area.

This aspect is, therefore, not relevant to this application.

4.4 Impact on sunlight, view, and privacy

This application entails a permanent departure for the relaxation of the street, side and rear boundary building lines on the application erf to accommodate the existing permanent outdoor seating area with boma braai, pizza oven, braai, outside urinal/laundry tub structure and single shade-net carport for the second dwelling unit as well as the proposed double shade-net carport for the primary dwelling house and outbuilding/shade port.

The proposed double shade-net carport as well as the existing single shade-net carport encroach the street boundary building line and can therefore have no effect on any neighbouring property's sunlight, view and privacy as indicated in section 2 of this report.

The proposed and existing outdoor structures may have an impact on the adjacent Erven 537, 1549 and 540 Blanco. It should be noted that Google Aerial Imagery is outdated and that the following image from Google Earth represents a better reality of the existing structures on the adjacent erven.



➤ Erf 537 Blanco

Erf 537 Blanco, north-east of Erf 538 Blanco has a relatively big backyard covered with grass. The proposed additions on Erf 538 Blanco are located to the south of Erf 537 Blanco and can therefore not impede on the sunlight of Erf 537 Blanco.

The dwelling house on Erf 538 Blanco furthermore faces to the north and does not make use of any view to the south. The view of Erf 537 Blanco will as such also not be affected by the proposed additions.

The permanent outdoor seating area will not be covered and is screened from Erf 537 Blanco by virtue of a 1.8 metre high vibre-crete wall which will ensure that the privacy of Erf 537 Blanco will also not be affected by the proposed additions.

It is thus argued that the proposal will have no effect on the sunlight, view and privacy of the dwelling house on Erf 537 Blanco.

➤ Erven 1549 and 540 Blanco

The proposed outbuilding/shade port will partially be adjacent to Erf 1549 Blanco and Erf 540 Blanco. Thus the increase in length from 12 metres to 13.5 metres will be partially adjacent to Erf 1549 Blanco and partially adjacent to Erf 540 Blanco and thus will not have a continuous 13.5 metres affect along the common boundary with the two mentioned erven.

There are furthermore no structures on Erf 1549 Blanco in close proximity to the proposed shade port that could negatively impact Erf 1549 Blanco.

As far as Erf 540 Blanco is concerned an existing structure which has been developed up to the boundary of Erf 538 Blanco will screen the proposed development from Erf 540 Blanco.

The proposed shade port adjacent to Erf 1549 and 540 Blanco will be screened by a wall with a maximum height of 2.4 metres. This will create the necessary privacy between Erf 538 and Erven 1549 and 540 Blanco. The outside braai and outdoor urinal/laundry tub are screened by the existing boundary wall and could not have any negative impact on sunlight, view or privacy.

The proposed permanent departure will, therefore, have no impact on the sunlight, view or privacy of the adjacent residential erven, or any other erf in the vicinity. It is also important to keep in mind that some of the structures, in respect of which the proposed permanent departure is now required, have been in existence for some time and as far as could be ascertained, no neighbours have yet objected against the locality of these structures.

This aspect is, therefore, also not relevant to this application.

4.5 Impact on streetscape

The following photo shows the street elevation of the application erf, including the existing double garage and single shade-net carport.



The owners painted and modernized the existing primary dwelling house and second dwelling and the erf has an appealing street frontage that creates a positive impact on the neighbourhood of Blanco. The other departures are not visible from the street and are therefore not relevant.

4.6 Impact on property values

As indicated in the previous paragraphs, the structures in respect of which the permanent departure is required do not have a negative impact on any of the surrounding properties, and the design and construction material are of good quality. The existing and proposed structures add value to the utilization of the erf.

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

4.7 Impact on the provision of parking

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

As indicated on the site plan and building plan attached hereto as **Annexure "A"**, there is an existing double carport for the primary dwelling house and a proposed double shade-net carport also for the primary dwelling house, thus creating space for four vehicles which is in line with the George Integrated Zoning Scheme By-Law 2023, specifically development parameter (g) "Garaging" under "dwelling house".

In terms of the said zoning scheme 1 additional bay must be provided for a second dwelling. The existing single shade-net carport is utilized with the second dwelling unit. Despite the relaxation of the street boundary building line, the number of parking bays conforms with the parking requirement in the George Integrated Zoning Scheme, 2023.

The provision of on-site parking will, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

4.8 Impact on traffic circulation

Erf 538 Blanco is situated in Factory Road. Vehicular access to the application erf is obtained from the existing street access in Factory Road. No additional access is required in respect of the proposed double shade-net carport. The proposed relaxation of the street boundary building line to accommodate the proposed double shade-net carport and single shade-net carport will not result in the generation of more traffic, as the carport is used by the inhabitants of the dwelling house and second dwelling.

The proposed relaxation of the street boundary building lines will, therefore, not have any negative impact on the traffic situation in Factory Road.

As the existing and proposed shade-net carports are situated behind street walls and the access gate, the proposed relaxation of the mentioned street boundary building line can have no negative impact on sight distances in any direction in Factory Road.

4.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the permanent departure as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services.

4.10 Fire-fighting

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.

5. CONCLUSION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for

- a permanent departure for the relaxation of the street, side and rear boundary building lines on Erf 538 Blanco to legalize the existing single shade-net carport, permanent outdoor seating area with boma braai, pizza oven, open braai and outside urinal/laundry tub structure as well as the proposed double shade-net carport and outbuilding/shade port; and
- a departure from the development parameter (e) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding/shade port with a total length of 13,5 metres along the south eastern side boundary of Erf 538 Blanco.

The proposed permanent departure for the relaxation of the street, side and rear boundary building line on Erf 538 Blanco, will not have a negative impact on development, public facilities, or traffic circulation in the surrounding area.

The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the mentioned By-Law.

ANNEXURE "A" - SITE PLAN AND BUILDING PLAN

Municipal Approval Stamp

SEWER NOTES:

SEWERAGE LAY-OUT TO COMPLY WITH SANS 10400 PART P. GENERAL:

CE. CLEANING EYE. GLAZED EARTHEN WARE PIPE WITH CAST IRON COVER. ENCASED IN 150mm. CONCRETE SURROUND.

IE. INSPECTION EYE. STANDARD PIPE WITH GLAZED EARTHEN WARE COVER. SEALED WITH BITUMEN.

WASTE PIPES. SABS APPROVED GALVANISED MILD STEEL WITH Ø AS INDICATED.

SOIL VENT. VALVE. VACUUM RELIEF FUNCTION. NOMINAL SIZE 110mm. IN COMPLIANCE WITH SABS CODE 1532-1991.

NOTE:
ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY'S SPECIFICATIONS.

REFILLING TRENCHES. REFILL WITH CLEAN DRY SOIL & RAM DOWN THOROUGHLY, LEVEL WITH EXISTING LEVEL.

CONCRETE TILE IE COVER. 450x450 LOOSE CONCRETE TILES OVER IE'S PASSING BENEATH CONCRETE APRON. TILES MUST BE MARKED DISTINCTLY & MUST BE REMOVABLE FOR INSPECTION PURPOSES.

CONCRETE CASINGS. ALL VITRIFIED CLAY PIPES UNDER WALLS, FOUNDATIONS & PAVING MUST BE ENCASED IN 150mm - 200mm. 6:3:1 CONCRETE.

COUPLINGS. VITRIFIED CLAY PIPES - SABS APPROVED. VITRO-HEPSLEVE POLYPROPYLENE COUPLINGS.

DRAINAGE TEST. A FINAL DRAINAGE TEST WILL BE EXECUTED TO THE APPROVAL OF THE OWNER & ARCH PROFESSIONAL.

All drainage pipes closer than 900mm from building or strip foundations to be encased in 150mm - 200mm concrete.

Strip foundations over drains to be reinforced.

All waste fittings fitted with reseal traps.

No bends or junctions under building.

All waste pipes to be min 50mm.

All hwb's, sinks, troughs, to be fitted with S or P traps.

Note:

1. INSTALL MAIN SERVICES IN 750MM DEEP TRENCH(ES) FOR DISTANCES AS INDICATED. TRENCH BASE TO BE WELL COMPACTED, INSTALL 50MM THICK BED OF SAND. BACK FILL TRENCH IN COMPACTED LAYERS NOT EXCEEDING 150MM IN DEPTH.

2. TELCOM:
INSTALL 50MM DIA. U.P.V.C. SLEEVE INCLUDING DRAW WIRE FOR USE BY TELCOM. INSTALL CAST IRON DRAW BOXES AT EACH END OF SLEEVE AND AT MAX. 100M INTERVALS ALONG LENGTH OF SLEEVE.

3. ELECTRICAL:
INSTALL 25MM DIA. 4 CORE CABLE INSTALLED WITH 2 PAIRS OF PARALLEL 25MM WIRE EACH FOR LIVE & NEUTRAL CONNECTIONS. INSTALL SEPERATE 25MM EARTH WIRE.

4. WATER:
INSTALL 32MM DIA. CLASS 10 H.D.P.E. WATER SUPPLY PIPE. INSTALL ISOLATER VALVE IN CAST IRON BOX IN POSITION TO BE INDICATED ON SITE NEXT TO HOUSE. INSTALL PRESSURE RELIEF VALVE AT EACH MAIN CONNECTION TO HOUSE.

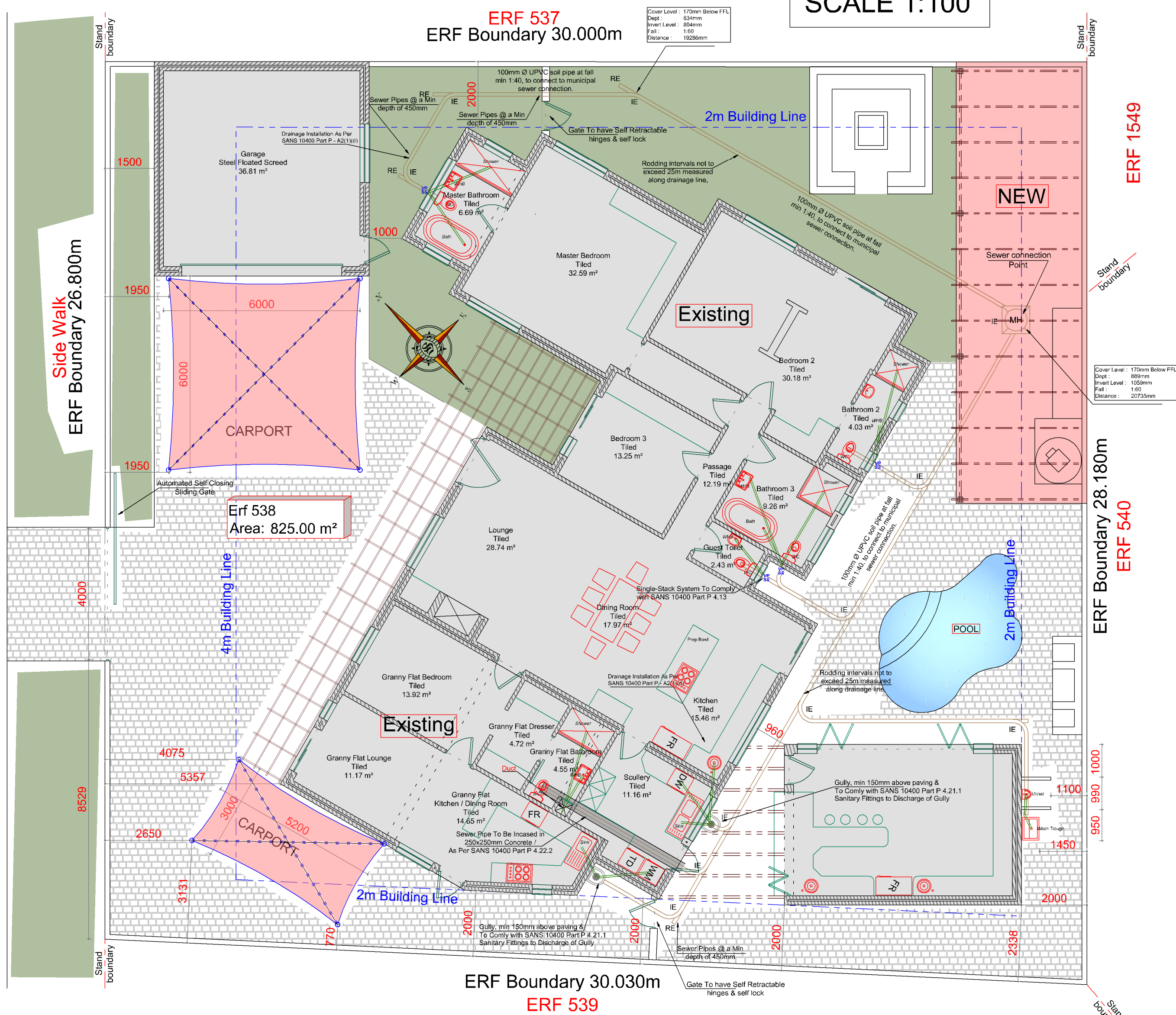
5. GENERAL: BOUNDARY WALL MUST BE COMPLETED FIRST, BEFORE STARTING CONSTRUCTION ON MAIN BUILDING

Please Note:
All Ducts to have a cavity of 250mm x 300mm, for easy accessibility, in which pipes will be concealed.
All trenches, and building works must be done in such a manner so that there will be minimum damage to current vegetation.

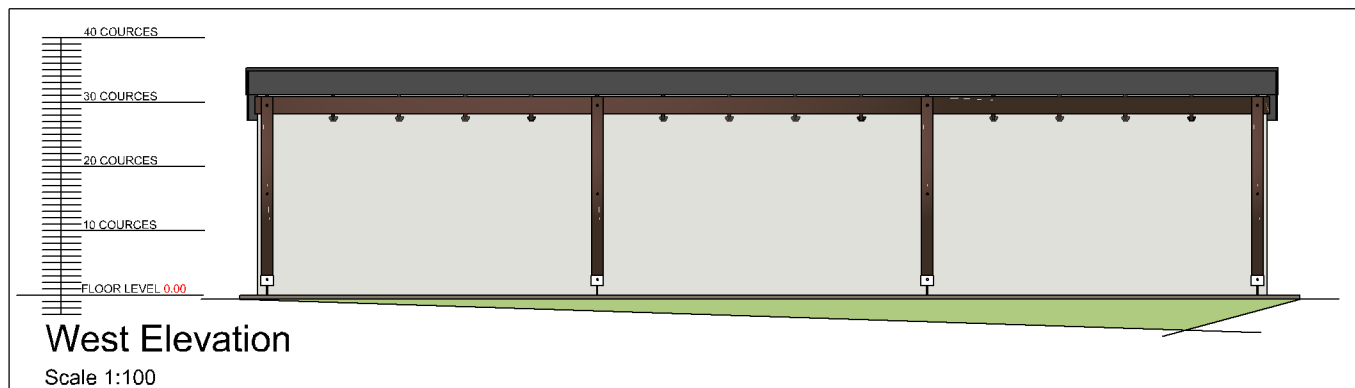
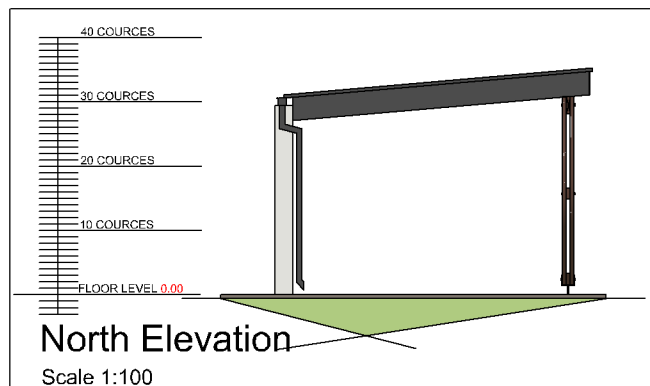
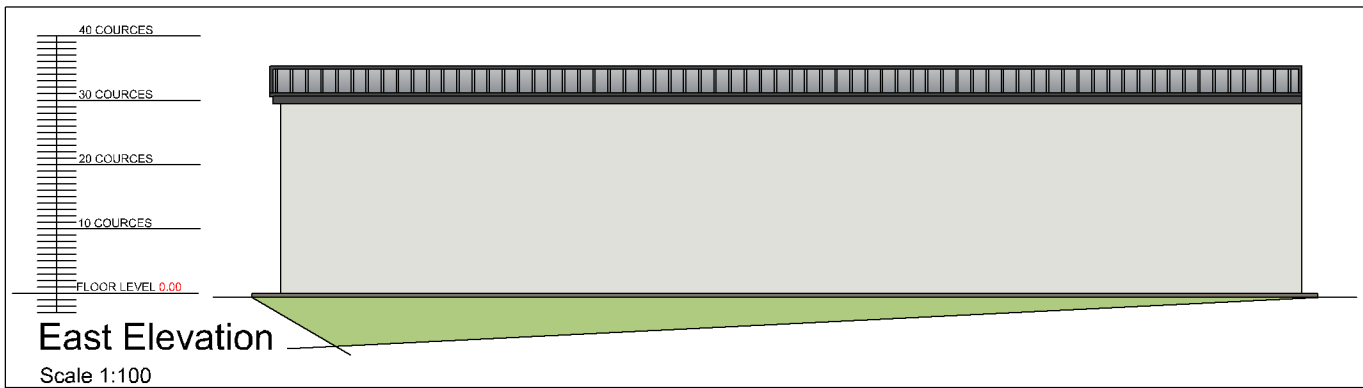
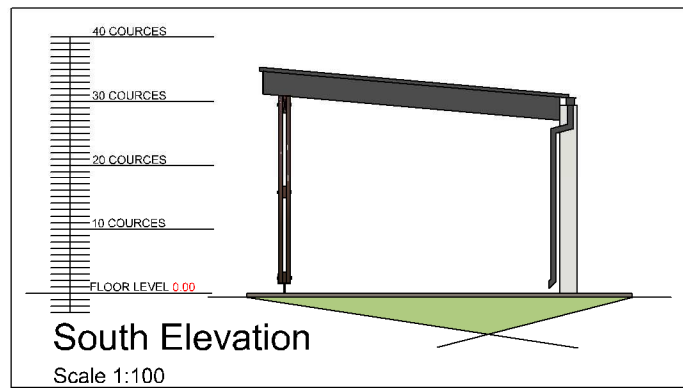
120 x 120 Composite Timber Column

Galvanized steel shoe

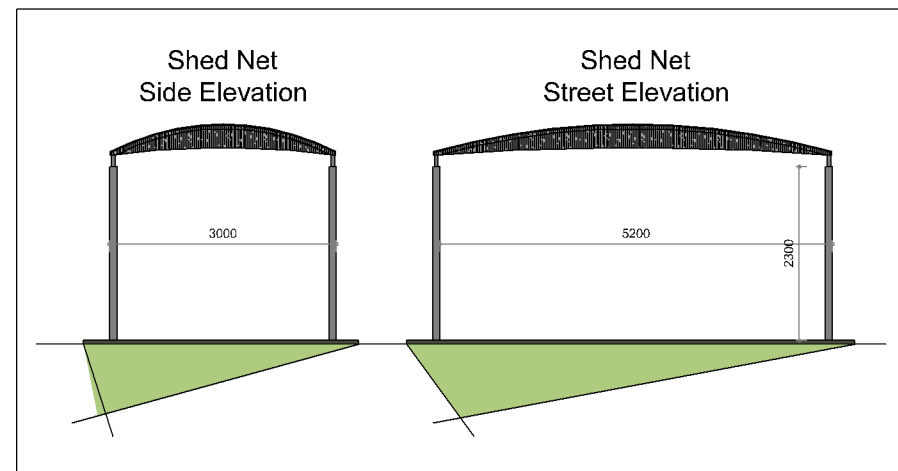
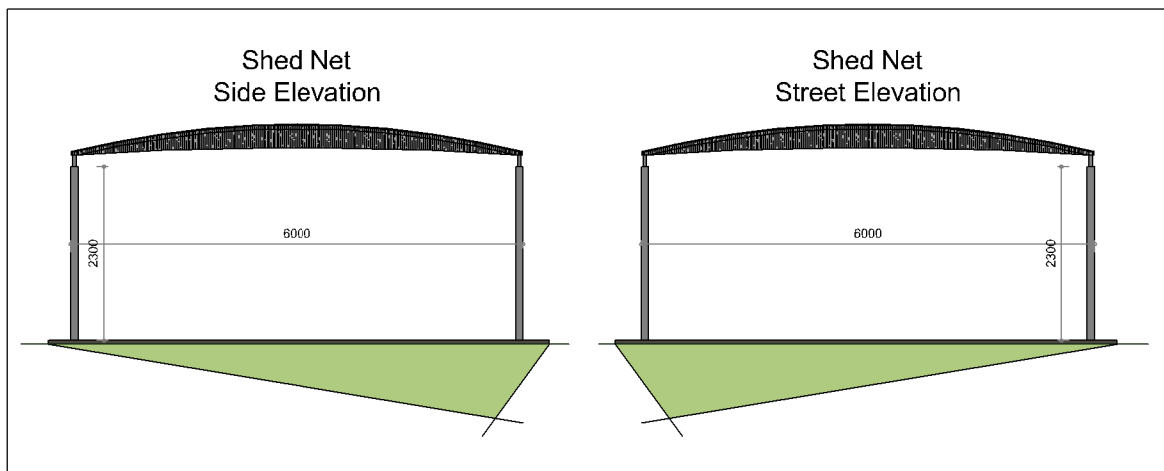
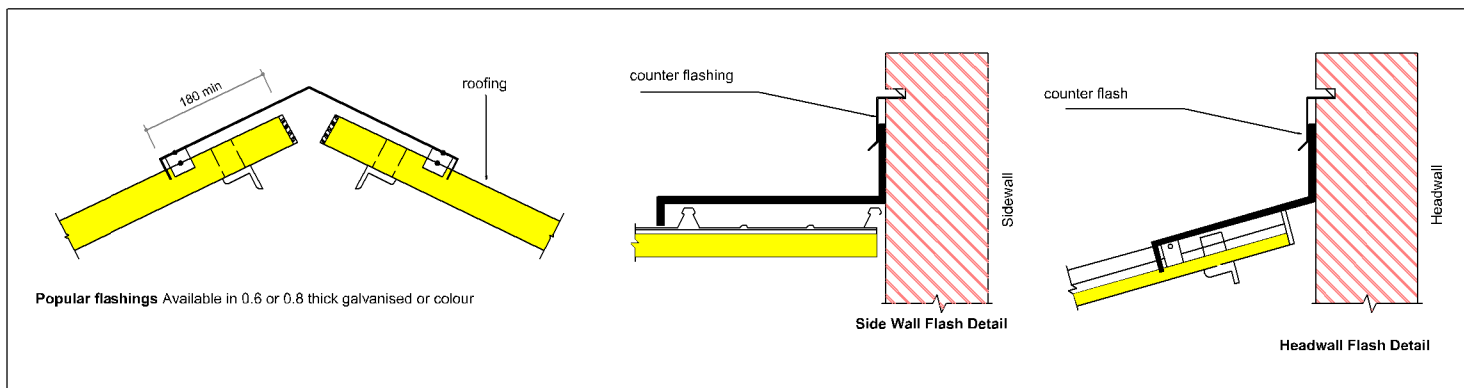
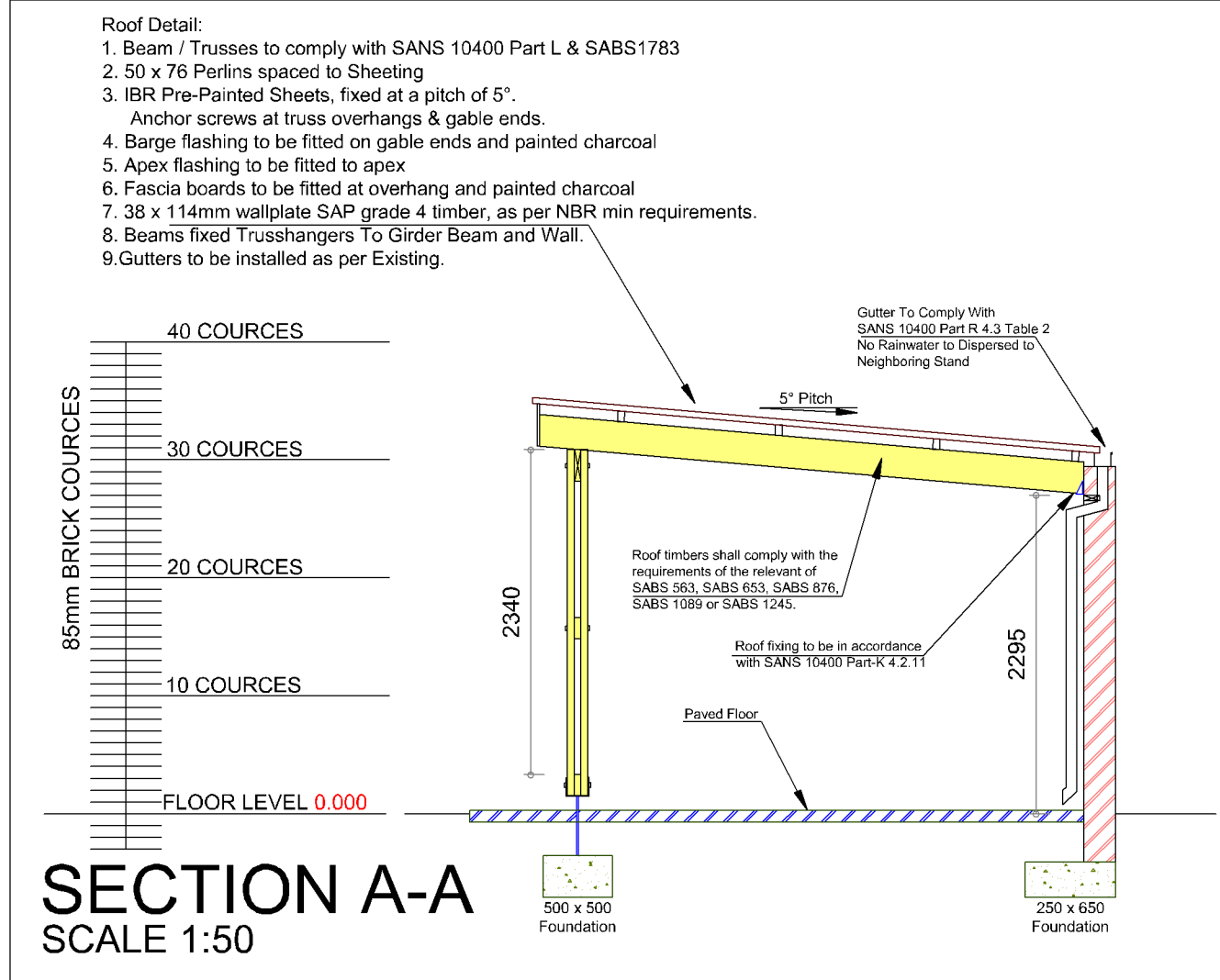
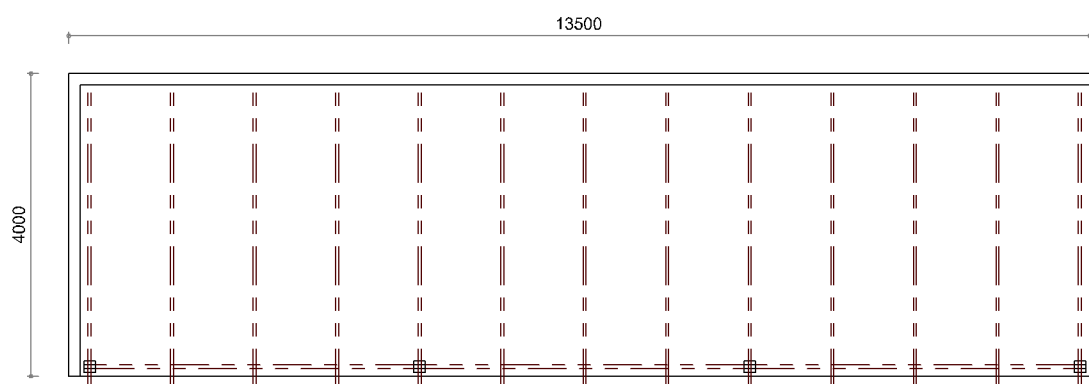
Site Plan SCALE 1:100



Elevations SCALE 1:100



Dimension Plan SCALE 1:100



Project Description:

New Covered Patio on Erf 538

Blanco

for Mr & Mrs Olivier

Drawing Nr: H25 - 39

GO - 01 - 01

04/08/2025

Drawing :
Working Drawings

NOTES:

- 1.All information on the plan must be checked and any discrepancies must be brought to the arch professional's attention, before any building work commences.
- 2.All levels and dimensions must be checked on site.
- 3.Drawings must not be scaled.

HOA Approval Stamp if Applicable :

Area Covered:	
Existing House :	256.46 m ²
Existing Garage :	43.03 m ²
Existing Entertainment Area :	35.53 m ²
Existing Pool :	13.75 m ²
Existing Uncovered Pergola :	41.82 m ²
New Covered Boma :	54.00 m ²
New Single Carport :	15.60 m ²
New Double Carport :	36.00 m ²

New Total Area :	496.19 m ²
Total Covered Area :	454.12 m ²
Total Stand Area:	825.40 m ²
F.A.R: 454.12 / 825.00 :	0.5504
Site coverage percentage 454.12 / 825.00:	55.04 %

Occupancy :	H4
Zoning :	RES 1

Applicable Party Approval:

Owner/authorized Signature: _____ Date: _____

T Schoon Signature: _____ Date: _____

COPYRIGHT NOTICE

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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

ANNEXURE "B" - APPLICATION FORM



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	Karin Ronel Olivier and Erica Olivier		
Address	34 Factory Road		
	Blanco	Postal code	6529
E-mail	gerrit24olivier@gmail.com		
Tel	N/a	Fax	N/a
		Cell	0834949338

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 538 Blanco
--	----------------

Physical Address	34 Factory Road									
GPS Coordinates				Town/City		Blanco				
Current Zoning	Single Residential Zone I		Extent	825m²		Are there existing buildings?		Y	N	
Current Land Use	Residential									
Title Deed number & date	T31255/1986 T72897/2024									
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).							
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?			Y	N	If Yes, please complete the information below and attach the minutes.					
Official's name	N/A		Reference number	N/A		Date of consultation		N/A		
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE										
<p>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</p>										

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)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 538 Blanco:**
 - the north-western street boundary building line from 4.0 metres to 1.950 metres to allow for the proposed double shade-net carport in front of the double garage and from 4.0 meters to 2.650 metres to legalize the single shade-net carport for the existing second dwelling unit;
 - the north-eastern side boundary building line from 2.0 metres to 0.0 metres to allow for the legalization of an existing permanent outdoor seating area with a boma braai;
 - the north-eastern side boundary building line from 2.0 metres to 0.0 metres to allow for a proposed outbuilding/shade port as part of an outdoor living area;
 - the south-eastern rear boundary building line from 2.0 metres to 0.0 metres to allow for the proposed outbuilding/shade port as part of an outdoor living area;
 - the south-eastern rear boundary building line from 2.0 metres to 0.0 metres to allow for the legalization of the existing pizza oven and open braai structure; and
 - the south-eastern rear boundary building line from 2.0 metres to 1.1 metres to allow for the legalization of the outside urinal structure and to 1.45 metres to legalize an outside laundry tub behind the outbuilding/entertainment room.
- **Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the permanent departure of the development parameter (e) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding/shade port with a total length of 13,5 metres along the south eastern side boundary of Erf 538 Blanco.**

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

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

Is the following compulsory information attached?

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

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

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental --
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
					National Water Act, 1998 (Act 36 of 1998)
					(strikethrough irrelevant)

Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

17 September 2025

Full name:

Johannes George Vrolijk

Professional capacity:

Professional Town Planner

SACPLAN Reg. Nr:

A/1386/2010

ANNEXURE "C" - LOCALITY PLAN

Erf 538 Blanco - Locality plan



0 0.05 0.1 0.2 km

Date: 8/26/2025 2:55 PM

Scale: 1:1,721



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

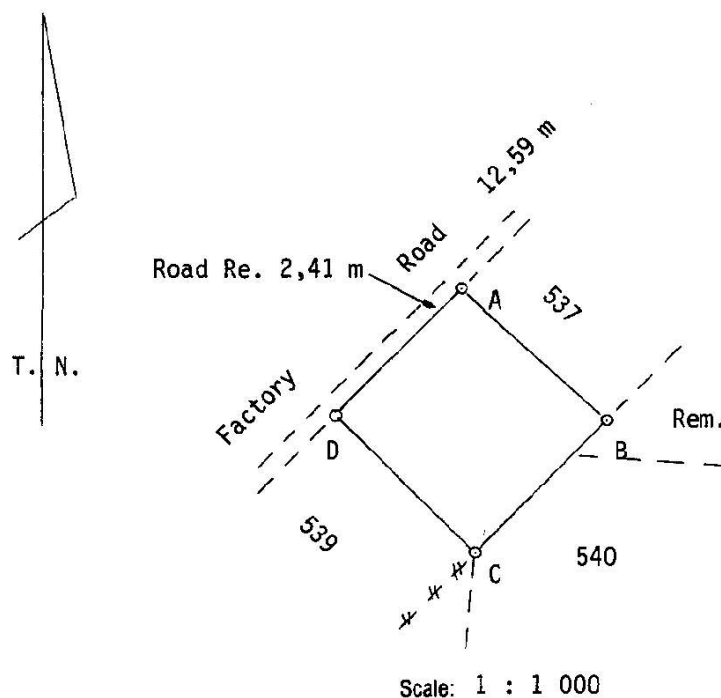
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System Lo. 23° X			S.G. No.
		Constant	Y		+ 3 700 000	2094-84
AB	30,00	314 04 50	A	+ 54 021,64	+ 57 891,31	Approved <i>Denier</i> for Surveyor-General 1984-05-14.
BC	28,18	44 04 50	B	+ 54 000,09	+ 57 912,18	
CD	30,03	136 42 50	C	+ 54 019,70	+ 57 932,43	
DA	26,80	224 04 50	D	+ 54 040,29	+ 57 910,56	
		▲ Geo 9		+ 50 788,32	+ 55 472,51	
		▲ Oud 7		+ 56 603,60	+ 51 940,04	

Beacons

All beacons are 16 mm iron pegs



The figure A B C D
represents 825 square metres
of land, being
Erf 538 (portion of Erf 151), Blanco
situate in the Municipality and

Administrative District of George

Province of Cape of Good Hope.

Surveyed in February - March 1984
by me,

H. H. H. H.

Land Surveyor

This diagram is annexed to
Deed of Transfer
No. T.44535/1984
dated
i.f.o.

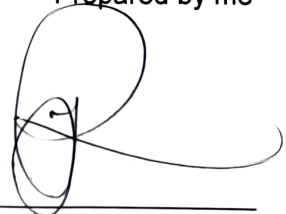
The original diagram is
No. 2850/1924 annexed to
Transfer/Grant
No. 1924 - 202 - 9051

File No. S/7767/2
S.R. No. E 674/84
Comp. BL-7DD/V24 (1734)

Registrar of Deeds

ANNEXURE “E” - TITLE DEEDS

Prepared by me



CONVEYANCER
Tasleema Rinqesi
94404

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 2250 000 12 share	R 2140 00 1374 00
Reason for Exemption	Category Exemption.....	Exemption i (o.) Sec/Reg..... Act/Proc.....

DATA / VERIFY

21 NOV 2024

Nomzamo Siyoko

T 000072897 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JOHN VAN BREDALOUW
79658

TASLEEMA RINQUEST
(LPCM 94904)
WESTERN CAPE

appeared before me, the Registrar of Deeds, at Cape Town, the said appearer, being duly authorised thereto by a power of attorney granted to him by

The Executrix in the Estate of the late NICOLAAS GEORGE OLIVIER
Estate number 009603/2022

signed at GEORGE on 29 August 2024

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 9 October 2022 by Private Treaty

DATA / CAPTURE
21-11-2024
ATHI DAMOYI

4

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

ERICA OLIVIER

Identity Number 920812 0112 08 1

Unmarried

their heirs, executors, administrators or assigns, in full and free property

A ONE HALF (1/2) SHARE IN AND TO ERF 538 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 825 (EIGHT HUNDRED AND TWENTY FIVE) SQUARE METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T44535/1984 WITH DIAGRAM NO SG2094 /84 ANNEXED AND HELD BY DEED OF TRANSFER NO T31255/1986

A. SUBJECT to the conditions referred to in Certificate of Amended Title No T2403/1924.

B. SUBJECT further to the following conditions contained in Deed of Transfer no T44535/1984 imposed by the Administrator of the Cape Province in terms of Section 9 of Ordinance 33 of 1934 when approving the subdivision of erf 151 Blanco:

(a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven, to be conveyed across this erf and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

(b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

WHEREFORE the appearer, renouncing all the rights and title the said

The Estate of the Late NICOLAAS GEORGE OLIVIER

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

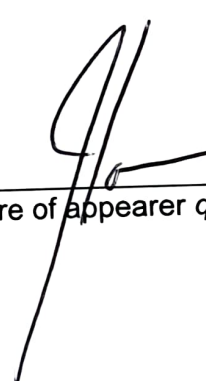
ERICA OLIVIER Unmarried

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R1 000 000,00 (One Million Rand), and the value of the property on which Transfer Duty was paid is R2 250 000,00 (Two Million Two Hundred and Fifty Thousand Rand).

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.


THUS DONE AND EXECUTED at the Office of the Registrar of Deeds: WESTERN CAPE at Cape Town

on **19 NOV 2024**



Signature of appearer q.q.

In my presence



Registrar of Deeds



276841 IDF

153-Visagie, Vos & Vennote

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN

112

250

33188 / 1986

VERBIND
MORTGAGED

vir
for R. 574000-08-11 (met voorkeur
in preference
to any other claim)
for an additional amount not exceeding
R. 104000-08-11

Notary Public

Ernst Strauss & Haasbroek
EP Gebou
Houtstraat 38
Kaapstad 8001

BC 1005-193 / 86

GEKANSLEER
CANCELLED

REGISTRATEUR REGISTRAR

0-1 NOV 2005

T 31255 1986

Transportakte

(Uit krag van 'n Prokurasie)

Ernst Strauss & Haasbroek,
EP Gebou
Houtstraat 38
Kaapstad 8001

Opgestel deur my:

Transporthesorger.
C F Haasbroek

Hierby word bekendgemaak

DAT ANDRE WILLEM THERON NEL

voor my, Registrateur van Aktes, Kaapstad verskyn het, te Kaapstad hy,
die genoemde Komparant synde behoorlik daartoe gemagtig deur 'n volmag
aan hom verleen deur

1. JOHAN HENDRIK GERBER, identiteitsnommer 500308 5004 00 9
en GERTRUIDA CATHARINA CHRISTINA GERBER, identiteitsnommer
520514 0003 00 5, getroud in gemeenskap van goedere met
mekaar
2. JOHAN HENDRIK GERBER, identiteitsnommer 500308 5004 00 9
in sy hoedanigheid as verteenwoordiger kragtens Algemene
Volmag nr PA 440/85 geteken te George op 11 Julie 1984
en aan hom verleen deur

ABRAHAM JACOBUS ESBRA DE SWARDT
Identiteitsnommer 371027 5029 00 8
Getroud buite gemeenskap van goedere
gedateerd en

3. gedateerd en JAKOBUS STEPHANUS GERBER
Identiteitsnommer 530711 5136 00 9
Getroud buite gemeenskap van goedere
en geteken te George op 7 Julie 1986
hid Ref. 1336

EN/...

2.

EN die Komparant het verklaar dat sy Lasgewer

voormeld die hiernavermelde eiendom verkoop het aan die hiernavermelde
transportnemer op 13 JUNIE 1986

NOU DUS sedeer en transporteer die Komparant in sy voornoemde
hoedanigheid hiermee in volkome en vrye eiendom aan en ten gunste van

NICOLAAS GEORGE OLIVIER
Identiteitsnommer 590930 5018 00 1
en

KARIN RONEL OLIVIER
Identiteitsnommer 610402 0028 00 1
Getroud in gemeenskap van goedere met mekaar
Beide Blanke Groep

hu1 Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes:

ERF/.....

ERF 538 Blanco in die Munisipaliteit en Afdeling van George;

GROOT agthonderd vyf en twintig (825) vierkante meter;

EERSTE oorgedra en steeds gehou kragtens Transportakte nr 44535/1984 met kaart nr SG 2094/84 aangeheg.

BLANK GROEP
WHITE GROUP

A. ONDERHEWIG aan die voorwaardes verwys na in Sertifikaat van Gewysigde Titel nr 2403/1924.

B. ONDERHEWIG verder aan die volgende voorwaardes vervat in Transportakte nr 44535/1984 opgelê deur die Administrateur van die Kaapprovinsie kragtens artikel 9 van Ordonnansie 33 van 1934 by goedkeuring van die onderverdeling van erf 151 Blanco:

(a) The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other water-pipes and the sewage and drainage, including stormwater of any other erf or erven, to be conveyed across this erf and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

(b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

T

31255/86

PAGE 12

ENDORSEMENT IN TERMS OF SECTION 3(1)(v) OF ACT 47 OF 1937

As the $\frac{1}{2}$ share, in the within mentioned property, of the transferee N. G. Olivier, who was married in community of property to:

K. R. Olivier
Identity number:

Have been transferred by virtue of Deed of Transfer T000072897 / 2024

The remaining $\frac{1}{2}$ share in the within mentioned property now vests in the said

Kevin Ronel Olivier
Identity number: 6104020028 001.

Unmarried

as her exclusive property and she is entitled to deal therewith.

DEEDS OFFICE
CAPE TOWN
DATED:

REGISTRAR OF DEEDS

pg 11.

VERBIND		MORTGAGE	
VIR FOR R 60 000,00		19 NOV 2024	
B 025712/10	09 SEP 2010		
REGISTRATEUR/REGISTRAR			

BC 000581527/2024
GEKANSLEER
CULLED
REGISTRATEUR/REGISTRAR

VERBIND		MORTGAGE	
VIR FOR R 51 000,00		19 NOV 2024	
B 000012115/2012	14 MAY 2012		
REGISTRATEUR/REGISTRAR			

BC 000058153/2024
GEKANSLEER
CULLED
REGISTRATEUR/REGISTRAR

Share of N.G. Olivier
GETRANSPORTEER AAN
E. Olivier

GETRANSPORTEER AAN		TRANSFERRED TO	
E. Olivier			
RESTANT/REMAINDER			
T 000072697/2024	19 NOV 2024		
REGISTRATEUR/REGISTRAR			

ANNEXURE "F" - POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Karin Ronel Olivier and Erica Olivier

the registered owners of

Erf 538 Blanco

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

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for

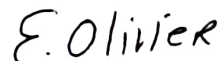
- *a permanent departure for the relaxation of the street, side and rear boundary building lines on Erf 538 Blanco to legalize the existing single shade-net carport, permanent outdoor seating area with boma braai, pizza oven, open braai and outside urinal structure as well as the proposed double shade-net carport and outbuilding/shade port; and*
- *a departure from the development parameter (e) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding/shade port with a total length of 13,5 metres along the south eastern side boundary of Erf 538 Blanco.*

Signed at Blanco on 16 September 2025

Karin Ronel Olivier



Erica Olivier



ANNEXURE "G" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 538 BLANCO

APPLICATION DETAILS

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines of Erf 538 Blanco:
 - the north-western street boundary building line from 4.0 metres to 1.950 metres to allow for the proposed double shade-net carport in front of the double garage and from 4.0 meters to 2.650 metres to legalize the single shade-net carport for the existing second dwelling unit;
 - the north-eastern side boundary building line from 2.0 metres to 0.0 metres to allow for the legalization of an existing permanent outdoor seating area with a boma braai;
 - the north-eastern side boundary building line from 2.0 metres to 0.0 metres to allow for a proposed outbuilding/shade port as part of an outdoor living area;
 - the south-eastern rear boundary building line from 2.0 metres to 0.0 metres to allow for the proposed outbuilding/shade port as part of an outdoor living area;
 - the south-eastern rear boundary building line from 2.0 metres to 0.0 metres to allow for the legalization of the existing pizza oven and open braai structure; and
 - the south-eastern rear boundary building line from 2.0 metres to 1.1 metres to allow for the legalization of the outside urinal structure and to 1.45 metres to legalize an outside laundry tub behind the outbuilding/entertainment room.
- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for the permanent departure of the development parameter (e) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding/shade port with a total length of 13,5 metres along the south eastern side boundary of Erf 538 Blanco.

APPLICATION DATE

September 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:

T72987/2024 (current Title Deed)

in respect of:

**ONE HALF SHARE IN ERF 538 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 825 (EIGHT TO FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T72987/2024

REGISTERED in the name of

ERICA OLIVIER

2. 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:

T31255/1986 (current Title Deed)

in respect of:

**ONE HALF SHARE IN ERF 538 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE**

WESTERN CAPE PROVINCE

IN EXTENT: 825 (EIGHT TO FIVE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T72987/2024

REGISTERED in the name of

KAREN RONEL OLIVIER

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

SIGNED at GEORGE on 15 September 2025

A handwritten signature in black ink, appearing to read 'K. Olivier', is written over a horizontal line.

CONVEYANCER