



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 13153 George

5 December 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURES (BUILDING LINE RELAXATION, SECOND VEHICLE CARRIAGEWAY CROSSING AND LENGTH OF OUTBUILDING):  
ERF 13153 GEORGE**

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 Robin Close street and western side boundary building line on Erf 13153 George to legalize the existing tandem carport, outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump;
- from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 George;
- from development parameter (e) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump with a total length of 14.498 metres along the western side boundary of Erf 13153 George; and
- from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF BUILDING**  
**LINES, SECOND VEHICLE CARRIAGEWAY CROSSING AND LENGTH OF**  
**OUTBUILDING)**  
**ERF 13153 GEORGE**

5 Desember 2025



Prepared for:

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**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING**  
**LINES AND SITE ACCESS AND EXITS)**  
**ERF 13153 GEORGE**

**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 13153 George:
  - ⇒ the Robin Close street building line from 5.0 metres to 2.722 metres varying to 0.528 metres to allow for the legalization of a tandem carport.
  - ⇒ the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of an existing outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump.
- 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 from development parameter (e) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump with a total length of 14.498 metres along the western side boundary of Erf 13153 George.
- 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 from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 George.

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

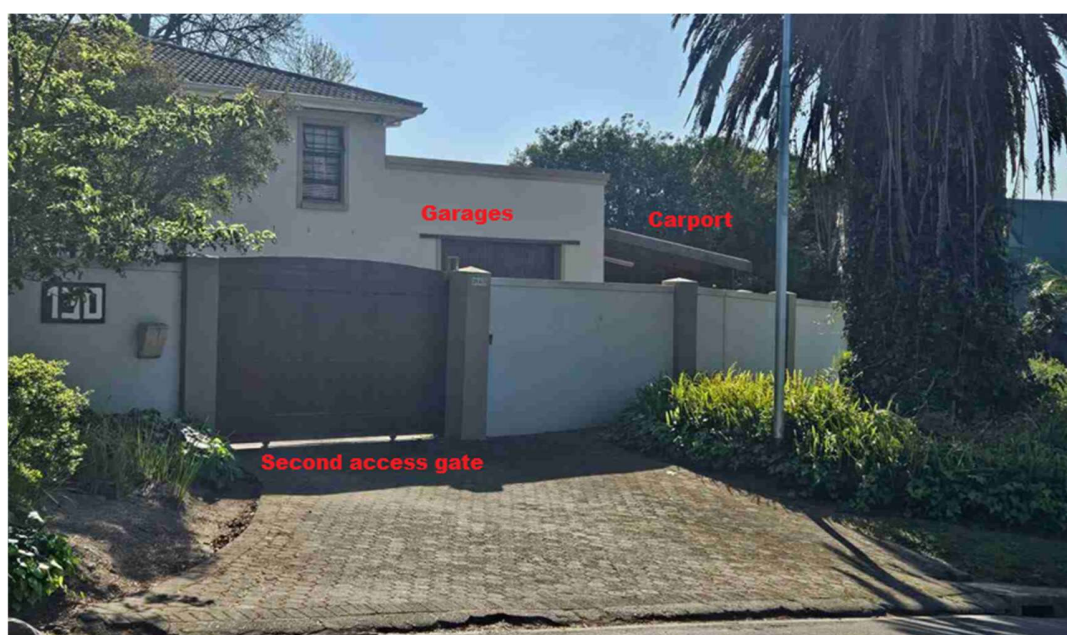
## 2. DEVELOPMENT PROPOSAL

Erf 13153 George is developed with a dwelling house, second dwelling unit and associated outbuildings. The previous owners added the tandem carport over the street building line and the outbuilding on the western side boundary building line. The new owners wish to rectify the unauthorized structures to submit as-built building plans for approval.

The building lines for properties larger than 1000m<sup>2</sup> in terms of the development parameters of the George Integrated Zoning Scheme, 2023 for a dwelling house is as follows:

- Street – 5 metres
- Side – 3 metres
- Rear – 3 metres

The tandem carport over the Robin Close street building line does not gain access from Robin Close and is screened from the road the boundary wall of Erf 13153 George. The second access from Stander Street is utilized to access the carport and existing garages on Erf 13153 George. The photo below indicates the location of the carport on Erf 13153 George as seen from Stander Street.



The following photo indicates the location of the carport as seen from the corner of Stander Street and Robin Close. The carport exceeds the street boundary building line and therefore requires relaxation.



The previous owners also erected the structure along the western common boundary, comprising of a laundry room, a storeroom and a shade port for the swimming pool pump. This structure has a total length of 14.498 metres and can be regarded as an outbuilding in terms of the George Integrated Zoning Scheme By-Law, 2023 as it does not contain any habitable rooms. Outbuilding is defined as follows:

*“Outbuilding means a structure, whether attached or separate from the main building, which is normally ancillary and subservient to the main building on a land unit, and includes a building which is designed to be used for the garaging or motor vehicles, and any other normal activities in so far as these are usually and reasonably required in the connection with the main building, but does not include a second dwelling or habitable room.”*

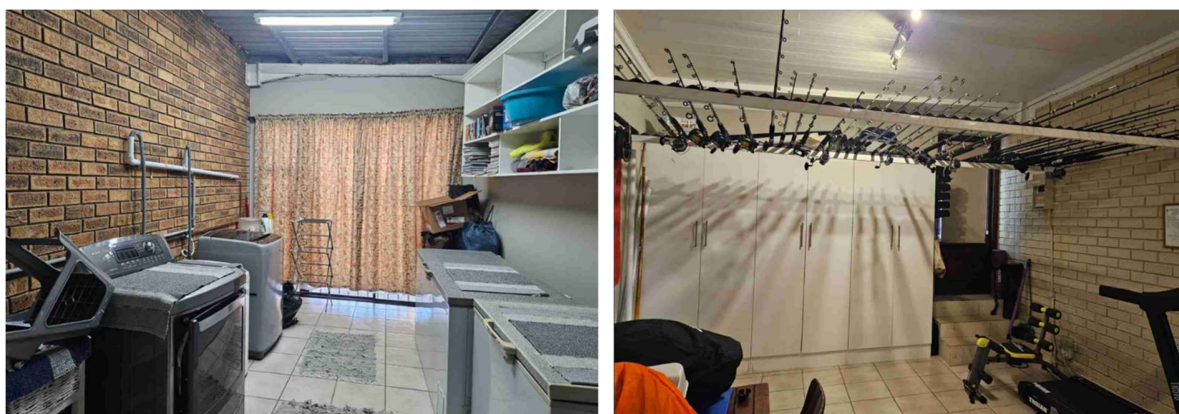
The outbuilding is only allowed to be located in the common boundary if it complies with the development parameter (e) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023

**“(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 total length of 12 metres along a common boundary building line;*
  - (dd) *does not include a braai room or entertainment area.”*

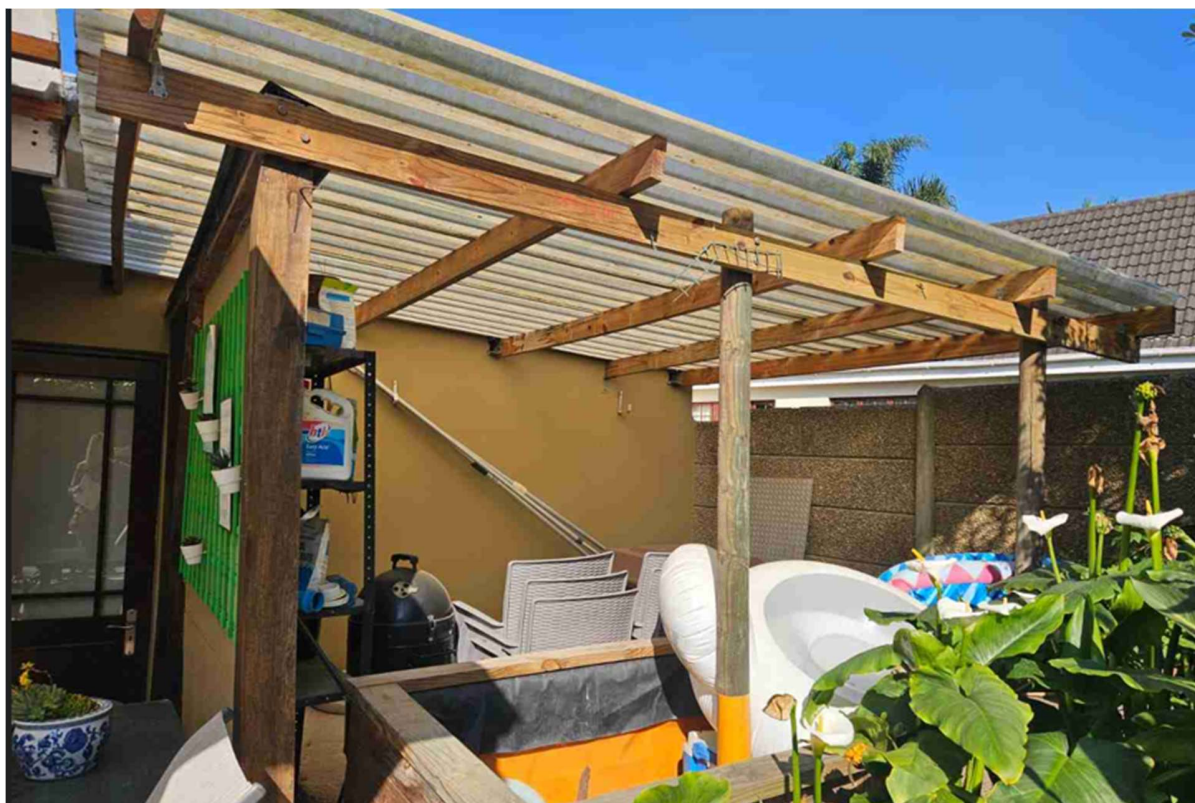
The outbuilding comprising of the laundry room, storeroom and shade port for the swimming pool's pump has a length of 14.498 metres and therefore does not comply with the zoning scheme parameters for an outbuilding located along the common boundary. The owners bought the property with this outbuilding. Therefore, an application for a departure (building line relaxation and length of outbuilding) is submitted to legalize the existing outbuilding. The following photos indicate the uses of the outbuilding.

The photo below shows the laundry room and the storeroom, where the owners store his fishing rods and equipment.



The following photo indicates the shade port for the swimming pool's pump.





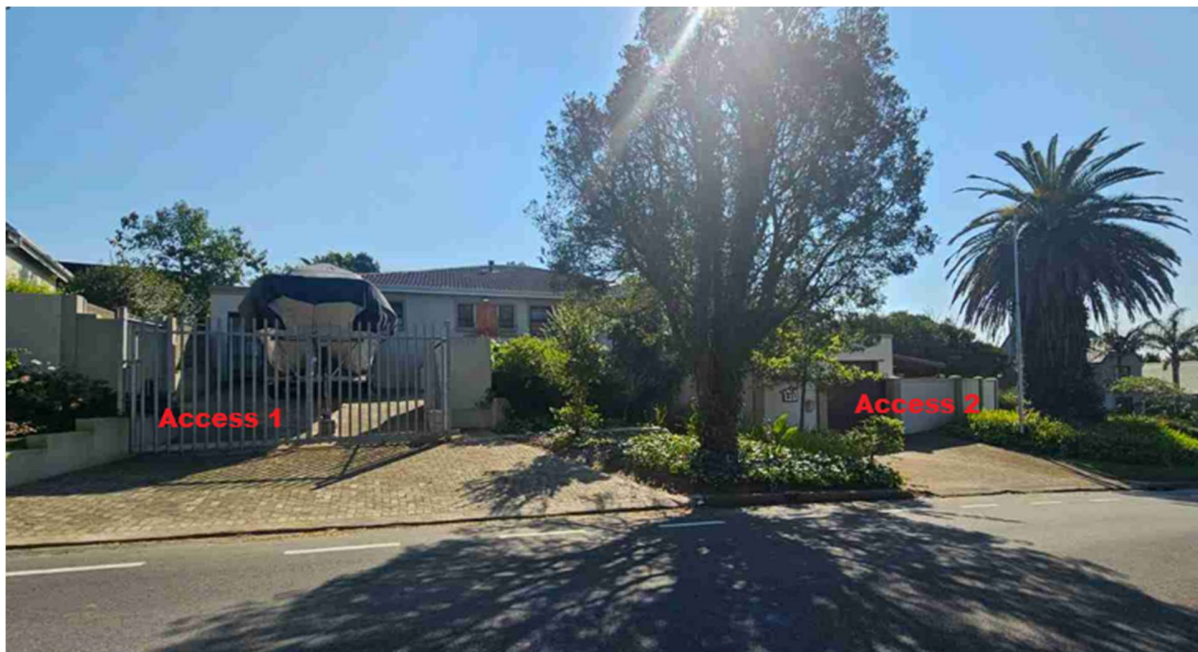
Erf 13153 George has furthermore two carriageway crossings from Stander Street that require departures as Section 45(4)(b) of the George Integrated Zoning Scheme, 2023 states the following about site access and exits:

*“despite paragraph (a), where the total length of any street boundary of a site is 30 metres in length or more, one additional carriageway crossing may be permitted, provided that no two carriageway crossings are closer than 12 metres to each other”*

The total length of the street boundary for Erf 13153 George is 28,82 metres which is less than the required 30 metres length to allow for a second carriageway crossing. Erf 13153 George has 2 carriageway crossings which is 12.966 metres apart from each other and therefore complies with the prescribed 12 metres. A departure to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 George is thus required to legalize the existing 2 carriageway crossings for Erf 13153 George.



The two accesses are illustrated in the photo below.



Although it appears on site as if the gate of Access 1 (see position of Access 1 on photo above) is located outside the erf boundaries the aerial photo of the erf indicates that the existing Stander Street boundary wall of Erf 13153 George is not located on the Stander Street erf boundary but well inside the Stander Street erf boundary of Erf 13153 George. From the aerial photo it is clear that the gate of Access 1 is in fact located on the street boundary of Erf 13153 George

The purpose of this application is to obtain approval to legalize the existing tandem carport, the outbuilding comprising of a laundry room, storeroom and shade port and the two vehicle carriageway crossings from Stander Street, to enable the owner to submit as-built building plans.

### **3. GENERAL INFORMATION IN RESPECT OF ERF 13153 GEORGE**

#### **3.1 Locality**

Erf 13153 George is situated at 130 Stander Street, Eden. 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 a dwelling house and second dwelling unit.

### **3.3 Extent of erf**

The total area of Erf 13153 George is 1121m<sup>2</sup> in extent.

### **3.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 13153 George is Single Residential Zone I.

### **3.5 Surveyor General Diagram**

The Surveyor General Diagram for Erf 13153 George is attached hereto as **Annexure “D”**.

### **3.6 Title Deed**

Erf 13153 George is registered in the name of Johannes Adriaan Nortje and Maria Dorothea Nortje. A copy of the Title Deed is attached hereto as **Annexure “E”**.

### **3.7 Power of Attorney**

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Johannes Adriaan Nortje and Maria Dorothea Nortje 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 13153 George is encumbered by a bond. The bondholders consent is attached hereto as **Annexure “G”**.

### 3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 13153 George is attached hereto as **Annexure "H"**. 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 SITE ACCESS AND EXITS): ERF 13153 GEORGE

### 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 13153 George is located at 130 Stander Street in the suburb known as Eden. This is a well-established low density residential neighbourhood characterized by large erven with large dwelling houses. A dwelling house and second dwelling unit are common in this residential area.

This application entails a permanent departure for the relaxation of the Robin Close street and western side boundary building lines on the application erf to accommodate the existing tandem carport, the outbuilding comprising of a laundry room, storeroom and shade port and the two carriageway crossings. The existing structures are all compatible with the Single Residential Zone I zoning. A second carriageway crossing is not out of the ordinary for large residential erven.

The permanent departure for the relaxation of the Robin Close street boundary building line and western side building line 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**

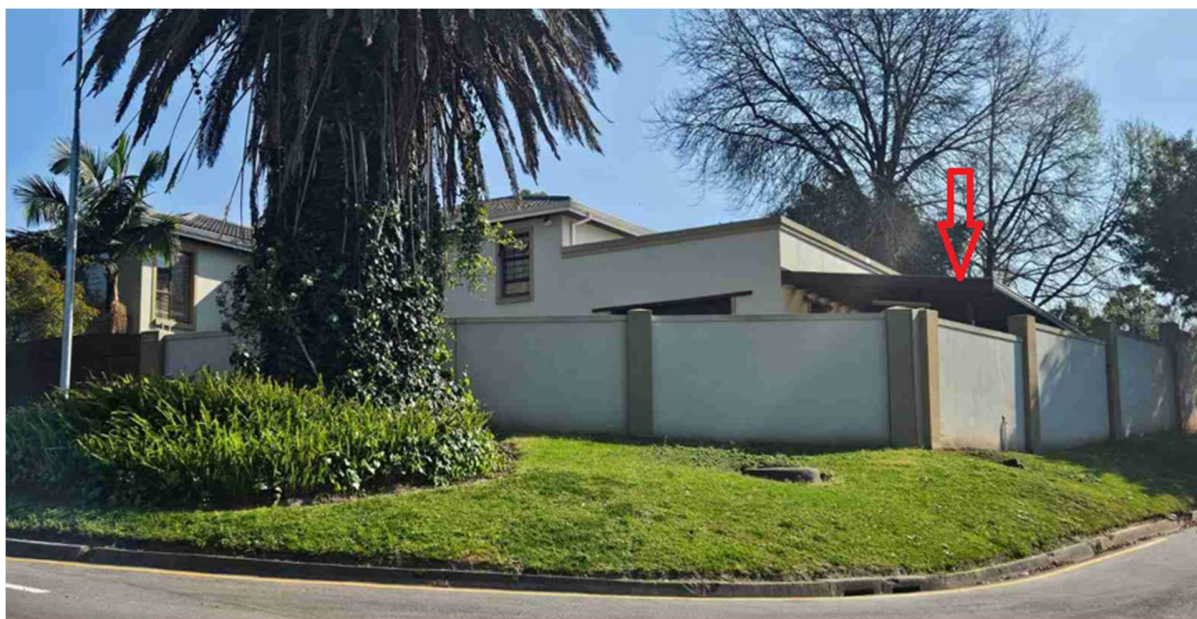
This application entails permanent departures on the application erf to accommodate the existing tandem carport and outbuilding comprising of a laundry room, storeroom and shade port. An application for a departure from the number of vehicle carriageway crossings permitted to Erf 13153 George is also being applied for. The proposed permanent departures on the application erf will 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 to accommodate the existing tandem carport, outbuilding comprising of a laundry room, storeroom and shade port as well as 2 carriageway crossings.

The tandem carport is located along the Robin Close street boundary, however access to the carport is via Stander Street. The carport is screened by the existing street boundary wall of Erf 13153 George from Robin Close and is as such only partially visible from Robin Close as indicated on the photo below.



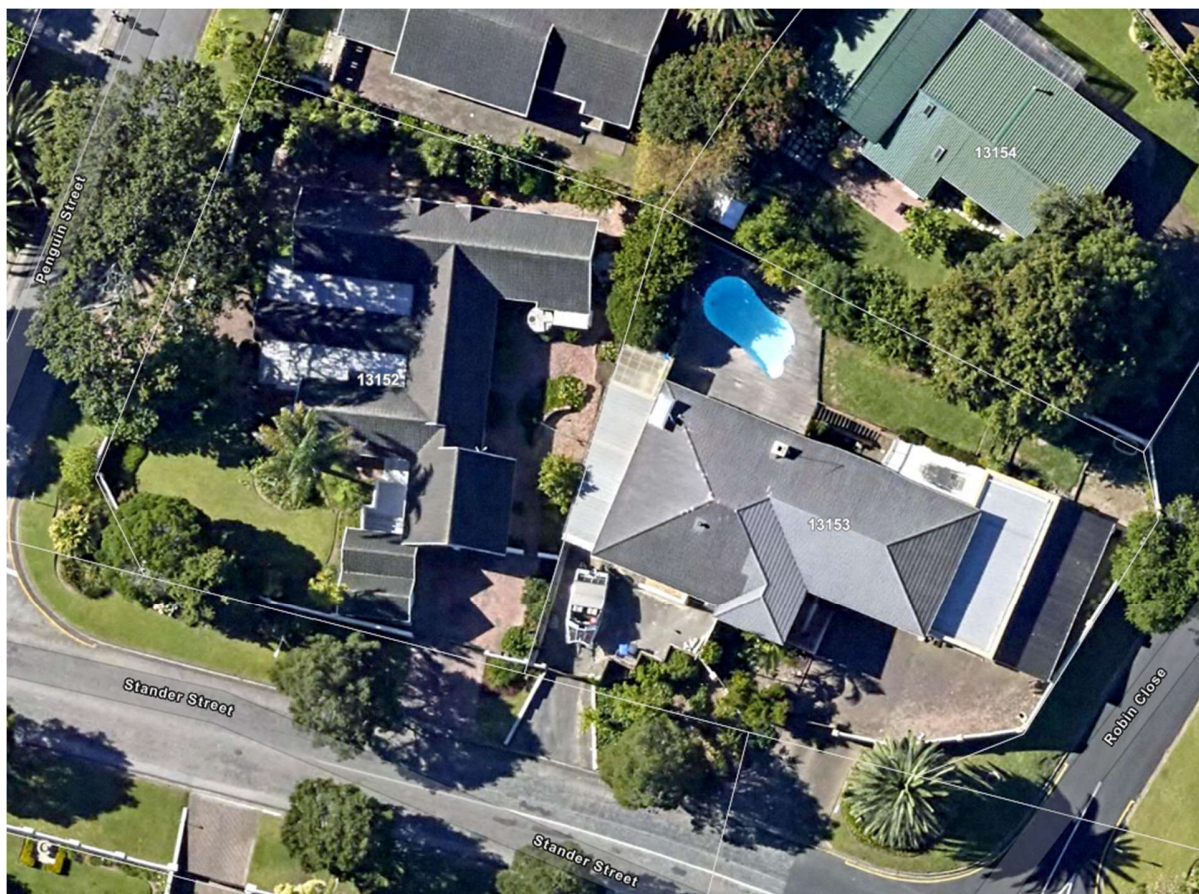
The carport is furthermore not located in close proximity to any neighbouring properties and can therefore not have any impact on sunlight view or privacy of any adjoining property.

An outbuilding is allowed in the common boundary building line, if it does not exceed a combined length of 12 metres. The outbuilding that comprises of a laundry room, storeroom and shade port on Erf 13153, George has a combined length of 14.498 metres and therefore require a building line relaxation and a departure from development parameter (e) applicable to a “dwelling house” as per the George Integrated Zoning Scheme By-law, 2023 which restricts the length of an outbuilding along a common boundary to 12 metres .

As is clear from the aerial photo below the dwelling house on the adjacent Erf 13152 George is located further west of its common boundary with Erf 13153 George. The dwelling house on Erf 13152 George is furthermore orientated to live in a northern and western direction thus away



from the outbuilding on Erf 13153 George. It is not anticipated that the existing outbuilding will have any negative impact on sunlight, view and privacy of Erf 13152 George. The structures have been in this position for some time and as far as can be determined, no complaints have been received about the existing outbuilding. The aerial photo below illustrates the location of the structures on Erf 13152 George in relation to the outbuilding on Erf 13153 George.



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.

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

#### 4.5 Impact on streetscape



The following photo indicates the street elevation of the application erf, from Stander Street. The property has a neat appearance. The outbuilding is a general addition to a dwelling house and although the side boundary building line relaxations are visible from the street it cannot have any negative impact on the streetscape, as it complies with the street boundary building line.



The tandem carport is hardly visible from the street view and the proposed relaxation of the street boundary building line will not have a negative impact on the streetscape in the vicinity of the application erf.

Erf 13153 George has a well-kept and landscaped street frontage towards Stander Street with the second vehicle carriageway crossing which forms an integral part of this landscaped sidewalk. It is as such argued that the second vehicle carriageway crossing cannot have a negative impact on the streetscape along Stander Street.

#### **4.6 Impact on property values**

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required do not have a negative impact on any of the surrounding properties, and the design and construction material are of good quality.

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 a property of which the size is more than 350m<sup>2</sup> two parking bays should be provided for the dwelling house and one additional bay for a second dwelling unit.

Furthermore, on properties larger than 1000m<sup>2</sup> garaging is allowed for up to 6 vehicles.

Erf 13153 George has a double garage (2 vehicles), a double volume tandem garage, however currently only one vehicle can park inside as a storeroom was created in the structure and then the tandem carport which provides parking for another 2 vehicles. Thus, currently parking is available for 5 vehicles on the erf which is in line with the George Integrated Zoning Scheme By-law, 2023. Four of the parking bays are used for the primary dwelling house and 1 parking bay for the second dwelling unit.

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**

The buildings which encroach into the building lines are located in such a position on the erf that it can not have any influence on traffic movement along either Stander Street or Robin Close. These buildings are furthermore screened from Stander Street and Robin Close by street boundary walls which further contributed to these building having no effect on traffic movement along the two mentioned streets.

Erf 13153 George has 2 vehicular accesses. Access 1 is currently used to park the owners' boat and Access 2 provides vehicular access to Erf 13153 George. No vehicular access will be

obtained from Robin Close. It is known that the two accesses have been in existence for number of years and have up to date not created any problem from a traffic movement point of view.

The proposed relaxation of the western side and Robin Close street boundary building line as well as a second carriageway crossing will, therefore, not have any negative impact on the traffic situation in Stander Street.

#### **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 the permanent departure for the relaxation of the Robin Close street and western side boundary building line on Erf 13153 George for the legalization of the existing tandem carport, outbuilding comprising of a laundry room, storeroom and shade port.

A permanent departure is also required to obtain a second site access and exit that deviates from the requirements as set out in Section 45(4)(a) of the George Integrated Zoning Scheme, 2023.

The proposed permanent departures on Erf 13153 George 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



**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

ERF 13151

ERF 13154

ERF 13152

EXISTING DWELLING

ERF 13153

ROBIN CLOSE

STANDER STREET

SITE PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



BLUE ARCHITECTS

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P.O. Box 4133, George East, 6539

Client/Klient

Mr. & Ms.  
Nortje

Project/Projek

as built plans  
Erf 13153  
130 Stander Street, Eden  
George

Drawing Title/Tekening Titel

SITE PLAN

Drawing Number/Tekening Nommer

BA22-026 0-01 MS

Wys Nr./Rev No.

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Designed/Ontwerp

RIAAN LE ROUX

Drawn/Geteken

RIAAN LE ROUX

Date/Datum

JULY 2022

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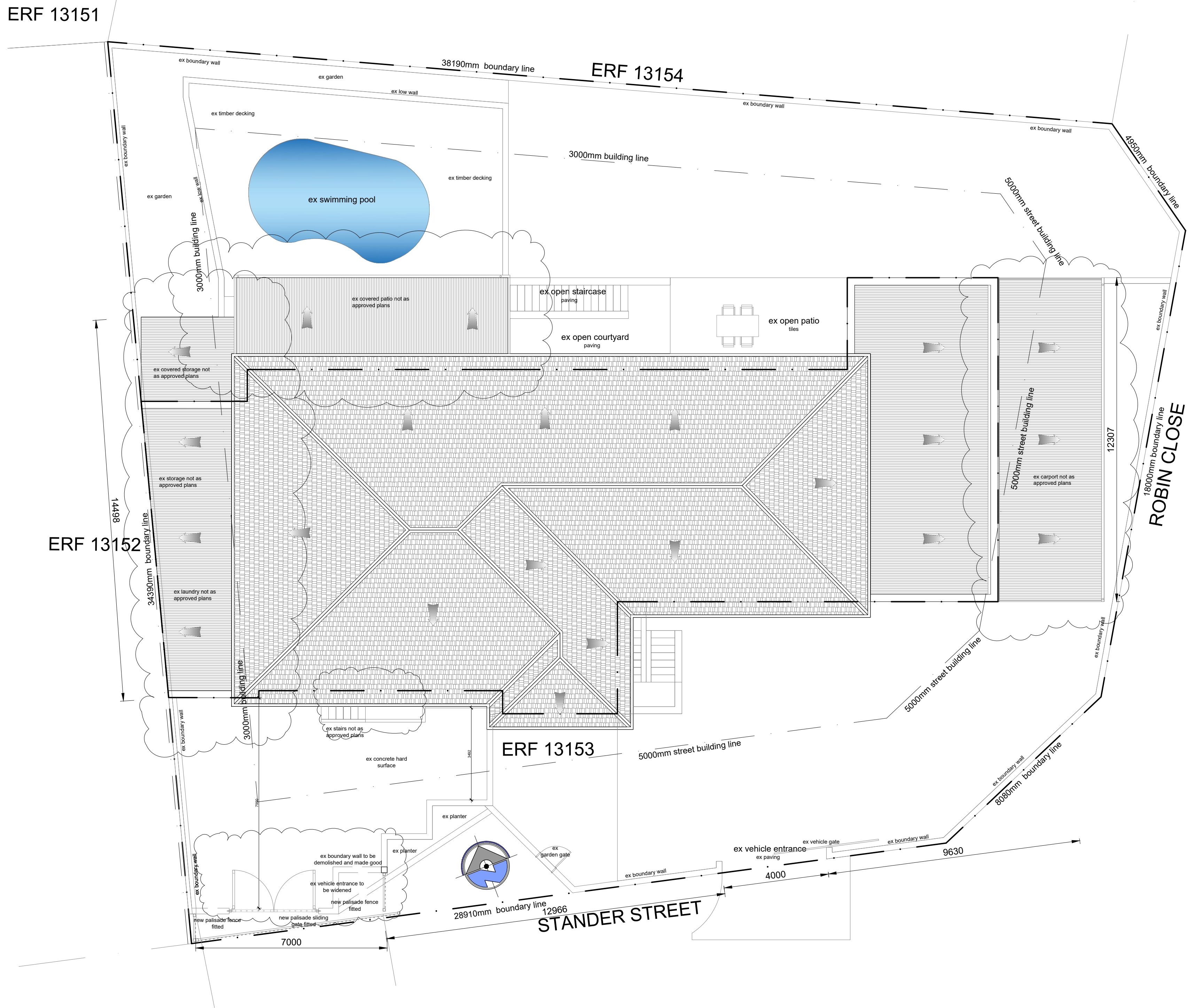
RIAAN LE ROUX

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**LEVELS AND DIMENSIONS.**  
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ROOF PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



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Client/Klient  
**Mr. & Ms. Nortje**

Project/Projek  
**as built plans  
Erf 13153  
130 Stander Street, Eden George**

Drawing Title/Tekening Titel  
**ROOF PLAN**

Drawing Number/Tekening Nommer  
**BA22-026 0-02 MS**

Wys Nr./Rev No.  
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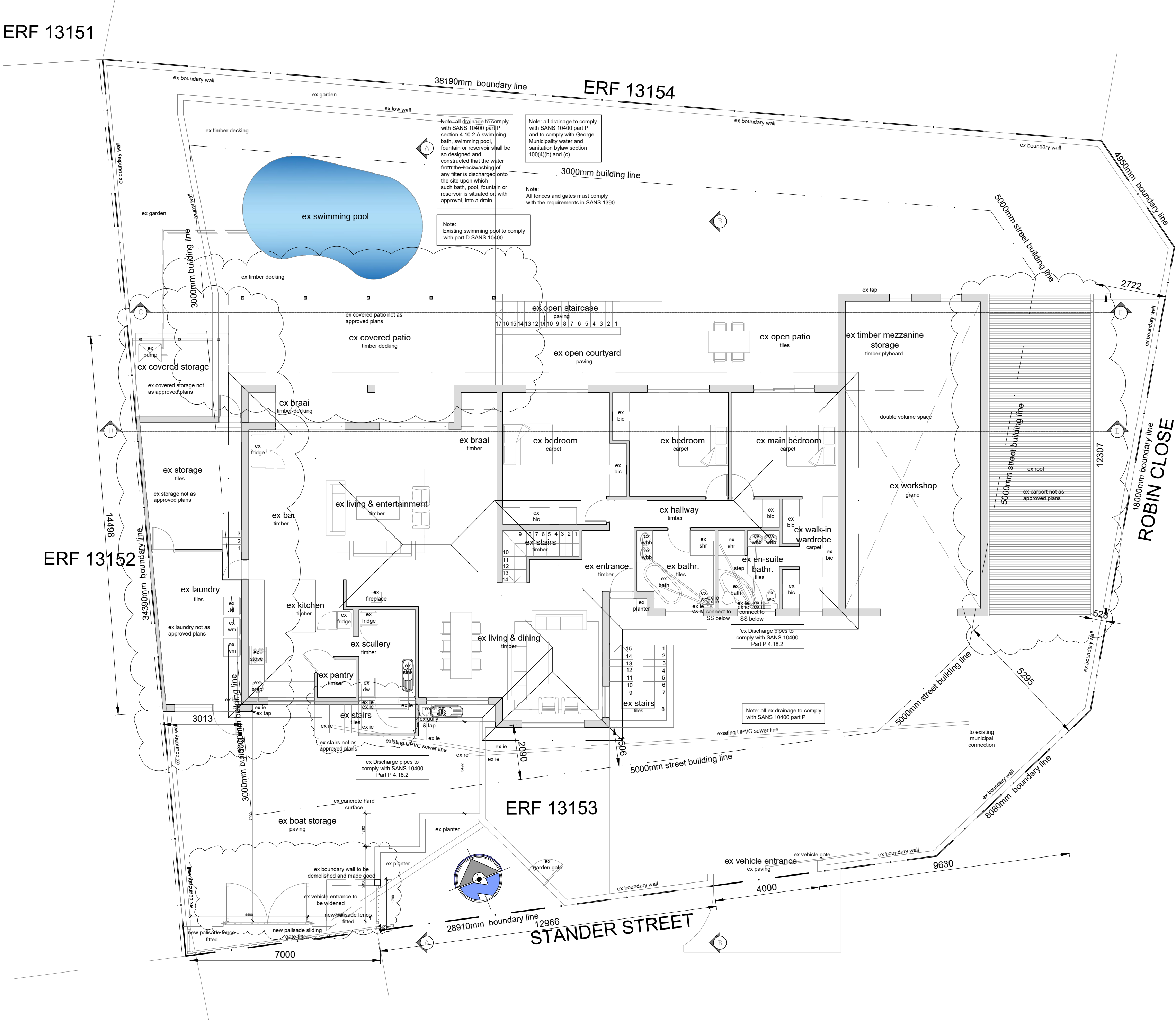
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LEVELS AND DIMENSIONS.

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FIRST STOREY PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



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Client/Klient

Mr. & Ms.  
Nortje

Project/Projek

as built plans  
Erf 13153  
130 Stander Street, Eden  
George

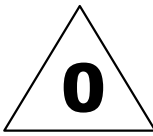
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FIRST STOREY PLAN

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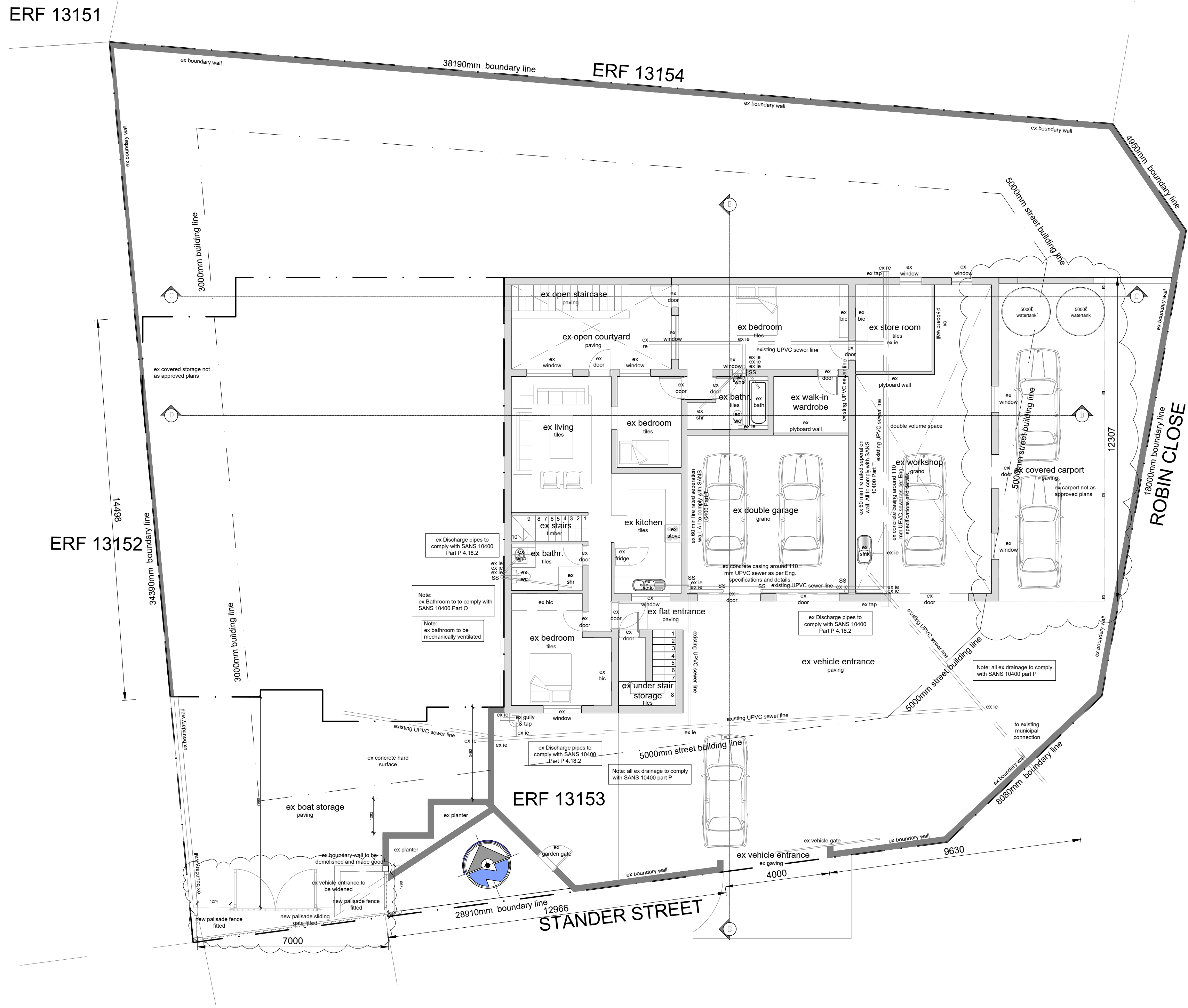
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GROUND STOREY PLAN - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysings	



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Client/Klient

Mr. & Ms.  
Nortje

Project/Projek

as built plans  
Erf 13153  
130 Stander Street, Eden  
George

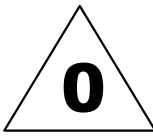
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GROUND STOREY PLAN

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RIAAN LE ROUX

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RIAAN LE ROUX

Date/Datum

JULY 2022

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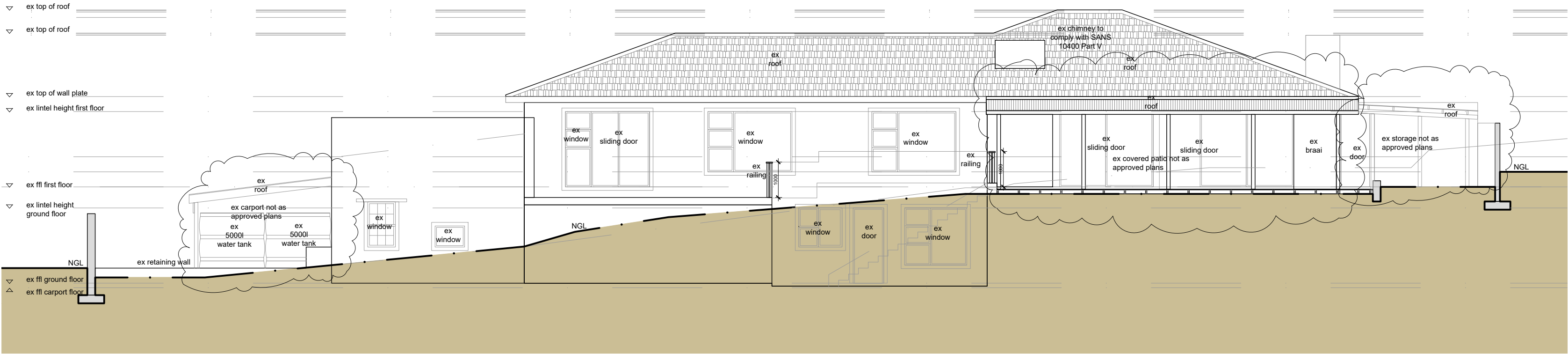
On original drawing



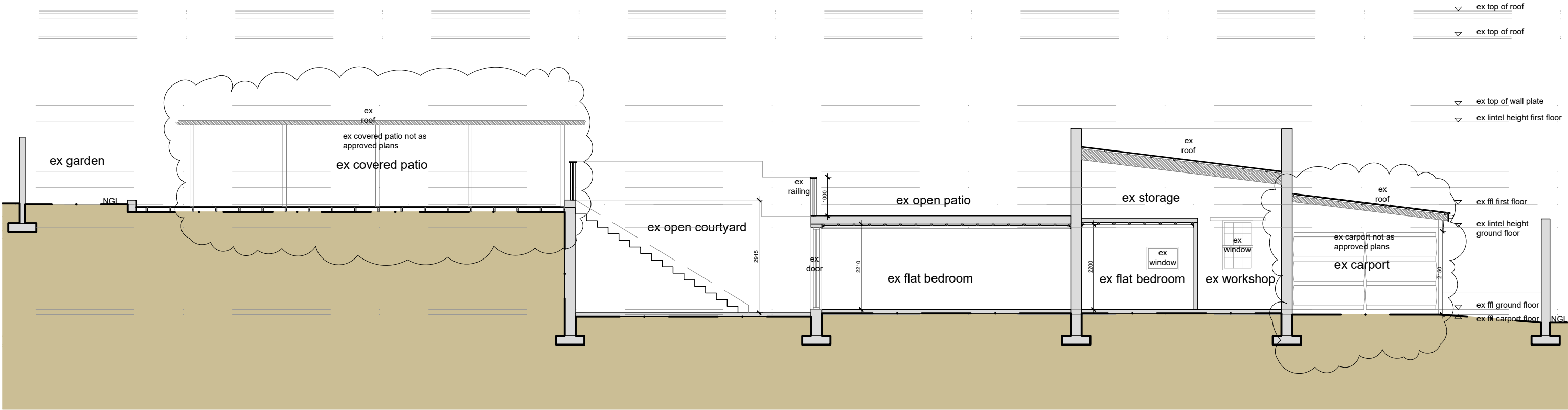
**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING AND/OR WORK.  
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



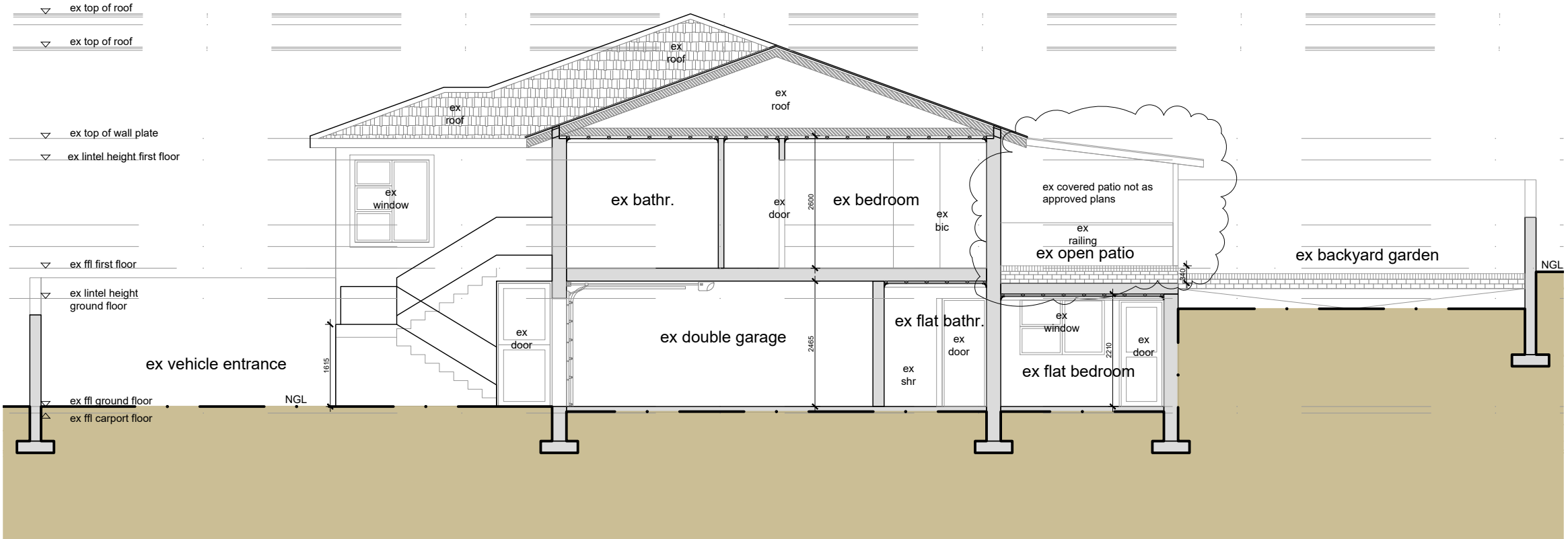
SOUTH ELEVATION - scale 1 : 100



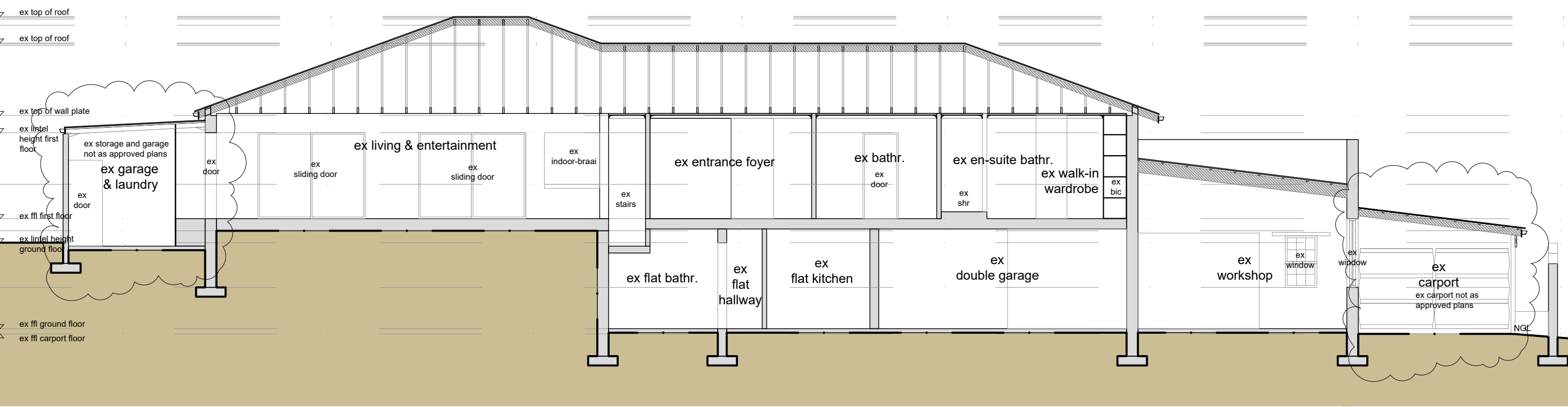
NORTH ELEVATION - scale 1 : 100



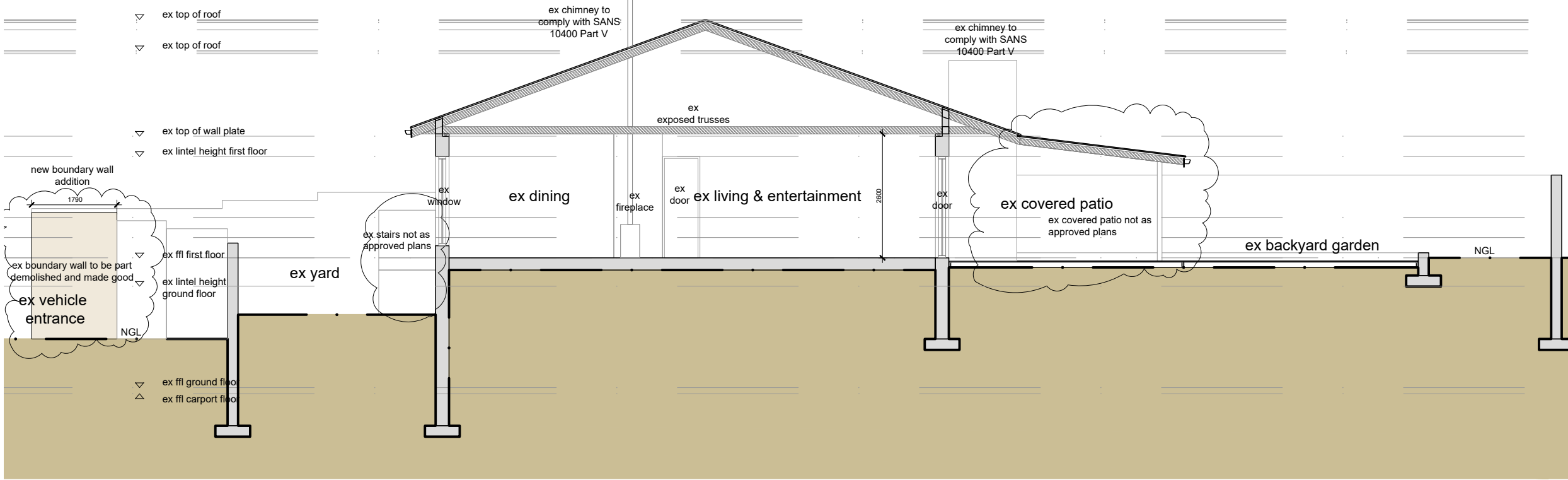
SECTION CC - scale 1 : 100



SECTION BB - scale 1 : 100



SECTION DD - scale 1 : 100



SECTION AA - scale 1 : 100

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysings	



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •  
E-mail: riaan@b-a.co.za • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O. Box 4133, George East, 6539

Client/Klient  
**Mr. & Ms. Nortje**

Project/Projek  
**as built plans  
Erf 13153  
130 Stander Street, Eden  
George**

Drawing Title/Tekening Titel  
**ELEVATIONS & SECTIONS**

Drawing Number/Tekening Nommer  
**BA22-026 4-01 MS**

Scale/Skaal  
**AS SHOWN**

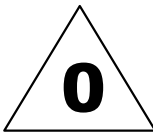
Designed/Ontwerp  
**RIAAN LE ROUX**

Drawn/Geteken  
**RIAAN LE ROUX**

Date/Datum  
**JULY 2022**

Checked/Nagesien  
**RIAAN LE ROUX**

Op oorspronklike tekening  
On original drawing



## 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	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>		
Tel	044 873 3011	Fax	086 510 4383
		Cell	082 464 7871

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

Registered owner	Johannes Adriaan Nortje and Maria Dorothea Nortje		
Address	130 Stander Street		
	George	Postal code	6529
E-mail	<a href="mailto:Johan_thea@hotmail.co.za">Johan_thea@hotmail.co.za</a>		
Tel	N/a	Fax	N/a
		Cell	0794139907

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 13153 George
--	------------------



Physical Address	<b>130 Stander Street</b>									
GPS Coordinates					Town/City		George			
Current Zoning	<b>Single Residential Zone I</b>		Extent	<b>1121m<sup>2</sup></b>		Are there existing buildings?		<b>Y</b>	<b>N</b>	
Current Land Use	<b>Residential</b>									
Title Deed number & date	<b>T40750/2020</b>									
Any restrictive conditions prohibiting application?	<b>Y</b>	<b>N</b>	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?	<b>Y</b>	<b>N</b>	If Yes, list the party(ies).							
Is the property encumbered by a bond?	<b>Y</b>	<b>N</b>	If Yes, list Bondholder(s)?		<b>Bondholders consent is attached to the application</b>					
Has the Municipality already decided on the application(s)?	<b>Y</b>	<b>N</b>	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				<b>Y</b>	<b>N</b>	If yes, is this application to legalize the building / land use?			<b>Y</b>	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?				<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?			<b>Y</b>	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>										
Has there been any pre-application consultation?			<b>Y</b>	<b>N</b>	If Yes, please complete the information below and attach the minutes.					
Official's name	<b>N/A</b>		Reference number	<b>N/A</b>		Date of consultation		<b>N/A</b>		
<b>PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY &amp; APPLICATION FEES PAYABLE</b>										
<p><b>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</b></p>										

**BANKING DETAILS**

**Name:** George Municipality  
**Bank:** First National Bank (FNB)  
**Branch no.:** 210554  
**Account no.:** 62869623150  
**Type:** Public Sector Cheque Account  
**Swift Code:** FIRZAJJ  
**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 13153 George:**
  - the Robin Close street building line from 5.0 metres to 2.722 metres varying to 0.528 metres to allow for the legalization of a tandem carport.
  - the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of an existing outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump.
- **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 from development parameter (e) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump with a total length of 14.498 metres along the western side boundary of Erf 13153 George.**
- **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 from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 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?*

<b>Y</b>	<b>N</b>	Completed application form	<b>Y</b>	<b>N</b>	Pre-application Checklist (where applicable)
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner	<b>Y</b>	<b>N</b>	Bondholder's consent (no bond on property)
<b>Y</b>	<b>N</b>	Motivation report / letter	<b>Y</b>	<b>N</b>	Proof of payment of fees
<b>Y</b>	<b>N</b>	Full copy of the Title Deed	<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Locality Plan	<b>Y</b>	<b>N</b>	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	<del>Copy of Environmental Impact Assessment (EIA) /</del> <del>Heritage Impact Assessment (HIA) /</del> <del>Traffic Impact Assessment (TIA) /</del> <del>Traffic Impact Statement (TIS) /</del> <del>Major Hazard Impact Assessment (MHIA) /</del> <del>Environmental Authorisation (EA) /</del> <del>Record of Decision (ROD)</del> (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 -- Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				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:

**5 December 2025**

Full name:

**Johannes George Vrolijk**

Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

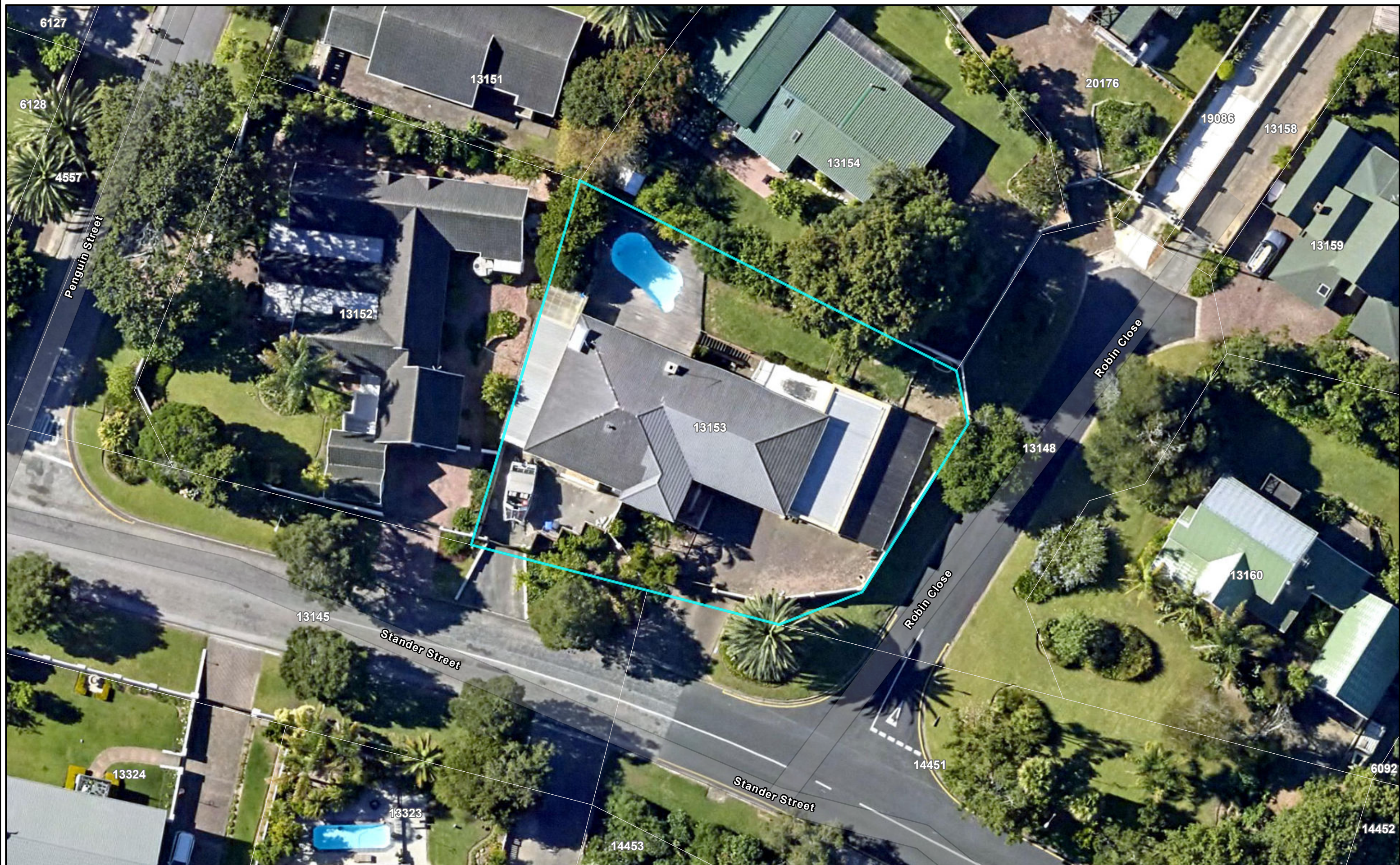
**A/1386/2010**



## ANNEXURE "C" - LOCALITY PLAN



# Erf 13153 George - Locality plan



0 0.01 0.02 0.04 km

Date: 8/26/2025 3:27 PM

Scale: 1:373



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.

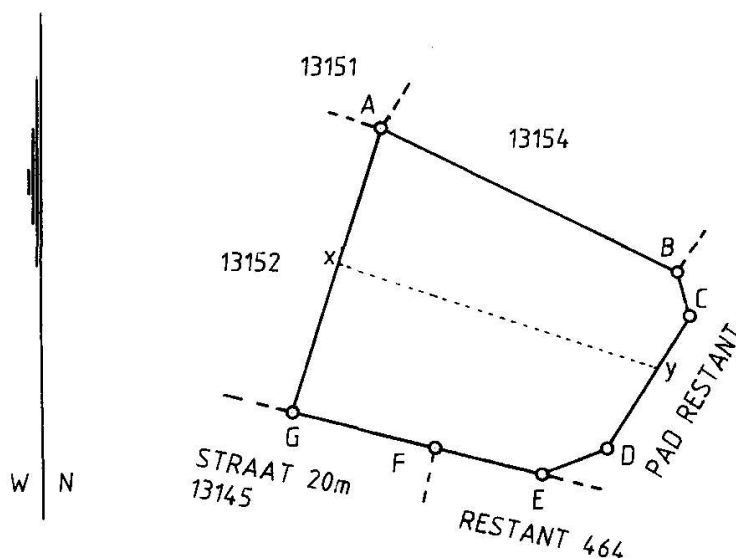


## ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE (ALLES PLUS) Y Stelsel Lo 23° X			L.G.Nr.
		Konstante		0,00	3 700 000,00	111-87
AB	38,19	296 22 10	A	46 584,40	59 236,00	Goedgekeur <i>R.a.f.</i> Landmeter-generaal 1987-03-12
BC	4,95	347 00 00	B	46 550,18	59 252,96	
CD	18,00	32 00 00	C	46 549,07	59 257,79	
DE	8,08	68 06 20	D	46 558,61	59 273,05	
EF	12,43	104 12 40	E	46 566,10	59 276,06	
FG	16,48	104 09 40	F	46 578,15	59 273,01	
GA	34,39	196 26 20	G	46 594,13	59 268,98	
		△ Geo 1		46 649,50	55 980,19	
		△ Oud 7		56 603,60	51 940,04	

Bakenbeskrywings

F 16 mm ysterpen in beton  
Alle ander bakens is 16 mm ysterpen



Skaal: 1 : 750

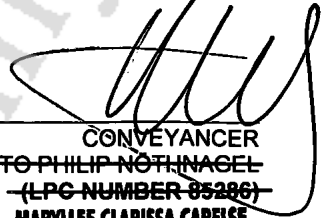
Die figuur A B C D E F G  
stel voor 1 121 vierkante meter grond, synde  
Erf 13153 'n Gedeelte van Erf 13148, GEORGE  
geleë in die Munisipaliteit en  
Administratiewe Distrik GEORGE  
Opgemeet in Oktober - November 1986  
deur my, *A.LOUW* Landmeter

Hierdie kaart is geheg aan T/A Nr. T 46253/89 gedateer t.g.v.	Die oorspronklike kaart is Nr. 106/87 geheg aan Transport/Grondbrief Nr. T 7840/88	Lêer Nr. S/8775/96 M.S. Nr. E 29/87 Komp. BL-7DD/W54 (6301)
Registrateur van Aktes		



## ANNEXURE "E" - TITLE DEED

Prepared by me



CONVEYANCER  
~~CHRISTO PHILIP NOTINAGEL~~  
~~(LPC NUMBER 85286)~~  
MARYLEE CLARISSA CARELSE  
(LPC NUMBER 97976)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 4,250,000.00	R. 2051.00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg Act/Proc

VERIFIED | NOT FORCED

R 3,825,000.00

2  
R00023088 / 2020

DATE 30 NOV 2020

REGISTRAR

DATA / VERIFY

10-12-2020

LINDA NCAPAI

R00040750 / 2020

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT **INGRID MARÉ**  
(LPC NUMBER 97215)

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

- BRENDAN LEITH POWELL**  
Identity Number 760511 5043 084  
Married out of community of property
- JULIET MARY SLINGSBY POWELL**  
Identity Number 740524 0134 084  
Married out of community of property

DATA / CAPTURE

04-12-2020

YOLANDI OLIVIER

which said Power of Attorney was signed at GEORGE on 23 SEPTEMBER 2020

SW

And the appearer declared that his/her said principal had, on 23 August 2020, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**JOHANNES ADRIAAN NORTJE**  
Identity Number 660118 5049 086  
and  
**MARIA DOROTHEA NORTJE**  
Identity Number 691226 0009 089  
Married in community of property to each other.

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

ERF 13153 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1121 (ONE THOUSAND ONE HUNDRED AND TWENTY ONE)  
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T46253/1989 with  
Diagram No. 111/1987 relating thereto and held by Deed of Transfer Number  
T74253/2016

I. WITH REGARDS the figure A B C y x on Diagram No. 111/1987:

SUBJECT to the conditions referred to in Deed of Transfer No.  
T8886/1916.

II. WITH REGARDS the figure G F E D y x on Diagram No. 111/1987:

A. SUBJECT to the conditions referred to in Deed of Transfer No.  
T29752/2011.

B. SUBJECT FURTHER to the following special condition  
contained in Deed of Transfer No. T10597/1927, namely:

"The Transferor reserves the rights to construct, use and  
maintain across the above property any pipe line for water  
leading, sewerage, drainage, and any poles or structures for the  
conduct of any electric or other light of power."

(The Transferor above referred to being the Council of the  
Municipality of George).

SW

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

1. **BRENDAN LEITH POWELL, Married as aforesaid**
2. **JULIET MARY SLINGSBY POWELL, Married as aforesaid**

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

**JOHANNES ADRIAAN NORTJE and MARIA DOROTHEA NORTJE, Married as aforesaid**

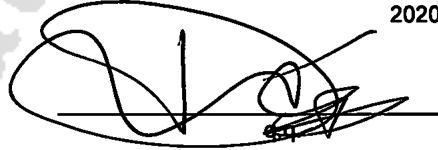
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 250 000,00 (FOUR MILLION TWO HUNDRED AND FIFTY THOUSAND RAND) .

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 at CAPE TOWN on

30 NOV 2020

2020



In my presence

REGISTRAR OF DEEDS



## ANNEXURE "F" - POWER OF ATTORNEY



## POWER OF ATTORNEY

We, the undersigned

**Johannes Adriaan Nortje and Maria Dorothea Nortje**

the registered owners of

**Erf 13153 George**

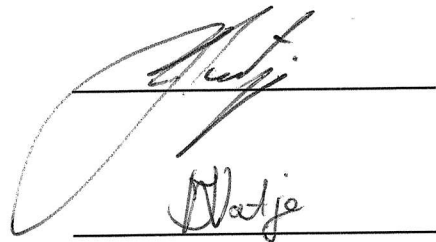
do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

- *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 following building lines of Erf 13153 George:*
  - *the Robin Close street building line from 5.0 metres to 2.722 metres varying to 0.528 metres to allow for the legalization of a tandem carport.*
  - *the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of an existing outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump.*
- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from development parameter (e) applicable to a "dwelling house" as per the George Integrated Zoning Scheme By-law, 2023 to allow for an outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump with a total length of 14.498 metres along the western side boundary of Erf 13153 George.*
- *An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 George.*

Signed at George on 17 September 2025

**Johannes Adriaan Nortje**

**Maria Dorothea Nortje**



## ANNEXURE "G" – BONDHOLDERS CONSENT



**Home Loans**  
Sales and Service Enablement

9 Lothbury Road  
Auckland Park, 2092  
Private Bag 72007  
Cresta, 2118  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

**02.12.2025**

**Private/Confidential**

**NORTJE MNR JA & MEV MD  
STANDER STRAAT 130  
EDEN  
6529**

**Dear Client/s**

**REQUEST RECEIVED FOR:                      PERMANENT DEPARTURE**

Mortgage loan account number:                      8088743351

Property description:                      ERF 13153 GEORGE

We refer to the above account, and we grant the consent for the permanent departure for relaxation of building lines to allow Tandem Carport, Laundry Room, Storeroom and Shade for the Swimming Pool Pump on the above-mentioned property.

According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance. If you are insured with Absa and need to update the insurance, kindly contact 0860 100 876.

Kindly note the consent is valid for a year.

Yours faithfully

Property Control  
Our ref: Lindy Maseko  
Tel: 011 846 5690  
Email: [hlpc@absa.co.za](mailto:hlpc@absa.co.za)

## ANNEXURE "H" – CONVEYANCER CERTIFICATE



## **CONVEYANCER'S CERTIFICATE**

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

#### **ERF 13153 GEORGE**

#### **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 13153 George:
  - the Robin Close street building line from 5.0 metres to 2.722 metres varying to 0.528 metres to allow for the legalization of a tandem carport.
  - the western side boundary building line from 3.0 metres to 0.0 metres to allow for the legalization of an existing outbuilding comprising of a laundry room, storeroom and shade port for the swimming pool's pump.
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- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure from Section 45(4)(a) of the George Integrated Zoning Scheme By-law, 2023 to allow for a second vehicle carriageway crossing from Stander Street to Erf 13153 George.

#### **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:

**T40750/2020** (current Title Deed)

in respect of:

**ERF 13153 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 1121 (ONE ONE TWO ONE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T72987/2024**

REGISTERED in the name of

**JOHANNES ADRIAAN NORTJE AND MARIA DOROTHEA NORTJE**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deeds contain 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 15 September 2025**



**CONVEYANCER**