



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 6844 George

24 November 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES): ERF 6844 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 Stuurman Street and the George Koerts Lane street boundary building lines on Erf 6844 George to accommodate the existing improvements on the erf.

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)**  
**ERF 6844 GEORGE**

24 November 2025



Prepared for:

F J Williams &amp; L R Williams

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
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George,  
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SACPLAN Registration No A/1386/2011

## INDEX

### 1. APPLICATION

### 2. DEVELOPMENT PROPOSAL

### 3. PRE-APPLICATION CONSULTATION

### 4. GENERAL INFORMATION IN RESPECT OF ERF 6844 GEORGE

- 4.1 Locality
- 4.2 Existing land use
- 4.3 Extent of erf
- 4.4 Present Zoning
- 4.5 Surveyor General Diagram
- 4.6 Title Deed
- 4.7 Power of Attorney
- 4.8 Consent of the bondholder
- 4.9 Conveyancer Certificate

### 5. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS): ERF 6844 GEORGE

- 5.1 Introduction
- 5.2 Existing planning in the area
- 5.3 Impact on schools, open spaces and other community facilities
- 5.4 Impact on sunlight, view and privacy
- 5.5 Impact on streetscape
- 5.6 Impact on property values
- 5.7 Impact on provision of parking
- 5.8 Impact on traffic circulation
- 5.9 Provision of services

#### 5.10 Firefighting

## 6. CONCLUSION

## ANNEXURES

**Annexure "A":** Proposed site plan and building plan

**Annexure "B":** Application form

**Annexure "C":** Locality plan

**Annexure "D":** Surveyor General Diagram

**Annexure "E":** Title Deed

**Annexure "F":** Power of Attorney

**Annexure "G":** Conveyancer Certificate

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE)**  
**ERF 6844 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 on Erf 6844 George

- the Stuurman Street building line from 4.0 metres to
  - ⇒ 0.589 metres to accommodate the north-eastern corner of the existing garage,
  - ⇒ 3.317 metres to accommodate the north-eastern corner of the existing carport, and
  - ⇒ 2.314 metres to accommodate the north-eastern corner of the existing dwelling house (braai room and bathroom).
- the George Koerts Lane building line from 4.0 metres to 0.540 metres to accommodate an outdoor braaiarea.

The proposed site plan and building plan in respect of the development on the application erf 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 6844 George has been developed with a dwelling house consisting of 3 bedrooms, 3 bathrooms, a kitchen, braai room, dining room, lounge, study, sunroom, small storeroom, single garage, a carport and a covered stoep. The development on the erf is rounded off with open braaiarea located along the George Koerts Lane street boundary of the erf, a garden consisting

of lawn, trees and shrubs, with a paved access to the garage and carport from Chris April Street in the south-east.

A second access is provided in the south-western corner of the erf. The kitchen yard in the north-west corner of the erf, as well as a portion of the outdoor living area north of the braai room have also been paved. The erf is enclosed on the northern and north-eastern street sides by means of a brick wall with a steel pedestrian gate, and a street wall consisting of brick columns and steel palisades, with 2 steel sliding gates, on the southern and south-eastern street sides.

No building plans in respect of the improvements mentioned could be found.

The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The extent of the application erf is 851m<sup>2</sup>. The street boundary building line applicable to a dwelling house on an erf greater than 500m<sup>2</sup> but not exceeding 1 000m<sup>2</sup> is 4.0 metres and the side and rear boundary building lines are 2.0 metres, whilst the coverage applicable is the larger of 500m<sup>2</sup> or 50% of the area of the erf. The total floor area of the improvements on the application erf is 297m<sup>2</sup>, which is lower than the maximum coverage allowed.

The following aerial photo shows that Erf 6844 George is a corner erf which is bounded on 5 sides by streets, with only 1 side boundary, on the western side, adjacent to Erf 6845 George.





It is clear from the aerial photo that, being situated at the intersections of George Koerts Lane and Chris April Street with Stuurman Street, the application erf does not have a rectangular shape. The peculiar shape of the erf results in only the western side of the dwelling house being parallel to an erf boundary (the western side boundary), with the northern, eastern and southern sides of the dwelling house being situated at varying distances from the street boundaries. The longer than normal street frontage of the erf also results in a larger than normal portion of the erf being subjected to a street boundary building line.

The shape of the erf, as well as the larger than normal portion of the erf being affected by the street boundary building line, restrict the buildable area of the erf. This resulted in the north-eastern corners of the garage, carport and dwelling house transgressing the 4.00 metres street boundary building line along Stuurman Street by varying distances, as mentioned in point 1 of this motivation report and indicated on the copy of the proposed site plan and building plan which is attached hereto as **Annexure "A"**.

An outdoor braai area has also been constructed to the north of the dwelling house within the



street building line along George Koerts Street. The position of the outdoor braaiarea is indicated on the proposed site plan and building plan which is attached hereto as **Annexure "A"**. The photo to the left indicates the outdoor braaiarea. As can be seen from the photo only a very

small portion of the braai structure protrudes above the street boundary wall.



The purpose of this application is, therefore, to obtain approval of the permanent departure for the relaxation of the building lines as mentioned in point 1 of this motivation report to facilitate the submission and approval of a building plan in respect of the mentioned improvements.

### **3. PRE – APPLICATION CONSULTATION**

A pre-application consultation was not requested as the proposal entails a permanent departure for the relaxation of a building line to accommodate the existing structures on the erf. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

### **4. GENERAL INFORMATION IN RESPECT OF ERF 6844 GEORGE**

#### **4.1 Locality**

Erf 6844 George is situated at 2 Chris April Street, Le Vallia. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “C”**.

#### **4.2 Existing land use**

The application erf is used for residential purposes.

#### **4.3 Extent of erf**

The total area of Erf 6844 George is 851m<sup>2</sup>.

#### **4.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 6844 George is Single Residential Zone I.

#### **4.5 Surveyor General Diagram**

A copy of the Surveyor General Diagram of Erf 6844 George is attached hereto as **Annexure “D”**.

#### **4.6 Title Deed**

Erf 6844 George is registered in the names of Frederick John Williams Identity Number 591027 5066 087 and Linda Rosetta Williams Identity Number 570904 0184 088. A copy of the Title Deed of Erf 6844 George is attached hereto as **Annexure “E”**.

#### **4.7 Power of Attorney**

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Frederick John Williams and Linda Rosetta Williams, the registered owners of Erf 6844 George, 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”**.

#### **4.8 Consent of bondholder**

Erf 6844 George is not encumbered by a bond.

#### **4.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 6844 George is attached hereto as **Annexure “G”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

### **5. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 6844 GEORGE**

#### **5.1 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 right of the inhabitants of the area in respect of erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

## **5.2 Existing planning in the area**

The application erf is situated at the intersections of George Koerts Lane and Chris April Street with Stuurman Street, in Le Vallia. The area surrounding Erf 6844 George has a predominantly single residential land use character, with dwelling houses and outbuildings, situated in neatly kept gardens. Erf 3643 George, a large public open space, is situated to the north of the application erf, opposite George Koerts Lane.

The aerial photo in point 2 of this motivation report indicates the locality of Erf 6844 George, as well as the buildings situated on the erf, in relation to the surrounding area and buildings on adjacent erven. The aerial photo shows that the structures on Erf 6844 George which transgress the building lines, are separated from other residential erven by Stuurman Street, George Koerts Lane and Chris April Street. It is clear from the aerial photo that there are no other erven in the vicinity which could be affected by the transgressions described in this application.

The current buildings on the application erf appears on the 2014 aerial imaginary of the area and have, therefore, been in existence for many years. The existing buildings have formed part of the ambience of the area for a considerable period and as far as could be ascertained, no objections against the locality of the buildings have been lodged. As no extensions to the buildings are proposed in this application, the proposal will have no changing effect on the surrounding area.

The application erf will still be used for residential purposes as described in the land use description of a “dwelling house” in the George Integrated Zoning Scheme, 2023. The relaxation of the street boundary 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.

### **5.3 Impact on schools, open spaces and other community facilities**

The proposal will not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As such, the proposed relaxation of the building line as applied for will not have an impact on schools, open spaces and other community facilities in the area.

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

### **5.4 Impact on sunlight, view and privacy**

The aerial photo in point 2 of this motivation report indicates that, as the application erf is bounded by five streets, there are no erven in the vicinity of which the sunlight, view or privacy could be affected by the proposed relaxation of the Stuurman Street and George Koerts Lane building line on the application erf.

### **5.5 Impact on streetscape**

The building line relaxations applied for in this application are restricted to the Stuurman Street and George Koerts street building line. The following photo shows the Stuurman Street and George Koerts Lane elevation of the erf.



Since the dwelling house, garage and carport are not situated parallel with the Stuurman Street boundary, the distance between the structures and the street boundary varies continuously. The variation in distance results in a variation in depth, which creates a more interesting street elevation of the building.

The following photo which was taken from the pedestrian gate southwards along the Stuurman Street boundary, shows the corner of the bathroom (small window) and the corner of the garage and carport in the background.





The Stuurman Street elevation of the development on the erf fits in with that of other dwelling houses in the vicinity. The proposed relaxation of the Stuurman Street building line can, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

The braai area which encroaches the George Koerts Lane street building line is located behind a street boundary wall and only a very small portion of the braai area is visible from the street as indicated on the photo below. The extent of the area that is visible from the street (the small area highlighted in red on the plan below) is of such a nature that it has no impact on the streetscape along George Koerts Lane.



## 5.6 Impact on erf values

As indicated in the previous paragraphs, the improvements in respect of which the building line relaxations are required do not have a negative impact on any of the surrounding properties. The outside finish of the structures is of good quality and fit in with the residential character of



the area. The improvements described add value to the utilization of the erf and represent a substantial capital investment by the owner.

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

### **5.7 Impact on the provision of parking**

The parking requirements applicable to different land uses are set out in a table entitled “Minimum off-street parking requirements” in Section 42 of the George Integrated Zoning Scheme By-Law, 2023.

In respect of a dwelling house on an erf larger than 350m<sup>2</sup>, 2 parking bays are required. Being larger than 350m<sup>2</sup>, 2 parking bays are, therefore, required in respect of the development on the application erf. As indicated on the proposed site plan and building plan attached hereto as **Annexure “A”**, a single garage and a carport are provided on the erf.

The proposal as described in this motivation report, therefore, has no influence on the provision of parking, as the 2 parking bays required in respect of a dwelling house can still be provided. The provision of on-site parking can, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

### **5.8 Impact on traffic circulation**

The relaxation of the Stuurman Street and George Koerts Lane building lines proposed in this application will not alter the position of the main existing vehicular access to the erf, which is in Chris April Street, in the south-eastern corner of the erf. There is also a secondary vehicular access in the south-western corner of the erf. The total length of the street frontage of the application erf is 48.49 metres, the 2 access points are 21.86 metres apart and the main access is more than 10 metres from the intersection of Chris April Street with Stuurman Street. The access points are, therefore, in line with the stipulations in Section 45 of the George Integrated Zoning Scheme By-Law, 2023.

The following photo shows the distance between the 2 access points to the application erf, with the main access in the foreground.



The following photo, the south-east elevation of the application erf, was taken from the intersection of Chris April Street with Stuurman Street. The distance between the intersection and the access to the erf is more than 15 metres and complies with the requirements of the George Integrated Zoning Scheme By-law, 2023.



The relaxation of the building line on the Stuurman Street and the George Koets Lane side of the application erf will not have a negative impact on sight-distances in any direction in any of streets surrounding the application erf, as the structures requiring the building line relaxation are located “behind” the street boundary wall. The proposed relaxation of the building lines will also not result in the generation of more traffic.

The building line relaxations as proposed in this application will, therefore, not have any negative impact on the traffic situation in the streets adjacent to the application erf.

### **5.9 Provision of services**

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

### **5.10 Firefighting**

The firefighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf, which is a corner erf, will still be fully accessible for fire-fighting purposes.

## **6. CONCLUSION**

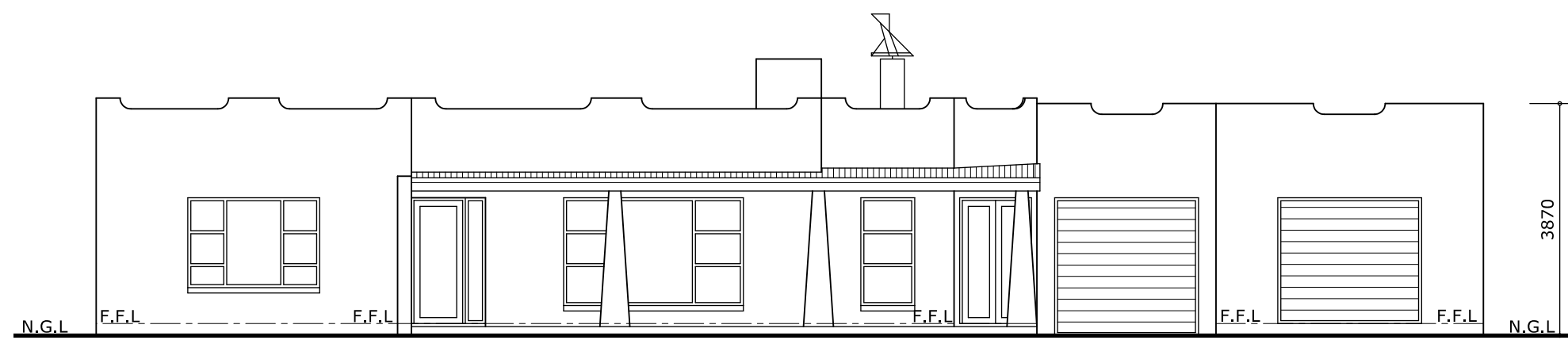
Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the Stuurman Street and the George Koets Lane street building lines on Erf 6844 George to accommodate the north-eastern corner of the existing garage, the existing carport, the north-eastern corner of the existing dwelling house (braai room and bathroom) and the outdoor braaiarea.

The proposed permanent departure for the relaxation of the mentioned building lines on Erf 6844 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

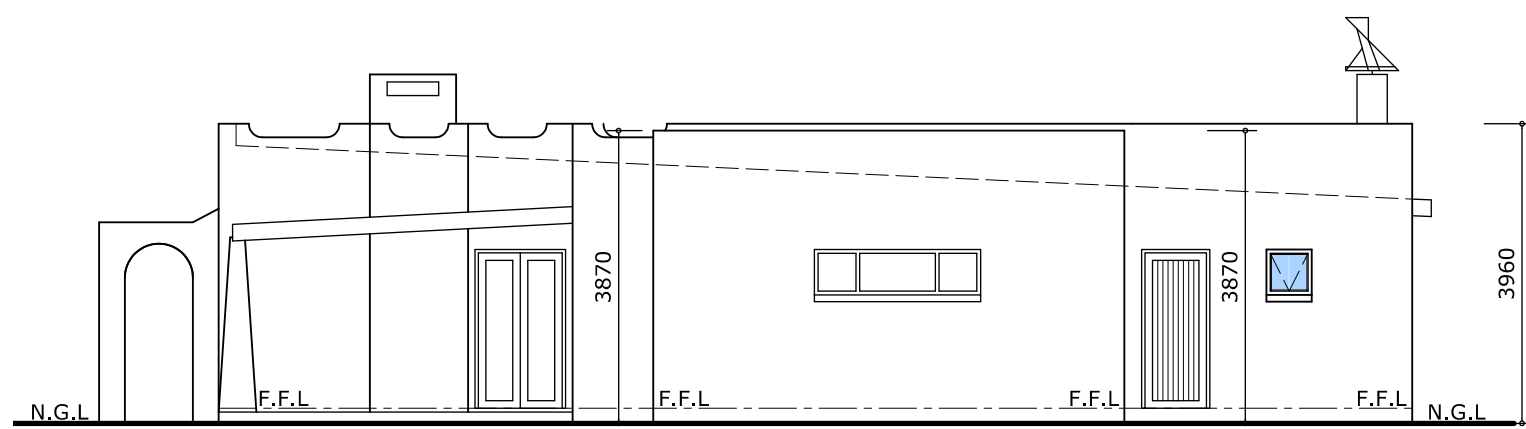
The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the By-Law mentioned.

## ANNEXURE "A" - PROPOSED SITE PLAN AND BUILDING PLAN

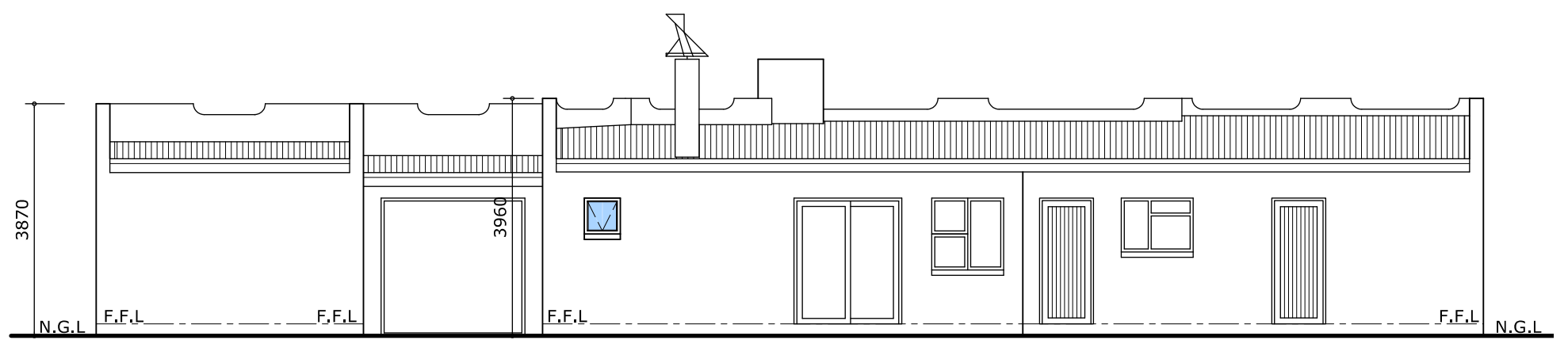




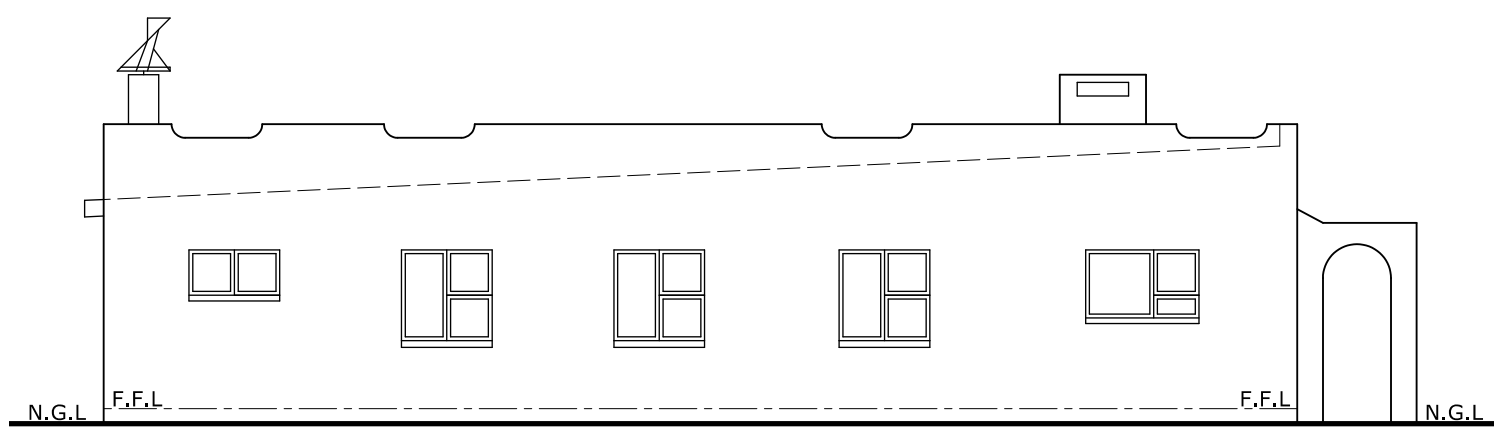
SOUTH ELEVATION  
scale 1:100



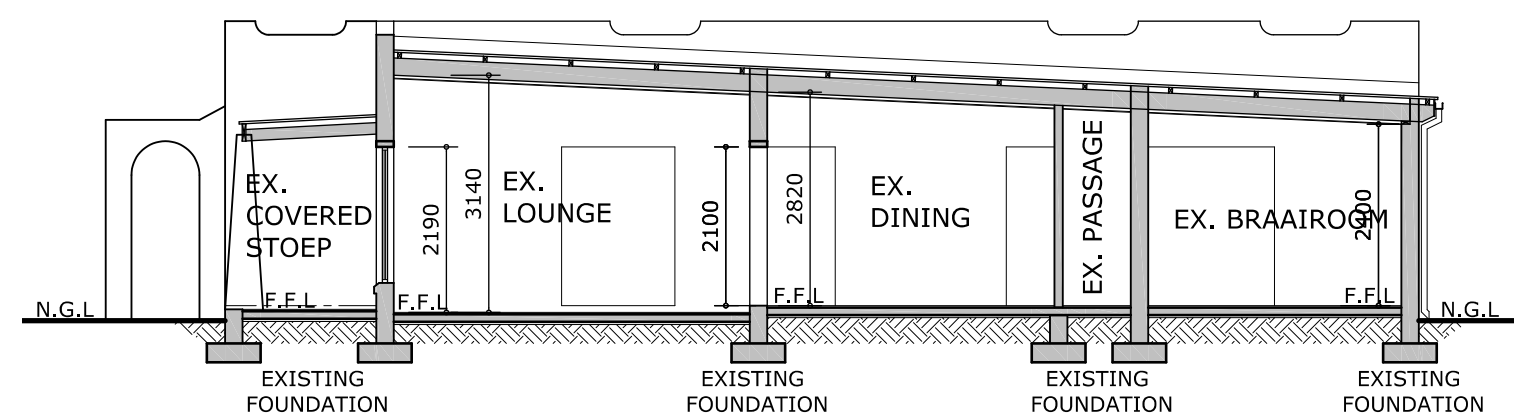
EAST ELEVATION  
scale 1:100



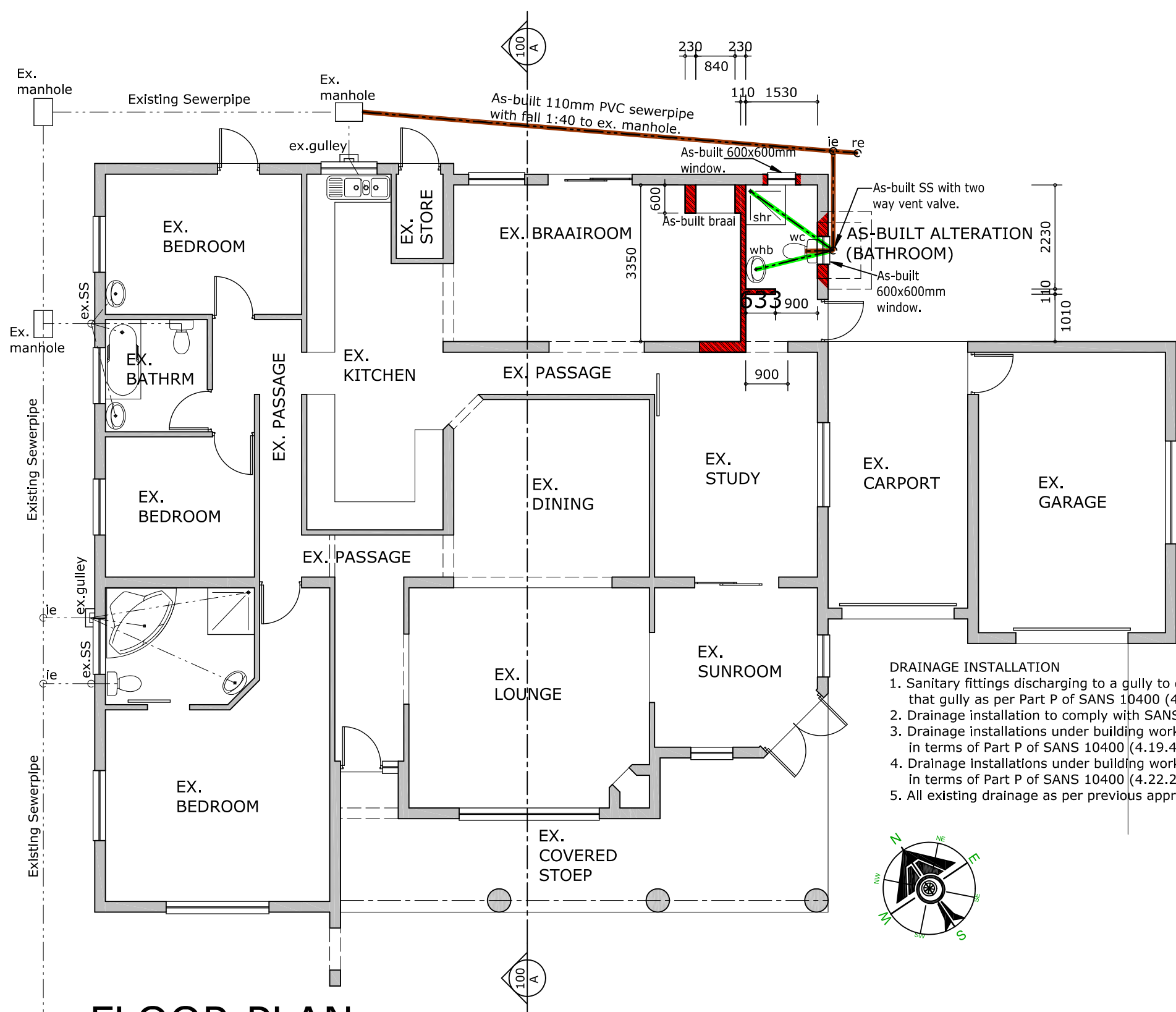
NORTH ELEVATION  
scale 1:100



WEST ELEVATION  
scale 1:100



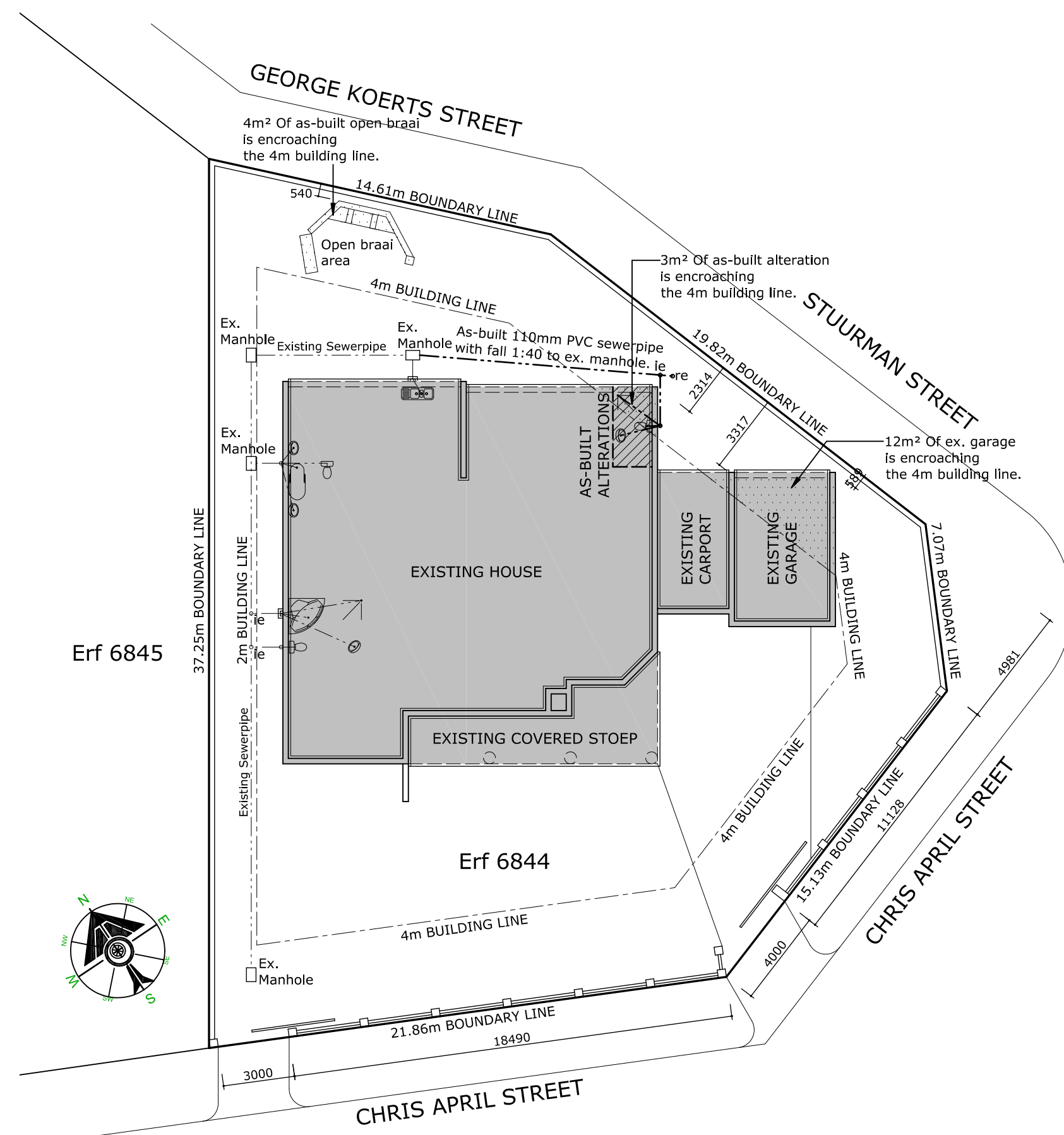
SECTION A-A  
scale 1:100



FLOOR PLAN  
scale 1:100

Areas:	
Area of erf:	851m <sup>2</sup>
Area of Ex. House:	222m <sup>2</sup>
Area of Ex. Covered Stoep:	28m <sup>2</sup>
Area of Ex. Garage:	29m <sup>2</sup>
Area of Ex. Carport:	18m <sup>2</sup>
Total Area's:	297m <sup>2</sup>
Coverage:	35%

- DRAINAGE INSTALLATION
1. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
  2. Drainage installation to comply with SANS 10400 Part P.
  3. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
  4. Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
  5. All existing drainage as per previous approved plan.



SITE & ROOF PLAN  
scale 1:200

NOTES.  
PROPERTY OF THE ARCHITECT

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

GENERAL SPECIFICATIONS :

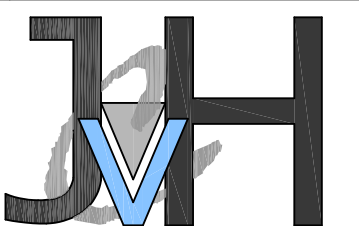
- DRAINAGE INSTALLATION
1. Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
  2. Drainage installation to comply with SANS 10400 Part P.
  3. Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
  4. Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
  5. All existing drainage as per previous approved plan.

Registered plumber & electrician must provide a certificate of compliance before occupancy certificate been issued by the Local Authority.

Stoep to remain open as per building plan.

REVISIONS

REV	DATE	DESCRIPTION
0	00/00/00	NONE



ND ARCHITECTURE - SACAP reg: PrsArchT

In association with



DAVIAN AMERICA  
CAD 41333270  
53 HIBUSCUS STREET  
PACALTSORDP  
GEORGE  
TEL: 084 393 9531  
EMAIL: djmdraughting11@gmail.com

CLIENT:  
HOUSE WILLIAMS

PROJECT:  
AS-BUILT ALTERATION ON ERF 6844,  
CHRIS APRIL STREET, LAVALIA,  
GEORGE.

DRAWING:  
FLOOR PLAN, ELEVATIONS,  
SECTION & SITE PLAN

SCALE:  
1:100 / 1:200

DATE:  
21 Nov. 2025

DRAWN:  
DJM

CHECKED:  
JCVH

DRAWING NO.  
DJM 01-2025

SHEETS  
1 of 1



**ANNEXURE "B" - APPLICATION FORM**



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

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

BUILDING LINE RELAXATION	X
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SECOND DWELLING	
-----------------	--

ADDITIONAL DWELLING	
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**PROPERTY DETAILS**

ERF NUMBER	6844	EXTENSION/A REA	Le Vallia
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential		

**CORRESPONDENCE DETAILS**

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E- MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	082 464 7871			

**OWNER DETAILS**

OWNER NAME	Frederick John Williams and Linda Rosetta Williams						
STREET NAME	Chris April Street	HOUSE NUMBER	2				
POSTAL ADDRESS	Chris April Street	SAME AS POSTAL ADDRESS	YES	NO			
EXTENSION/AREA	Le Vallia, George	CODE	6529				
ID NUMBER	Frederick John Williams 591027 5066 087 Linda Rosetta Williams 570904 0184 088	E-MAIL ADDRESS	<a href="mailto:williamsfrederick564@gmail.com">williamsfrederick564@gmail.com</a>				
TELEPHONE NO	N/a	CELL NO	0729559826				

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

NAME	Jan Vrolijk Town Planner / Stadsbeplanner						
STREET NAME	Victoria Street	HOUSE NUMBER	-				
POSTAL ADDRESS	P O Box 710	SAME AS POSTAL ADDRESS	YES	NO			
EXTENSION/AREA	George CBD	CODE	530				
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>				
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010				

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

<b>IS THE PROPERTY ENCUMBERED BY A BOND?</b>		<b>YES</b>	<b>NO</b>
<b>NAME OF BOND HOLDER</b>	N/a		

**TITLE DEED DETAILS**

<b>TITLE DEED NO.</b>	T53953/84		
<b>ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION?</b> (If yes, describe restrictions below)		<b>YES</b>	<b>NO</b>
N/a			


**APPLICATION DETAILS**

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Stuurman street building line	4.0m	0.589 m, 3.317 m and 2.314 m	To accommodate the north-eastern corners of the existing garage, carport and dwelling house respectively.
George Koerts Avenue street building line	4.0m	0.540m	To accommodate an open outdoor braaiarea
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 <sup>nd</sup> dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

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

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
To be advertised	To be advertised	To be advertised	YES /NO

I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

<b>APPLICANT'S SIGNATURE</b>		<b>DATE</b>	24 November 2025
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**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

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

## ANNEXURE "C" - LOCALITY PLAN



# Erf 6844 George - Locality plan



0 0.03 0.06 0.11 km

Date: 9/12/2025 12:19 PM

Scale: 1:1,019



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			L.G. No.
			Y	Stelsel	Lo 23° X	
		Konstante		+	0,00	
AB	14,61	316.14.50	A	+	48 170,00	+ 3700 000,00
BC	19,82	341.27.50	B	+	48 159,90	+ 59 821,50
CD	7,07	26.27.50	C	+	48 153,60	+ 59 832,05
DE	15,13	71.27.50	D	+	48 156,75	+ 59 850,84
EF	21,86	115.55.30	E	+	48 171,10	+ 59 857,18
FA	37,25	213.52.20	F	+	48 190,76	+ 59 861,99
		Δ Geo 1	+	46 649,41	+ 59 852,43	
		Δ Geo 9	+	50 788,27	+ 55 980,32	
					+ 55 472,47	

5373/1975

Goedgekeur

*Stuur*

Landmeter-generaal

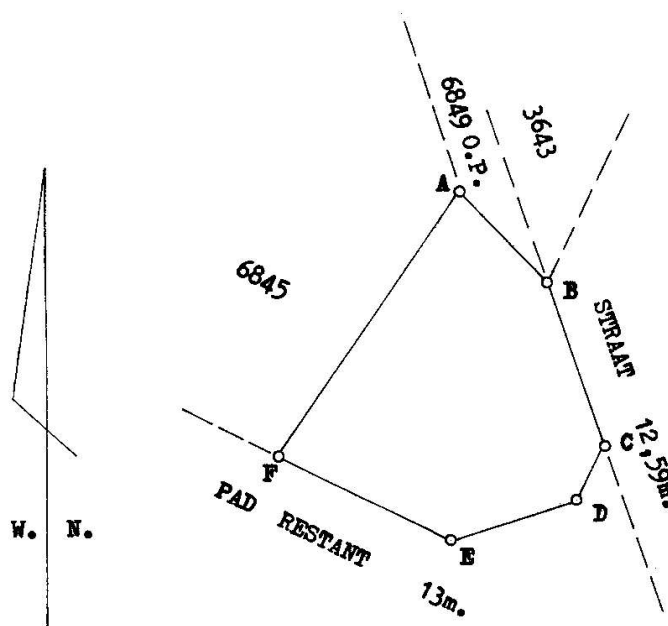
9.10.1975.

**BAKENS:**

Alle bakens is 12mm. ysterpenne.

BAKENS:

Alle bakens is 12mm. ysterpenne.



Skaal: 1 : 750.

Die figuur A.B.C.D.E.F.

stel voor 851 Vierkante Meter

grond, synde

ERF 6844 (n Ged. van Erf 6829), GEORGE.

geleë in die Munisipaliteit en

Administratiewe Distrik

GEORGE.

Provinsie Kaap die Goeie Hoop.

Opgemeet in MEI - JUNIE 1975.

deur my,

Landmeter

Hierdie kaart is geheg aan

T/A  
No. 29386/77

gedateer

t.g.v.

Registrateur van Aktes

Die oorspronklike kaart is.

No. 5358/1975 geheg aan

Transport/Grondbrief

No.

Lêer No. S/8775/55

M.S. No. E. 1464/75

Komp. BL-7DD/X51 (1756)

B

6844

**ANNEXURE “E” - TITLE DEED**

nb/P52m

MICRO FILMED—MIKROVERFILM	
DATE—DATUM	OPERATOR—OPERATEUR
1984-11-22	AMB

VIR ENDOSSEMENTE RYK BLADSY  
FOR ENDORSEMENTS SEE PAGE 6 EL SEE

UPDEN	6/11/84	do PW
GETAAF/VERIFIED		

3838

T 53953/84

TRANSPORTAKTE  
KRAGTENS 'N PROKURASIE

122

Opgestel deur my

Aktebesorger  
J H J VAN RENSBURG

HIERMEE WORD BEKEND GEMAAK

DAT REGINALD COLIN MOSTERT

Aktebesorger, voor my, Registrateur van Aktes te Kaapstad verskyn het, behoorlik daartoe gemagtig deur 'n Volmag uitgevoer te GEORGE op 26 SEPTEMBER 1984 aan hom verleen deur

SIDNEY TIMOTHY MICHAEL PANGEL  
Identiteitsnommer 210405 5036 014

getroud binne gemeenskap van goedere met JOHANNA CHRISTINA PANGEL  
- GEKLEURDE GROEP -

welke volmag, geteken in die teenwoordigheid van getuie ooreenkomstig die Wet, my hede getoon is:

En die Komparant het verklaar dat sy voorsegde Prinsipaal werklik en wettiglik verkoop het op 13 AUGUSTUS 1984 en dat hy die Komparant in sy voormelde hoedanigheid hiermee in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

FREDERICK JOHN WILLIAMS  
Identiteitsnommer 591027 5066 (012) 087 088  
en LINDA ROSETTA WILLIAMS (Identiteitsnommer 570904 | 0184 | 013)  
wie binne gemeenskap van goedere met mekaar getroud is  
- GEKLEURDE GROEP -

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes:

ERF 6844, GEORGE  
in die Munisipaliteit en Afdeling van George

GROOT: 851 (AGTHONDERD EEN EN VYFTIG)  
vierkante meter

AANVANKLIK oorgedra kragtens Transportakte Nr. T29386/1977  
met Kaart nr. 5373/1975 wat daarop betrekking het

GEHOU kragtens Transportakte Nr. T14229/1984

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Grondbrief  
gedateer 15 Junie 1922 (George Erfpagte Volume 15 No 15).

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in genoemde  
Grondbrief (George Erfpagte Volume 15 No 15) naamlik:-

"(2) That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question;

(3) That all rights to minerals, mineral products, mineral oils, and precious stones, precious or base metals, on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or

under.../3

under the land hereby granted which rights shall not be impaired or in any way affected by the title deed."

- C. GEREGTIG op die voordele, in terme van die serwituut waarna verwys word in die volgende endossement gedateer 29 Desember 1938 aangebring op die gemelde Grondbrief (George Erfpagte Volume 15 No 15), naamlik:-

"By Deed of Transfer No 13615 dated 29.12.1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Grant."

- D. ONDERHEWIG VERDER aan die terme van die serwituut waarna verwys word in die volgende endossement gedateer 7 JUNIE 1977 op die gemelde Grondbrief (George Erfpagte Volume 15 No 15), naamlik:

"Registration of Servitude.  
The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No W10/76) dated 5.6.1977 as will more fully appear on reference to the copy of the said Order filed as K 493/77S."

- E. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Sertifikaat van Geregistreerde Titel Nr. 16673/1977 opgelê deur die Administrateur, van die Provinsie Kaap die Goeie Hoop, kragtens Ordonnansie 33/1934 tydens die goedkeuring van die onderverdeling van Erf 464 George, naamlik:

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels, en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

(b) Die.../4

- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig om behoorlik skuins gemaak kan word weens verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."

WESHALWE .... /5



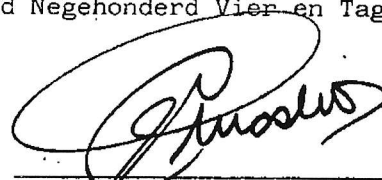
WESHALWE die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op die genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie; en dat, kragtens hierdie akte, die TRANSPORTNEMER

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslik gebruik, behoudens die regte van die Staat:

EN TEN SLOTTE erken hy dat die gehele koopskat R27 000,00 (SEWE EN TWINTIGDUISEND RAND) bedra.

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

ALDUS GEDOEN EN VERLY op die kantoor van die Registrateur van Aktes in KAAPSTAD op hede die 2 dag van die maand November in die Jaar van Ons Heer, Eenduisend Negehonderd Vier en Tagtig (1984.)



qq

In my teenwoordigheid,



REGISTRATEUR VAN AKTES

Geregistreeer in die .....

Register van .....

Folio .....

KLERK IN BEVEL

GLADBY/PAGE 63953/84  
ENDORSEMENT OF T  
ENDORSEMENT ON 1  
RANDOM PROPERTY ERF 6844  
George

BC 3 000035380/2004	44932/84 1984-11-02
GEKANSELLEER CANCELLED	VERBIND MORTGAGED
REGISTRATEUR/REGISTRAR	vir R. 25000.00 (met voorkeur (with preference) vir 'n verdere bedrag wat for an additional amount not exceeding R. 4800.00 nie te borge gaan nie Altekenoor Deeds Office KAAPSTAD/CAPE TOWN
26 MAY 2004	1984-11-02

DIE IDENTITEITSNUMMER VAN DIE  
THE IDENTITY NUMBER OF THE T/FEREE'S SPOUSE

IS GEWYSIG NA  
HAS BEEN ALTERED TO ID 5709040184088

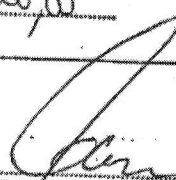
AKTEKANTOOR  
DEEDS OFFICE  
KAAPSTAD 1987-12-17

REGISTRATEUR/REGISTRAR

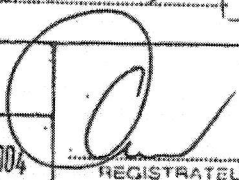
BC 3 000035379/2004	67387-87
GEKANSELLEER CANCELLED	VERBIND MORTGAGED
REGISTRATEUR/REGISTRAR	vir R. 3/200.00 (met voorkeur (with preference) vir 'n verdere bedrag nie te borgeaande (for an additional amount not exceeding R. 22000.00 Altekenoor Deeds Office KAAPSTAD
26 MAY 2004	1987-12-17

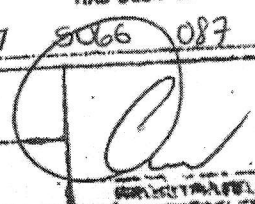
VIR VERDERE ENDORSEMENTS SIEN  
FOR FURTHER ENDORSEMENTS SEE 7

7

<b>BC</b> 035381 / 2004 <b>GEKANSCELLEER</b> <b>CANCELLED</b> REGISTRATEUR/REGISTRAR 26 MAY 2004	<b>VERBIND MORTGAGED</b>	
	VIR FOR R 80 000,00	
	652,95	 REGISTRATEUR/REGISTRAR
	995 -01- -5	

230 000

<b>VERBIND MORTGAGED</b> VIR FOR R 230 000,00 <b>BC</b> 025591 / 11 <b>GEKANSCELLEER</b> <b>CANCELLED</b> REGISTRATEUR/REGISTRAR 07 JUN 2011	 REGISTRATEUR/REGISTRAR	
		<b>BC</b> 038281 / 2004
		26 MAY 2004
		26 MAY 2004

DIE IDENTITEITSNUMMER VAN DIE <b>F. J. WILLIAMS</b>	THE IDENTITY NUMBER OF THE <b>F. J. WILLIAMS</b>
IS VERANDER NA <b>591027</b>	HAS BEEN CHANGED TO <b>5066 087</b>
 REGISTRATEUR/REGISTRAR	
26 MAY 2004	

## ANNEXURE "F" - POWER OF ATTORNEY

## POWER OF ATTORNEY

We, the undersigned

**Frederick John Williams (ID 5910275066087)**

**Linda Rosetta Williams (ID 5709040184088)**

the registered owners of

**Erf 6844 George**

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

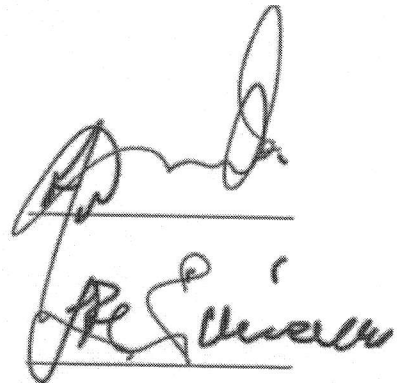
*An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 6844 George*

- *the Stuurman Street building line from 4.0 metres to
  - 0.589 metres to accommodate the north-eastern corner of the existing garage,
  - 3.317 metres to accommodate the north-eastern corner of the existing carport, and
  - 2.314 metres to accommodate the north-eastern corner of the existing dwelling house (braai room and bathroom).*
- *the George Koerts Lane building line from 4.0 metres to 0.540 metres to accommodate an outdoor braaiarea.*

Signed at George on 21 November 2025

**Frederick John Williams**

**Linda Rosetta Williams**

The image shows two handwritten signatures in black ink. The top signature is for Frederick John Williams, and the bottom signature is for Linda Rosetta Williams. Both signatures are written over horizontal lines.

**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 6844 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 on Erf 6844 George*

- *the Stuurman Street building line from 4.0 metres to
  - 0.589 metres to accommodate the north-eastern corner of the existing garage,
  - 3.317 metres to accommodate the north-eastern corner of the existing carport, and
  - 2.314 metres to accommodate the north-eastern corner of the existing dwelling house (braai room and bathroom).*
- *the George Koerts Lane building line from 4.0 metres to 0.540 metres to accommodate an outdoor braaiarea.*

#### **APPLICATION DATE**

November 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:

**T 53953/84** (current Title Deed)

in respect of:

**ERF 6844 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**

**IN EXTENT: 851 (EIGHT FIVE ONE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T 53953/84**

REGISTERED in the name of

**FREDERICK JOHN WILLIAMS AND LINDA ROSETTA WILLIAMS**

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

**SIGNED at GEORGE** on 21 November 2025



**CONVEYANCER**