



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 15509 George

24 July 2024

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS):
ERF 15509 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 following building lines on Erf 15909 George:

- the external street boundary building line from 3.0 metres to 0.0 metres to accommodate a proposed carport in the south-eastern corner of the erf; and
- the eastern external side boundary building line from 1.5 metres to 1.1 metres to accommodate the following:
 - the proposed carport in the south-eastern corner of the erf;
 - the proposed conversion of the existing garage into a bedroom and laundry; and
 - the proposed carport in the north-eastern corner of the erf.

Your speedy consideration of the application will be appreciated.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS)
ERF 15509 GEORGE

24 July 2024



Prepared for:

K Jeffery
No 1 Lone Oak
Church Street 20
George
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
Millwood building, C/o York- and Victoria streets,
George,
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South-Africa
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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)
ERF 15909 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 15909 George:

- the external street boundary building line from 3.0 metres to 0.0 metres to accommodate a proposed carport in the south-eastern corner of the erf; and
- the eastern external side boundary building line from 1.5 metres to 1.1 metres to accommodate the following:
 - ⇒ the proposed carport in the south-eastern corner of the erf;
 - ⇒ the proposed conversion of the existing garage into a bedroom and laundry; and
 - ⇒ the proposed carport in the north-eastern corner of the erf.

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 15909 George is situated within the Lone Oak group housing complex. The erf has been developed with a dwelling unit consisting of 3 bedrooms, 2 bathrooms, an open plan kitchen / dining room / living room, covered patio and a single garage. The development is rounded off with a neatly kept lawn, a few trees, and shrubs. The erf is fenced off on the external street boundary by means of a face brick wall and on the northern (internal) boundary by means of a low face brick wall with a wood and steel sliding gate in the north-eastern corner of the erf.

Access to the erf is provided via a paved internal roadway leading from the entrance in Church Street.

The owner intends to convert the existing single garage, which is situated 1.1 metre from the eastern external side boundary, into a bedroom and laundry. The garage will be replaced by means of 2 carports, one to the south of the existing garage, with a new access from outside the complex, from Polly Gerber Avenue, and the other to the north of the existing garage, using the existing access to the erf. The 2 carports will line up with the roof and eastern side of the existing garage building. The existing covered patio on the northern side of the dwelling unit will be extended northwards and a braai will be added to the north-western corner of the extended patio.

Development Parameter (e) "*Building lines along the perimeter of a group housing site*" of the development parameters applicable to "group housing" in the George Integrated Zoning Scheme, 2023 inter alia, stipulates, as follows:

- (i) "*a street boundary building line of 3 metres is applicable where the group housing site abuts an external public street;*
- (ii) "*side and rear boundary building lines are 1.5 metres along the perimeter of the group housing site; and*
- (iii) "*the general building line encroachments in this By-law apply.*"

Development Parameter (f) "*Building lines within a group housing site*" inter alia, stipulates as follows:

- (i) "*street boundary building lines on internal private roads are 0 metres; provided that any garage door facing the private road, or a private right of way servitude intended to give vehicle access to the property, must be set back at least 5 metres from the kerb of such internal road or private right of way servitude; and*
- (ii) "*side and rear boundary building lines within the group housing site are 0 metres, unless the Municipality requires a building line for fire-fighting purposes, in which case the common boundary building lines must be determined by the Municipality.*"

The proposed conversion of the existing (approved) garage into a bedroom and laundry will result in the converted building transgressing the 1.5 metre external side boundary building line by

0.400 metres. The proposed single carports which will be separated from each other by the proposed bedroom and laundry will both also transgress the 1.5 metre external side boundary building line by 0.400 metres. The proposed single carport in the south-eastern corner of the erf will transgress the external street boundary building line by 3.000 metres.

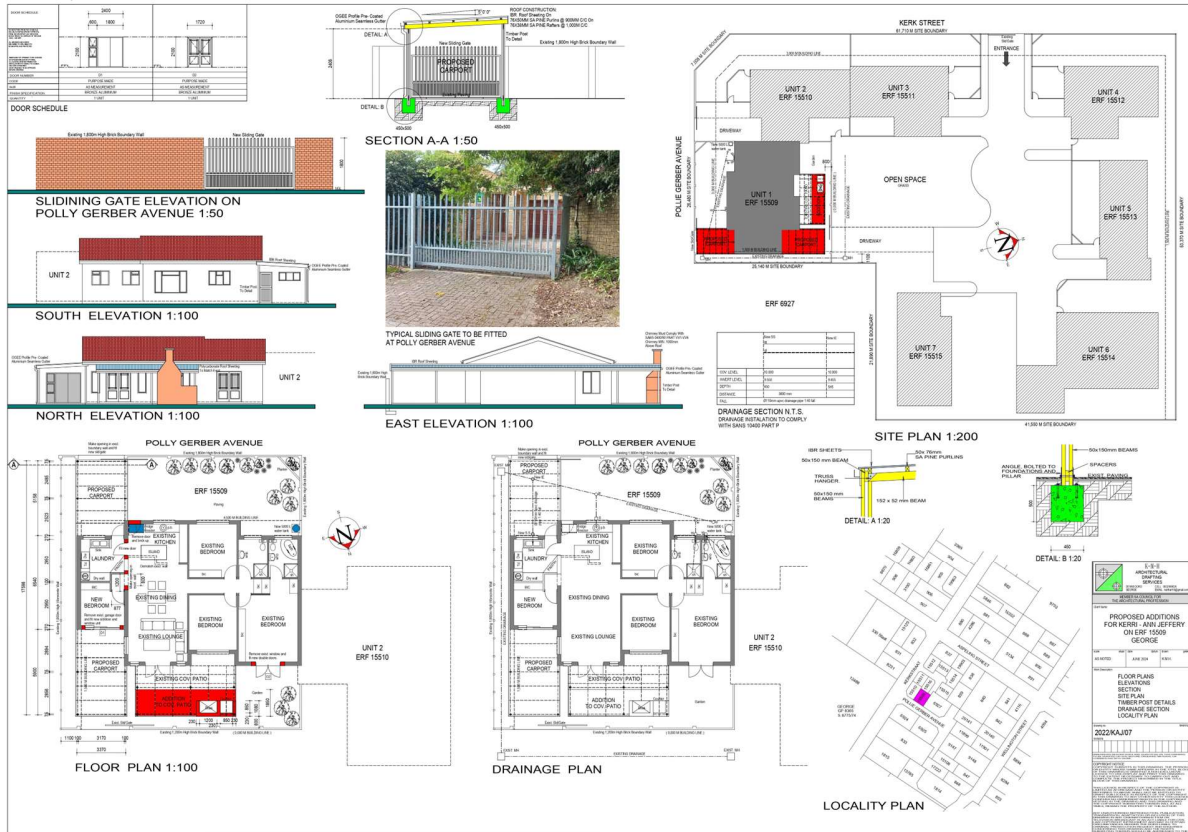
The proposed length of the northern carport is 5.9 metres, and that of the southern carport is 5.158 metres. As the 2 carports are not combined with an outbuilding, the proposal is acceptable.

The paved access to the application erf is situated on the eastern side of the private open space and extends right up to the entrance gate of the application erf. The last approximately 8 metres of this access driveway is only used by the inhabitants of the application erf. There is no kerb in this road and the proposed carport will not be provided with a door. The proposed carport, therefore, conforms with the requirement in this regard in the development parameters. The following photo shows the north-east elevation of a portion of the private open space on the right, the paved roadway up to the application erf and the sliding access gate to the application erf.



Except for the mentioned transgressions, all the other proposed improvements conform with the stipulations in the Development Parameters applicable to “group housing” in the George Integrated Zoning Scheme, 2023.

The following site plan and building plan indicates the position of the existing and proposed buildings on the erf, as well as the extent to which the building lines will be exceeded by the development as proposed.



A copy of the site plan and building plan is attached hereto as **Annexure "A"**.

The purpose of this application is to obtain approval of the permanent departure for the relaxation of the building line as submitted to facilitate the submission and approval of a building plan in respect of the proposed improvements.

3. GENERAL INFORMATION IN RESPECT OF ERF 15909 GEORGE

3.1 Locality

Erf 15909 George is situated east of Church Street, in a group housing complex known as Lone Oak in the Bo-dorp of George. 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.

3.3 Extent of erf

The total area of Erf 15909 George is 312m².

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 15909 George is General Residential Zone II.

3.5 Surveyor General Diagram

The Surveyor General Diagram is attached hereto as **Annexure “D”**.

3.6 Title Deed

Erf 15909 George is registered in the name of Kerri-Ann Jeffery, ID number 850403 0114 08 9. A copy of the Title Deed for Erf 15909 George 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 Kerri-Ann Jeffery 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 15909 George is not encumbered by a bond.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 15909 George 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.

3.10 Home Owners Association approval

A letter whereby it is indicated that the Lone Oak Home Owners association has no objection to the proposal is attached hereto as **Annexure “H”**.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS): ERF 15909 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 right 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

The application erf forms part of the Lone Oak, group housing development, which is situated to the east of Church Street, and consists of only 8 dwelling units. There is a large church - and retirement complex to the south-west of the application erf, across Church Street. The business premises in Courtney Street are situated to the south of the complex. The portion of Bo-dorp where the application erf is situated, still has a predominantly single residential land use character, with dwelling houses and outbuildings, situated in neat gardens.

The following aerial photo indicates the locality of Erf 15909 George, as well as the structures situated on the erf, in relation to the surrounding erven.



The application erf is situated adjacent to Polly Gerber Avenue and Erf 6927 George, which fall outside the complex. The southern (street) and eastern (side) boundaries are therefore considered as “external” boundaries for the purposes of building line relaxations. This application entails a permanent departure for the relaxation of the external street boundary building line on the application erf to accommodate the proposed carport in the south-eastern corner of the application erf, as well as the relaxation of the eastern external side boundary building line to accommodate the proposed conversion of the existing single garage into a bedroom and laundry, and the proposed carports on either side of the converted building.

The proposed position of the improvements is considered the most appropriate locality, for the following reasons:

- Due to the limited extent of the application erf and the design of the existing dwelling unit, there is no other logical space available on the erf
- The area to the north of the existing carport is currently used for parking purposes.
- The area between the street boundary and the existing garage is large enough to accommodate a carport.
- As the carports will be erected on existing paved areas, no additional paving is required, with no loss of garden area, especially on the northern side of the dwelling unit.

The proposed relaxation of the building lines will not result in the changing of the current use of the application erf for residential purposes, nor will the current residential density be increased by the proposal.

The permanent departure for the relaxation of the street and side 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

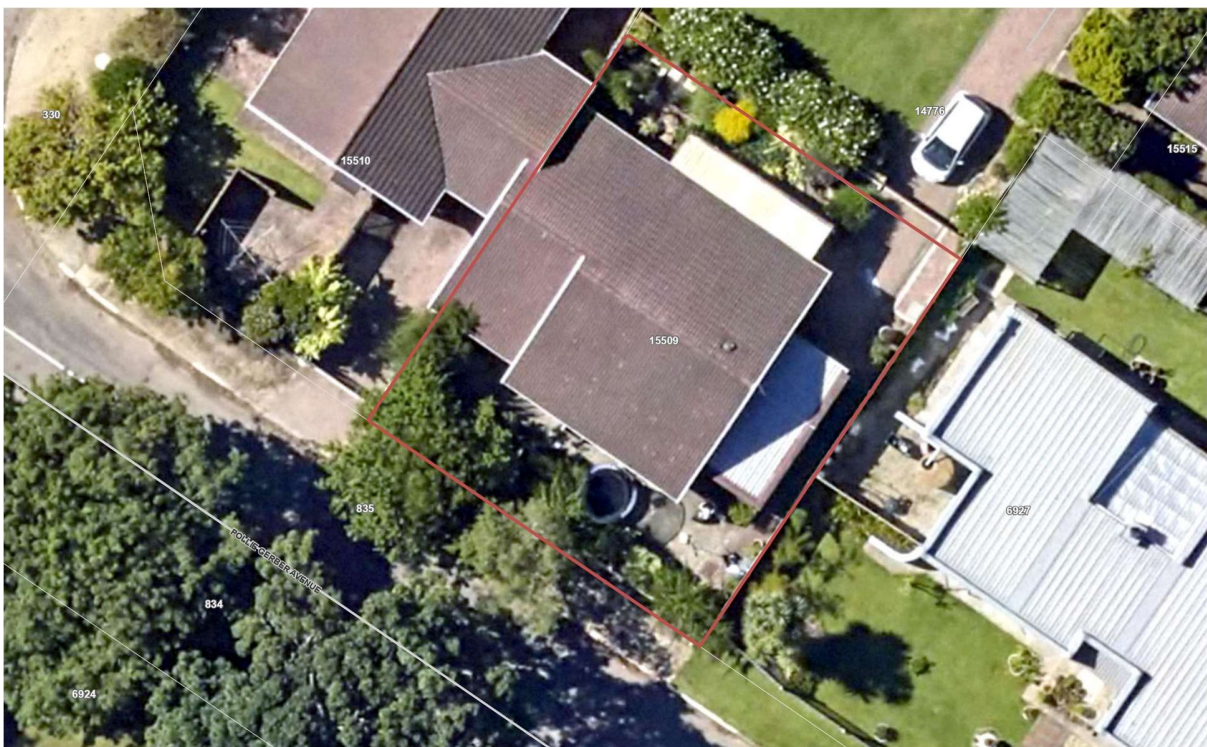
The proposed permanent departure will not result in an increase in the number of inhabitants of the erf beyond that which can be accommodated in terms of the zoning of the erf. As such, the

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 for the relaxation of the external street and side boundary building lines on the application erf to accommodate the conversion of the existing garage into a bedroom and laundry and to provide 2 new carports to replace the existing garage. It is clear from the following aerial photo that the only erf which could be affected by the proposal, is Erf 6927 George, which is situated to the east of the application erf.



The proposed carport on the northern side of the application erf will be situated opposite the western wall of the dwelling house of Erf 6927 George. The dwelling house on Erf 6927 George fronts northwards and the proposed carport will not affect the sunlight, view or privacy of the dwelling on the neighbouring erf.

The following photo, which was taken from north to south along the communal boundary between the application erf and Erf 6927 George, shows the boundary wall and trees situated on the communal boundary between the 2 erven, which will partially shield both the carports, as well as the converted garage from view of Erf 6927 George.



The proposed carport on the southern side of the application erf will be situated opposite the southern portion of the backyard of Erf 6927 George, and cannot have an influence on the sunlight, view or privacy of the dwelling on the neighbouring erf, either.

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

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

4.5 Impact on streetscape

The following photo shows the current Polly Gerber Avenue elevation of the application erf.



Due to the light-weight construction of the columns and frame of the proposed carport, the portion of the carport visible above the street wall and gate will not be intrusive. 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.

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 improvements add value to the utilization of the erf and represent a considerable capital investment by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the development 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 group housing development, provision must be made for a minimum of 1.75 on-site parking bays per dwelling unit with 3 habitable rooms or more, plus 0.25 bays per unit for visitors. Currently, sufficient parking, 1 garage and 1 open parking bay north of the garage, is provided on the application erf. Visitors' parking is provided within the complex. As the improved dwelling unit on the application erf will still consist of more than 3 habitable rooms, 2 parking bays will still have to be provided on the application erf.

As indicated on the site plan and building plan attached hereto as **Annexure "A"**, there is still sufficient space on the application erf for 2 parking bays, despite the proposed conversion of the existing garage. It is proposed to retain the existing parking bay in the north-eastern corner of the erf and provide a new carport in the south-eastern corner of the erf. The number of parking bays will, therefore, conform with the parking requirement in the George Integrated Zoning Scheme, 2023.

The permanent departure as proposed in this application is required to enable the 2 parking bays to be covered, to provide protection against the elements. The provision of on-site parking will, therefore, not be negatively impacted upon by the development as proposed.

4.8 Impact on traffic circulation

The aerial photo in point 4.2 of this motivation report indicates that, due to the layout of the Lone Oak group housing complex, Erf 15510 George is the only erf in the complex which can only be accessed from outside the complex. The garage of Erf 15510 George can only be accessed directly from Polly Gerber Avenue, whilst the main access to the application erf will remain from within the complex (via Church Street).

As the proposed carport on the southern side of the application erf will be accessed from the proposed laundry, it will be a secondary access, with the main access still from within the complex. It is anticipated that the frequency of use of the Polly Gerber Avenue access will be lower than that of the main access. The proposed parking bay will generate very little additional traffic, as the parking bay will only be used by the inhabitants of the dwelling unit on the application erf.

Polly Gerber Avenue is a cul de sac, which serves a few single residential erven to the south and east of the application erf, as well as Erf 15510 George. As such, the street carries very little traffic. The proposed relaxation of the street boundary building line will, therefore, not have any negative impact on the traffic situation in Polly Gerber Avenue.

As the proposed carport will be situated behind an access gate, the proposed relaxation of the mentioned street boundary building line can have no negative impact on sight distances in any direction in Polly Gerber Avenue.

The proposed relaxation of the eastern side boundary building line will not have any impact on traffic in Polly Gerber Avenue.

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. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision of services infrastructure.

4.10 Fire-fighting

Despite the proposed relaxation of the 1.5 metres external side boundary building line, the existing - and proposed structures will still be situated 1.1 metres from the eastern side boundary of the erf. The following photo shows the extent of the substantial gap between the existing garage and the eastern side boundary, which will remain intact.

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 external street boundary building line on Erf 15909 George from 3.0 metres to 0.0 metres to accommodate a proposed carport in the south-eastern corner of the erf, for the relaxation of the eastern external side boundary building line from 1.5 metres to 1.1 metres to accommodate the proposed carport in the south-eastern corner of the erf, the proposed conversion of the existing garage into a bedroom and laundry and the proposed carport in the north-eastern corner of the erf.

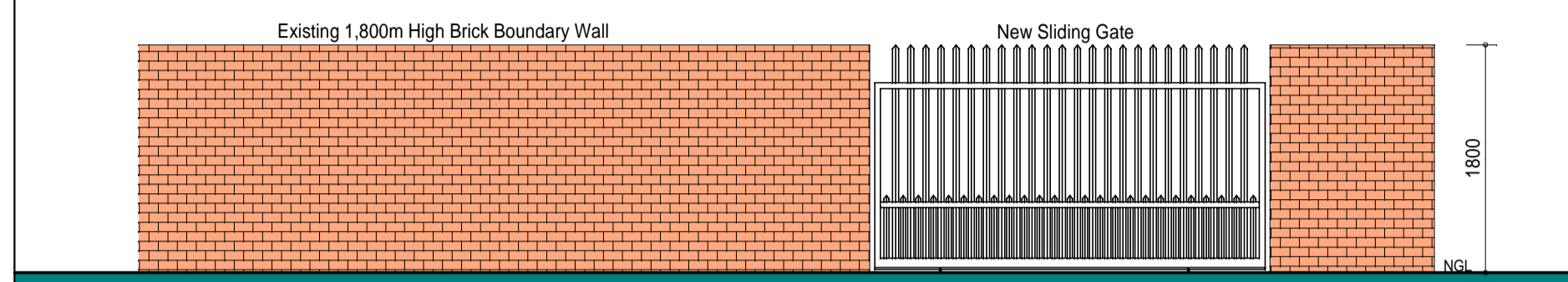
The proposed permanent departure on Erf 15909 George will not have a negative impact on development, public facilities, or traffic circulation in the surrounding area.

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.

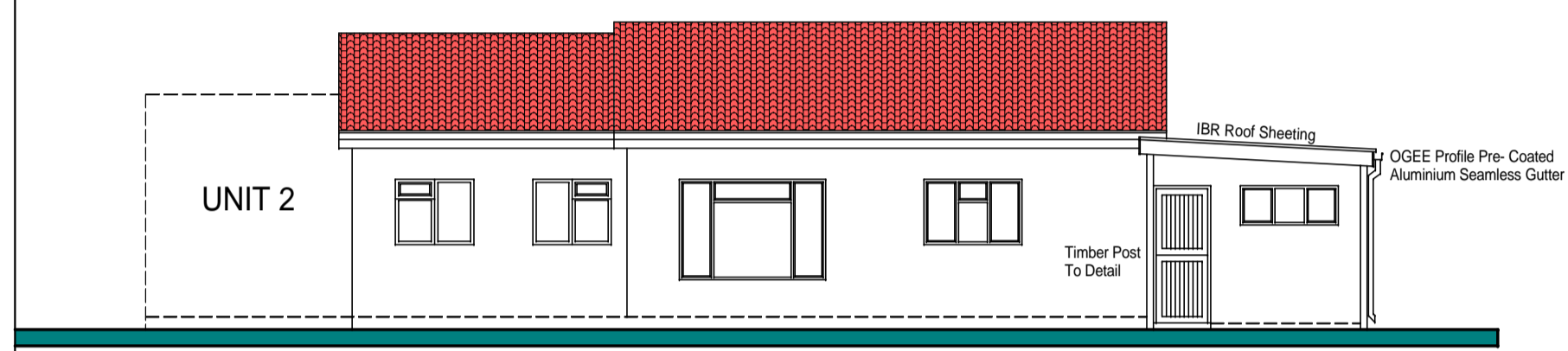
ANNEXURE "A" - SITE PLAN AND BUILDING PLAN

DOOR NUMBER	D1	D2
COSE	PURPOSE MADE	PURPOSE MADE
SIZE	AS MEASUREMENT	AS MEASUREMENT
FINISH SPECIFICATION	BRONZE ALUMINIUM	BRONZE ALUMINIUM
QUANTITY	1 UNIT	1 UNIT

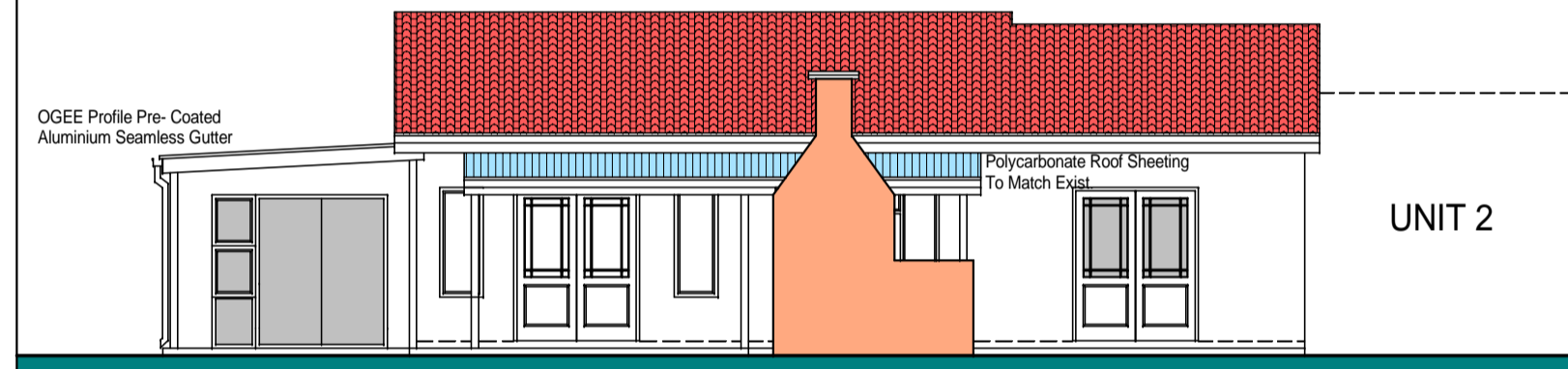
DOOR SCHEDULE



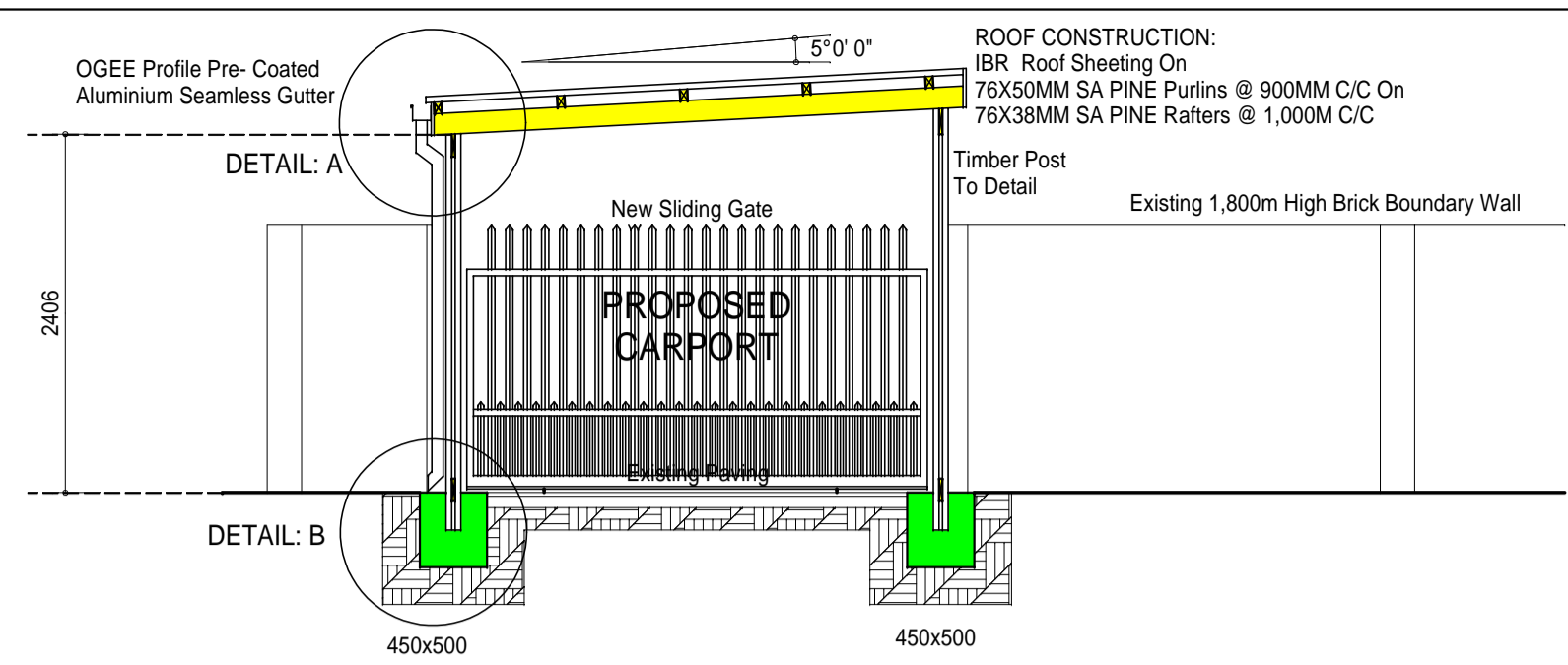
SLIDING GATE ELEVATION ON POLLY GERBER AVENUE 1:50



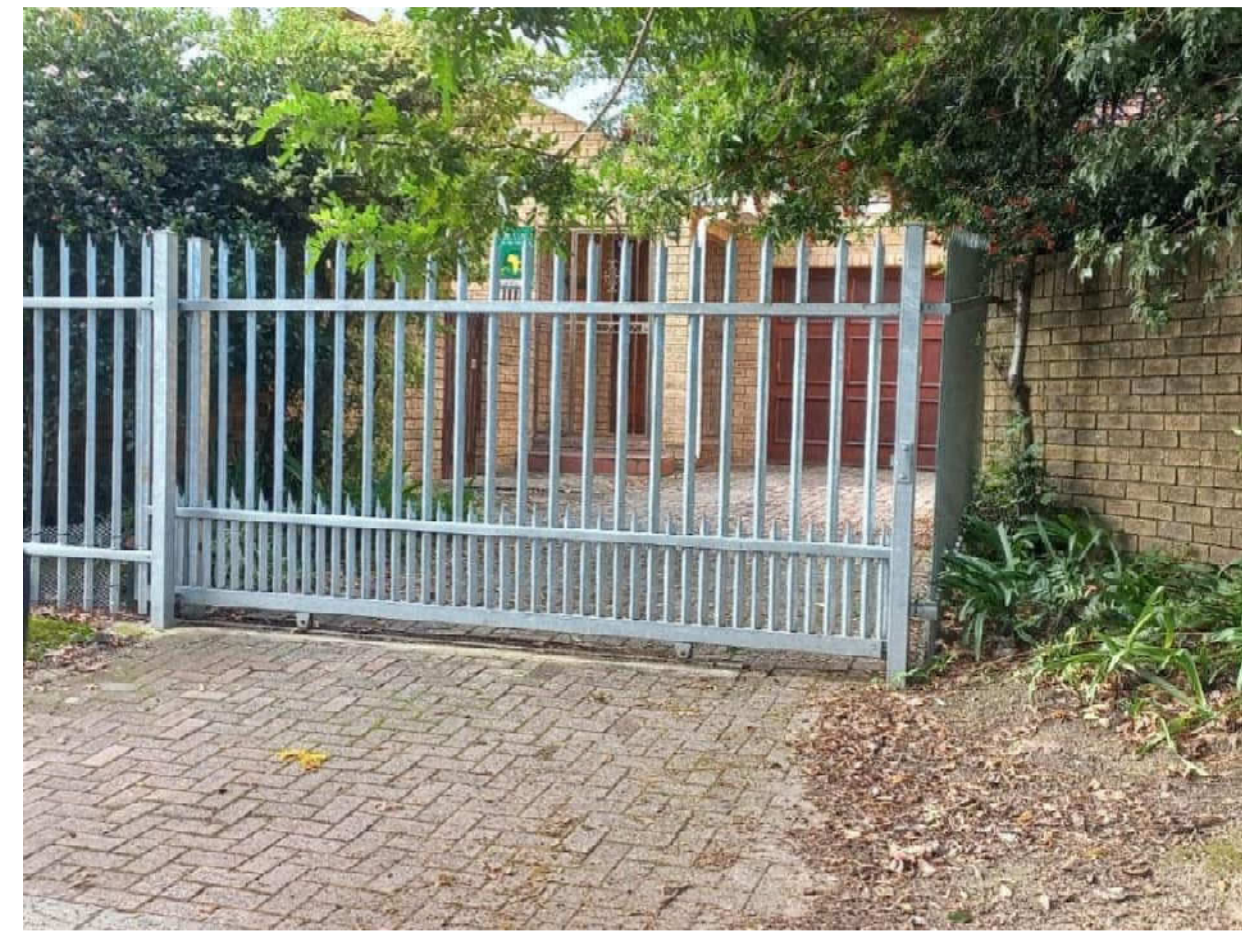
SOUTH ELEVATION 1:100



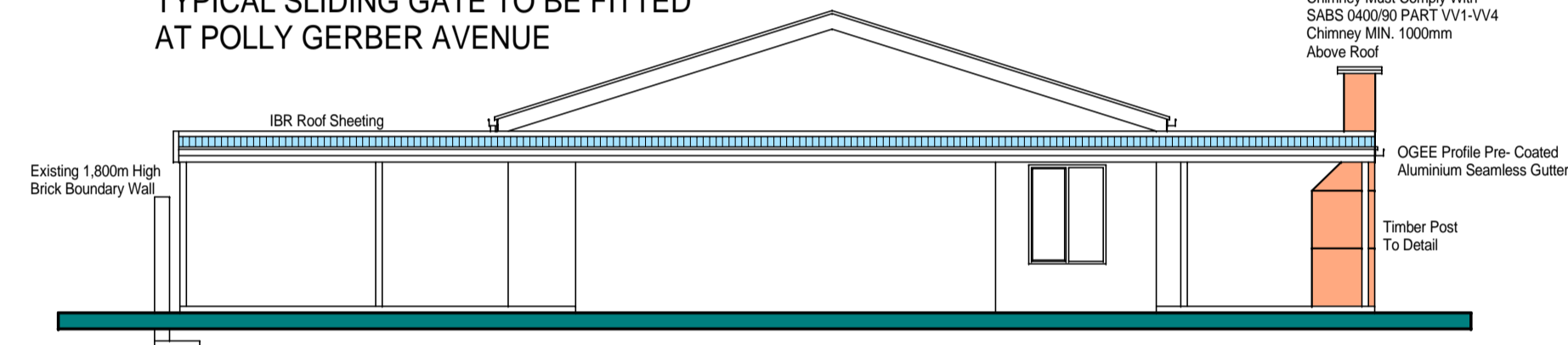
NORTH ELEVATION 1:100



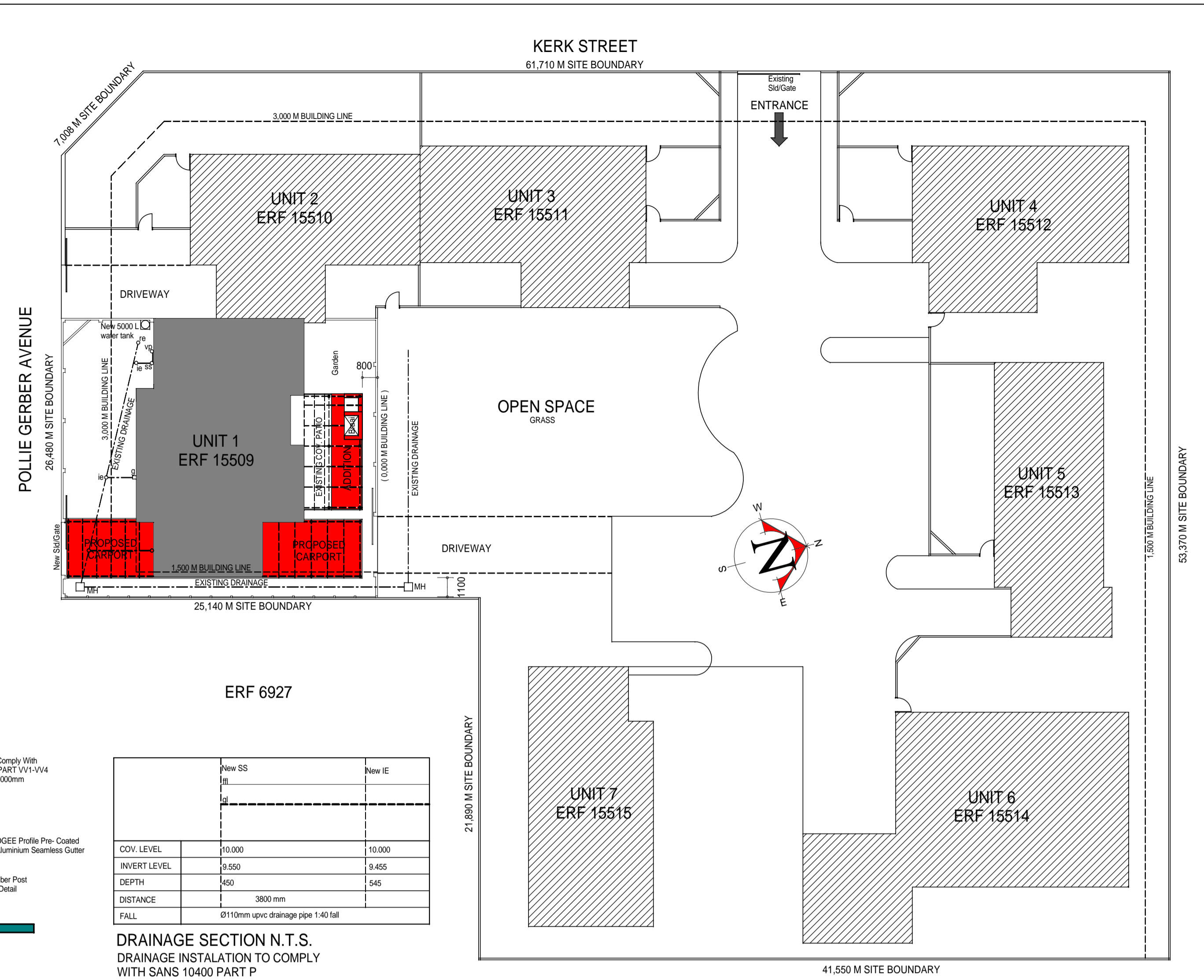
SECTION A-A 1:50



TYPICAL SLIDING GATE TO BE FITTED AT POLLY GERBER AVENUE



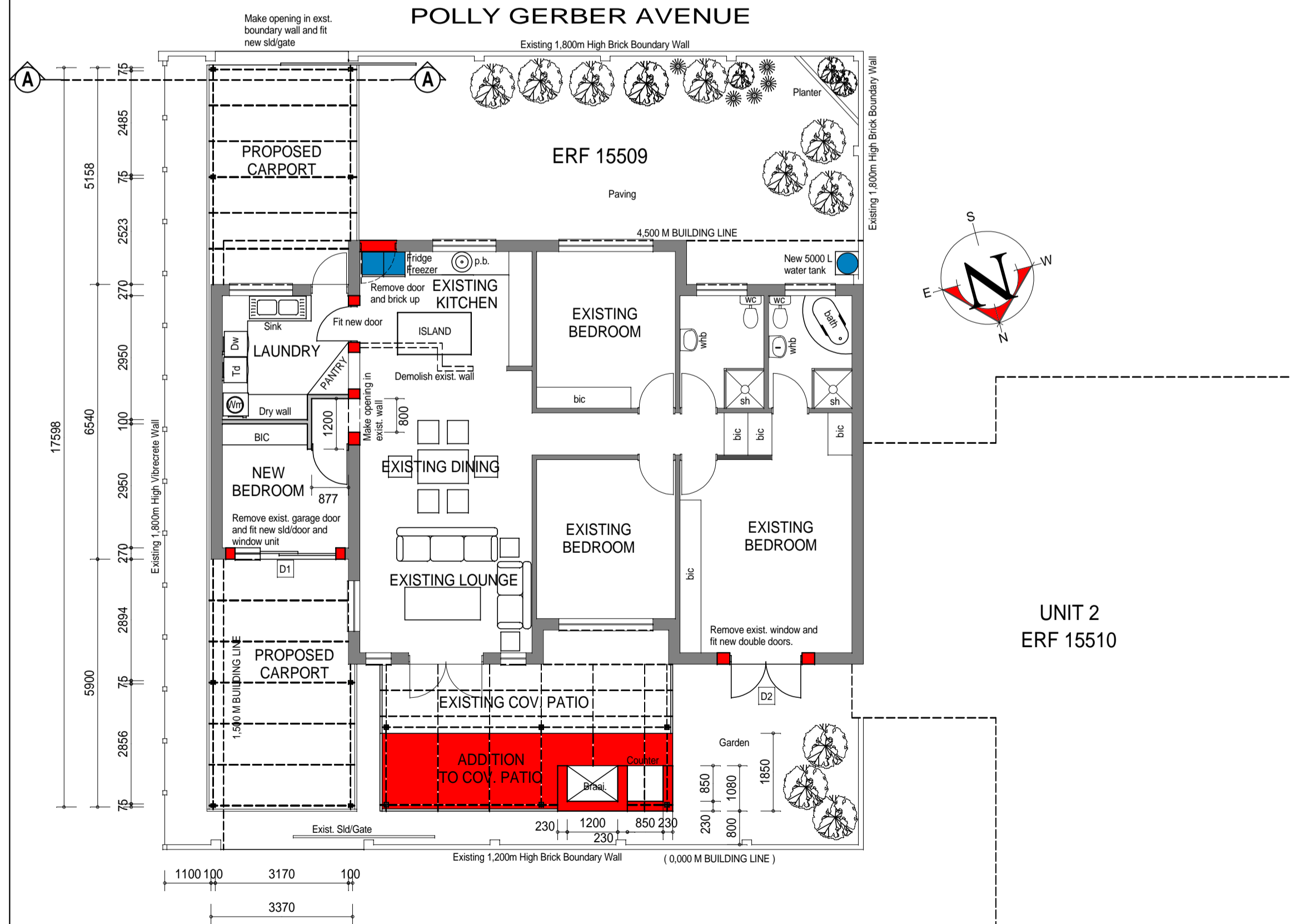
EAST ELEVATION 1:100



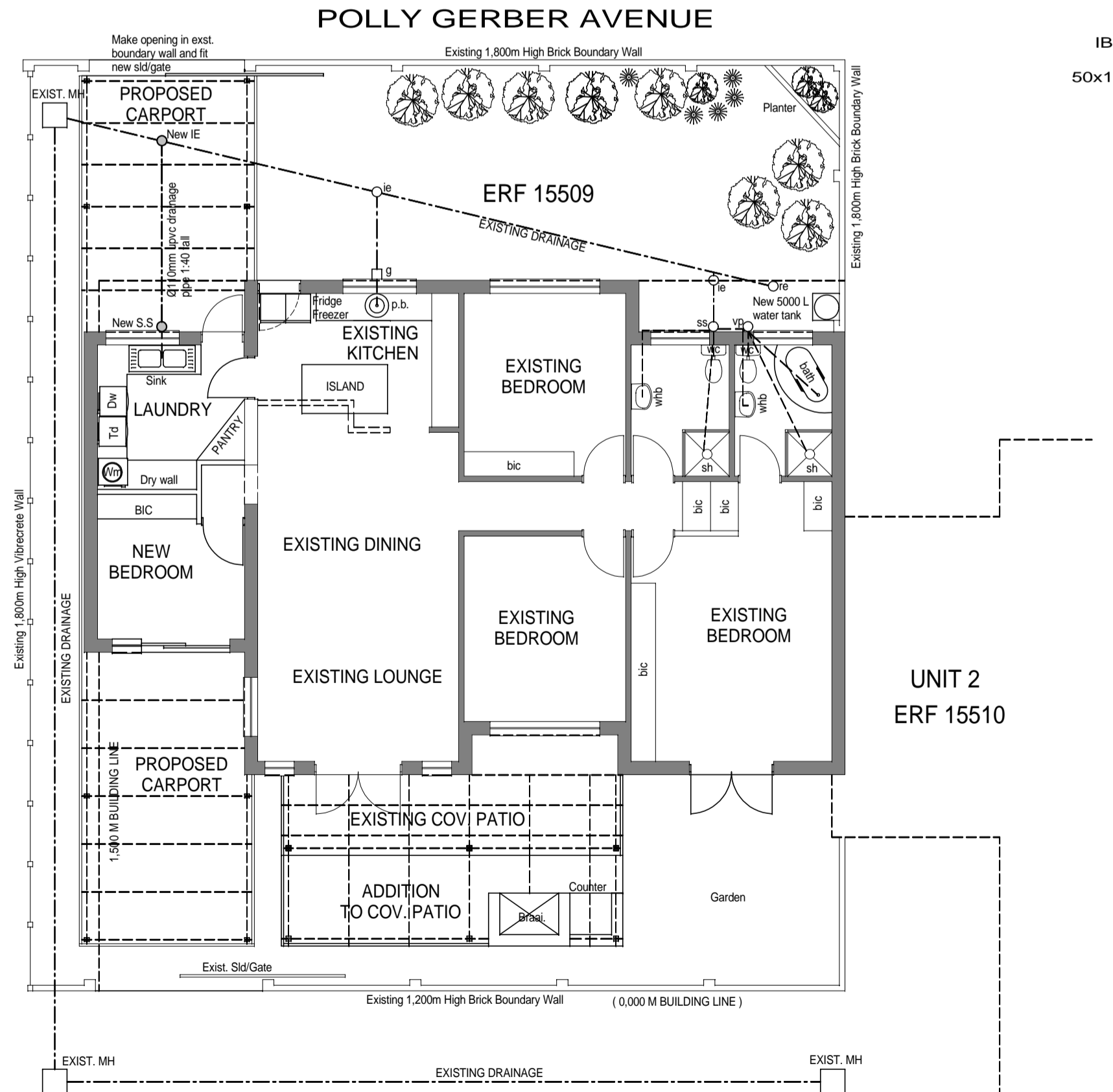
SITE PLAN 1:200

	New SS	New IE
COV. LEVEL	10,000	10,000
INVERT LEVEL	9,550	9,455
DEPTH	450	545
DISTANCE	3800 mm	
FALL	Ø110mm upvc drainage pipe 1:40 fall	

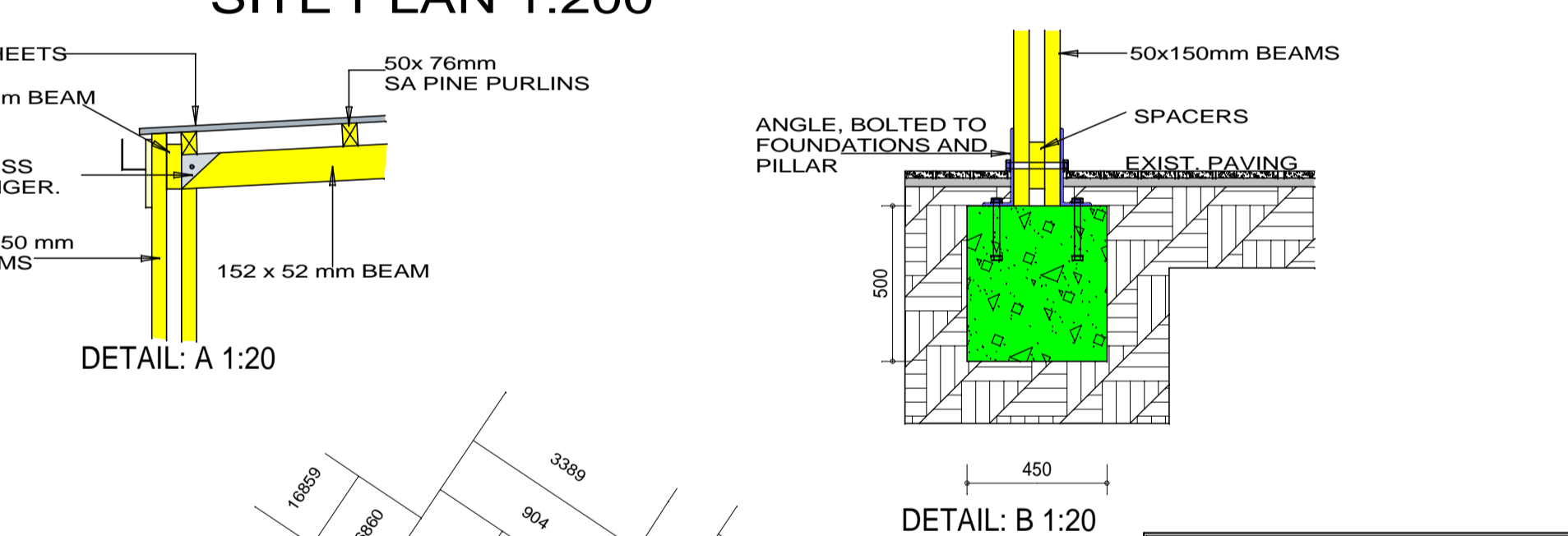
DRAINAGE SECTION N.T.S. DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P



FLOOR PLAN 1:100



DRAINAGE PLAN



DETAIL: A 1:20

DETAIL: B 1:20



LOCALITY PLAN

K-M-H ARCHITECTURAL DRAFTING SERVICES
 MEMBER SA COUNCIL FOR THE ARCHITECTURAL PROFESSION
 Client Name: **PROPOSED ADDITIONS FOR KERRI - ANN JEFFERY ON ERF 15509 GEORGE**
 Scale: AS NOTED, Date: JUNE 2024, Drawn: K.M.H.
 Work Description: **FLOOR PLANS, ELEVATIONS, SECTION, SITE PLAN, TIMBER POST DETAILS, DRAINAGE SECTION, LOCALITY PLAN**
 Drawing No: **2022/KAJ/07**
 DATE: _____
 COPYRIGHT NOTICE: THIS DRAWING IS THE PROPERTY OF THE AUTHOR. ANY UNAUTHORIZED REPRODUCTION, PUBLICATION, TRANSMISSION, OR DISTRIBUTION OF THIS DRAWING IS PROHIBITED. THE PERSON OR PERSONS WHOSE NAMES ARE LISTED AS THE DESIGNER OR DRAFTER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DESIGNER AND DRAFTER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK DESCRIBED IN THIS DRAWING AND THE CONSTRUCTION SHALL BE AT THE RISK OF THE CLIENT. THE DESIGNER AND DRAFTER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK DESCRIBED IN THIS DRAWING AND THE CONSTRUCTION SHALL BE AT THE RISK OF THE CLIENT.

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	<input checked="" type="checkbox"/>	SECOND DWELLING	<input type="checkbox"/>	ADDITIONAL DWELLING	<input type="checkbox"/>
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PROPERTY DETAILS

ERF NUMBER	15509 George	EXTENSION/A REA	Bo-dorp
ZONING	General Residential Zone II		
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	<input checked="" type="checkbox"/>	TELEPHONE NO	082 464 7871		

OWNER DETAILS

OWNER NAME	Kerri-Ann Jeffery				
STREET NAME	Church Street	HOUSE NUMBER	20		
POSTAL ADDRESS	Church Street 20	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	
EXTENSION/AREA	Bo-dorp, George	CODE	6529		
ID NUMBER	8504030114089	E-MAIL ADDRESS	ettienne.harris@fnb.co.za		
TELEPHONE NO	N/a	CELL NO	0873430939		

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

NAME	Jan Vrolijk Town Planner / Stadsbeplanner				
STREET NAME	Millwood Building, Victoria Street, George	HOUSE NUMBER	N/a		
POSTAL ADDRESS	P. O. Box 710	SAME AS POSTAL ADDRESS	YES	<input checked="" type="checkbox"/>	
EXTENSION/AREA	George CBD	CODE	6530		
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za		
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010		

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

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

TITLE DEED DETAILS

TITLE DEED NO.	T73372/2017		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/a			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
External street boundary	3.0 m	0.0 m	To accommodate the conversion of the garage into a bedroom and laundry and for 2 new carports.
Eastern external side boundary	1.5m	1.1m	
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 nd 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
N/a	N/a	N/a	N/a

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.

APPLICANT'S SIGNATURE		DATE	24 July 2024
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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 15509 George - Locality plan



Date: 6/20/2024 9:22 AM

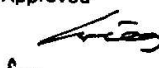
Scale: 1:1,158



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

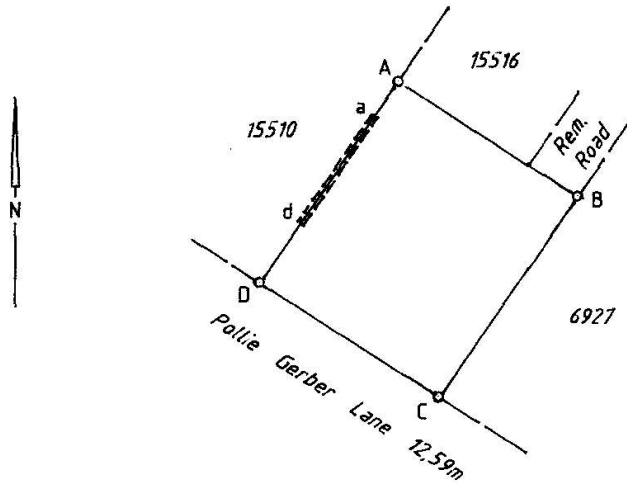
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System			S.G. No. 20-91
		Y	Lo.23°	X	
	Constants		0,00	+3700000,00	Approved  Surveyor-General 1991-03-11
AB	16,44 303 54 00	A	+ 49 359,42	+ 58 493,86	
BC	19,00 33 54 00	B	+ 49 345,78	+ 58 503,03	
CD	16,40 123 54 00	C	+ 49 356,37	+ 58 518,80	
DA	19,00 213 46 20	D	+ 49 369,98	+ 58 509,65	
	D.R.C. No.22	⚠	+ 49 589,42	+ 58 648,57	
	G.T.P. No.29	⚠	+ 49 649,48	+ 53 731,15	

Description of beacons

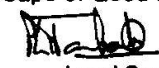
A,B,C,D - 12mm iron peg.

Note

The wall along ad is a party wall.



Scale 1: 500

The figure A B C D
 represents 312 square metres of land, being
 Erf 15509 (a ptn. of Erf 14776) George
 situate in the Municipality and
 Administrative District of George Province of Cape of Good Hope.
 Surveyed in July & December 1990
 by me  Land Surveyor

This diagram is annexed to No. 29210/91 dated i.f.o. Registrar of Deeds	The original diagram is S.G. No. 5575/90 Annexed to D/T. 1217/1991	File No. S.8775/87/6 S.R. No. 15/91 Comp. BL-7DD/W42 (1743)
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S
B

ANNEXURE "E" - TITLE DEED

MILLERS INC.
 BEACON HOUSE
 123 MEADE STREET
 GEORGE
 6530

Fee endorsement		Office fee
Amount		
Purchase price/Value	R. 1,350,000.00	R. 1050.00
Large capital Amount	R.	R.
Reason for exemption	Exempt i.t.o	
Act.....	Act.....	

Prepared by me


 CONVEYANCER
 SALOMÉ VAN WYK

DATA / VERIFY
 13 DEC 2017
 DIPONTSENG LEEUW

T 000073372 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ALLAN WHITE

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 28 April 2017 granted to him by

DATA / CAPTURE
 07 DEC 2017
 JENNY VAN WYK

1. **STEPHEN JAMES SURMAN** -
Born on 13 July 1952 -
Married, which marriage is governed by the laws of England
duly assisted by my spouse
JULIE ANNE SURMAN -
as far as needs be

2. **JULIE ANNE SURMAN** -
Born on 6 March 1953 -
Married, which marriage is governed by the laws of England
duly assisted by my spouse
STEPHEN JAMES SURMAN -
as far as needs be

And the appearer declared that his said principal had, on 26 April 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

KERRI-ANN JEFFERY -
Identity Number 850403 0114 08 9 -
Unmarried -

her Heirs, Executors, Administrators or Assigns,

ERF 15509 GEORGE
in the Municipality and Division of George,
Province of the Western Cape -

IN EXTENT: 312 (THREE HUNDRED AND TWELVE) Square metres;

FIRST TRANSFERRED by Deed of Transfer No. T 29210/1991 with Diagram
SG No. 20/91 relating thereto and held by Deed of Transfer No. T 24109/2012.

SUBJECT to the conditions referred to in Deed of Transfer No. T 3255/1914.

du



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

1. **STEPHEN JAMES SURMAN, Married as aforesaid**
2. **JULIE ANNE SURMAN, 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

KERRI-ANN JEFFERY, Unmarried


her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 350 000,00 (ONE MILLION THREE 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

05 DEC 2017

~~2017.~~


_____ q.q.

In my presence


_____ REGISTRAR OF DEEDS



ANNEXURE "F" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Kerri-Ann Jeffery

in my capacity as the registered owner of

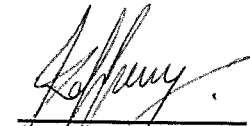
Erf 15509 George

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 15509 George:

- *the external street boundary building line from 3.0 metres to 0.0 metres to accommodate a proposed carport in the south-eastern corner of the erf; and*
- *the eastern external side boundary building line from 1.5 metres to 1.1 metres to accommodate the following:*
 - *the proposed carport in the south-eastern corner of the erf;*
 - *the proposed conversion of the existing garage into a bedroom and laundry; and*
 - *the proposed carport in the north-eastern corner of the erf.*

Signed at George on 24 July 2024



Kerri-Ann Jeffery

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 15509 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 15909 George:

- the external street boundary building line from 3.0 metres to 0.0 metres to accommodate a proposed carport in the south-eastern corner of the erf; and
- the eastern external side boundary building line from 1.5 metres to 1.1 metres to accommodate the following:
 - the proposed carport in the south-eastern corner of the erf;
 - the proposed conversion of the existing garage into a bedroom and laundry; and
 - the proposed carport in the north-eastern corner of the erf.

APPLICATION DATE

July 2024

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:

T73372/2017 (current Title Deed)

in respect of:

**ERF 15509 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 312 (THREE ONE TWO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T73372/2017

REGISTERED in the name of

KERRI-ANN JEFFERY

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 23 July 2024

A handwritten signature in black ink, appearing to read 'Kerri-Ann Jeffery', written in a cursive style.

CONVEYANCER

ANNEXURE "H" – LONE OAK HOME OWNERS ASSOCIATION CONSENT



Lone Oak

Lone Oak Home Owners Association
20 Kerk Street
Bodorp
George
6529

Kerri-Ann Harris
No 1 Lone Oak
20 Kerk Street
Bodorp
George
6529

Dear Kerri-Ann and Ettienne

APPROVAL FOR PLANNED ALTERNATIONS AT NO 1 LONE OAK

We refer to our previous correspondence regarding your application for approval for the proposed changes you want to make to your property at No 1 Lone Oak Complex, 20 Kerk Street, Bodorp, George.

We are satisfied with the plan submitted (Plan Ref 2022/KAJ/07) and give **approval** for the changes to take place.

We further confirm that we have no objection to relaxation of the building line as per the attached plan with our signed approval.

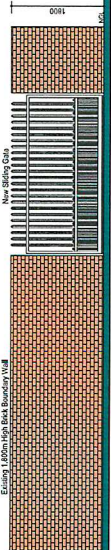
Your sincerely

On behalf of the Lone Oak Home Owners Committee

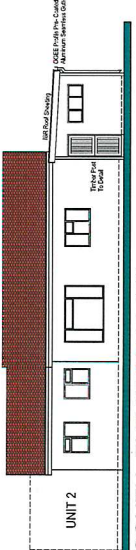
Taryn Groenewald (Chairperson) - 0829560069
Belinda Fourie (Secretary) - 0765570400
Steyn Fourie (Treasurer) - 0834619320

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	GLASS DOOR	1	M ²	1200	1200
2	ALUMINUM SLIDING GATE	1	M	1000	1000
3	WOODEN SHUTTER	1	M ²	1000	1000
4	WOODEN SHUTTER	1	M ²	1000	1000
5	WOODEN SHUTTER	1	M ²	1000	1000
6	WOODEN SHUTTER	1	M ²	1000	1000
7	WOODEN SHUTTER	1	M ²	1000	1000
8	WOODEN SHUTTER	1	M ²	1000	1000
9	WOODEN SHUTTER	1	M ²	1000	1000
10	WOODEN SHUTTER	1	M ²	1000	1000

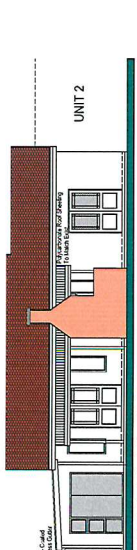
DOOR SCHEDULE



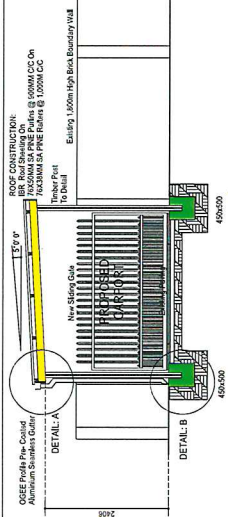
SLIDING GATE ELEVATION ON POLLY GERBER AVENUE 1:50



SOUTH ELEVATION 1:100



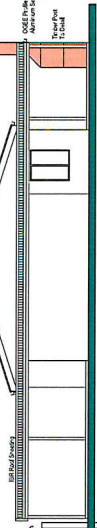
NORTH ELEVATION 1:100



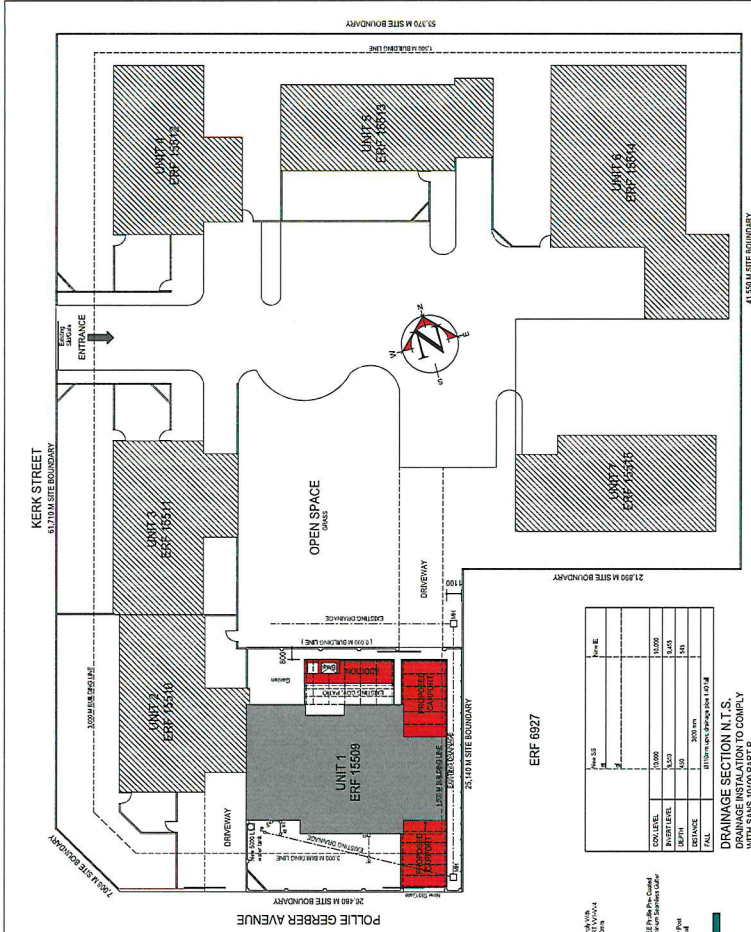
SECTION A-A 1:50



TYPICAL SLIDING GATE TO BE FITTED AT POLLY GERBER AVENUE



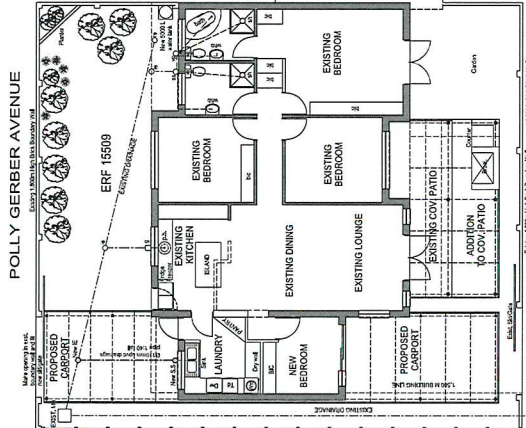
EAST ELEVATION 1:100



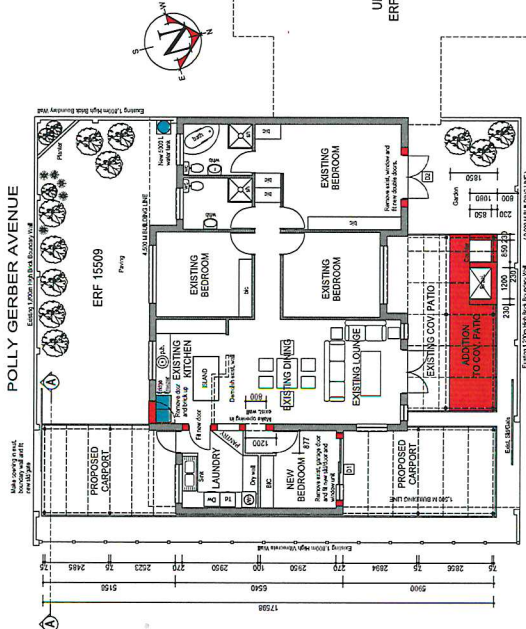
SITE PLAN 1:200

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	M ³	1000	1000
2	STEEL	1000	KG	1000	1000
3	BRICK	1000	M ²	1000	1000
4	WOOD	1000	M ³	1000	1000
5	GLASS	1000	M ²	1000	1000
6	ALUMINUM	1000	M	1000	1000
7	WOODEN SHUTTER	1000	M ²	1000	1000
8	WOODEN SHUTTER	1000	M ²	1000	1000
9	WOODEN SHUTTER	1000	M ²	1000	1000
10	WOODEN SHUTTER	1000	M ²	1000	1000

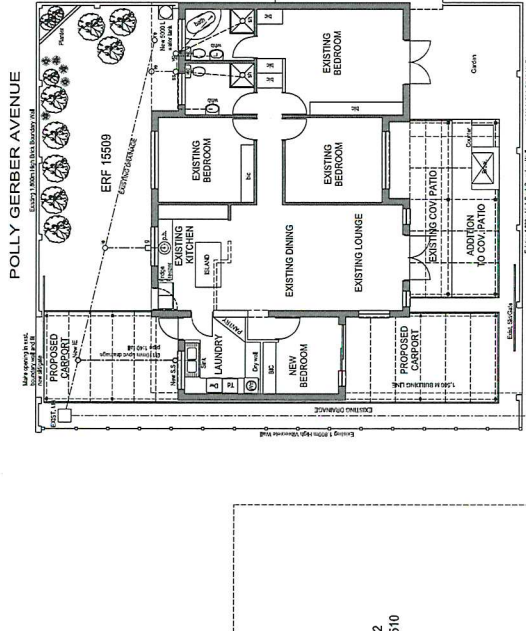
DRAINAGE SECTION N.T.S. DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P



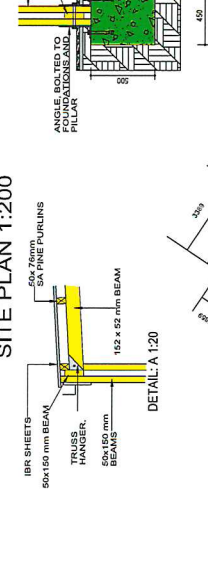
FLOOR PLAN 1:100



DRAINAGE PLAN



DRAINAGE PLAN



DETAIL A 1:20



DETAIL B 1:20

K-H ARCHITECTURAL SERVICES
 ARCHITECTS
 101 WILSON STREET, SUITE 101
 WILSON, CAPE TOWN 7700

PROPOSED ADDITIONS FOR KERRI-ANN LEFFERY ON ERF 15509 GEORGE

DATE: 2023/04/07

PROJECT: FLOOR PLANS, SECTIONS, SITE PLAN, TYPICAL POST DETAILS, LOCALITY PLAN

SCALE: AS SHOWN

DATE: 2023/04/07

PROJECT: FLOOR PLANS, SECTIONS, SITE PLAN, TYPICAL POST DETAILS, LOCALITY PLAN

SCALE: AS SHOWN

DATE: 2023/04/07

Approved by Lone Oak Home Owners Association Committee
 Bhebe B Founi Secretary 0765570400