



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 13599 George

31 July 2024

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS):  
ERF 13599 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 northern and western side boundary building lines on Erf 13599 George to accommodate an existing second dwelling.

Your speedy consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS)**  
**ERF 13599 GEORGE**

31 July 2024



Prepared for:

**The late ED Campher**  
P/a Park Road 25  
George  
6529

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
Millwood building, C/o York- and Victoria streets,  
George,  
P.O. Box 710, George, 6530  
South-Africa  
Tell: 044 873 3011  
Cell: 082 464 7871  
Fax: 086 510 4383  
SACPLAN Registration No A/1386/2011

## INDEX

### 1. BACKGROUND

### 2. APPLICATION

### 3. DEVELOPMENT PROPOSAL

### 4. GENERAL INFORMATION IN RESPECT OF ERF 13599 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 Bondholder's consent
- 4.9 Conveyancer certificate

### 5. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS) IN RESPECT OF ERF 13599 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 Fire fighting

## 6. CONCLUSION



## ANNEXURES

**Annexure "A":** Letter dated 10 July 2024

**Annexure "B":** Site plan and building plan

**Annexure "C":** Application form

**Annexure "D":** Locality plan

**Annexure "E":** General Plan 11876

**Annexure "F":** Title Deed

**Annexure "G":** Letter of Executorship

**Annexure "H":** Power of Attorney

**Annexure "I":** Conveyancer Certificate

**MOTIVATION REPORT: APPLICATION FOR PERMANENT DEPARTURE**  
**(RELAXATION OF BUILDING LINES):**  
**ERF 13599 GEORGE**

## 1. BACKGROUND

Erf 13599 George had been developed with a dwelling house of 157.43 m<sup>2</sup> in extent. A second dwelling of 109.21m<sup>2</sup> in extent, was subsequently erected without authorization in the north-western corner of the erf. Due to the owners not timeously reacting to the Municipality's notices to rectify the situation, the matter was handed over for court proceedings for demolition. The date for the court hearing was set for 17 July 2024.

The fact that the second dwelling transgresses the northern and western side boundary building lines on the application erf prevents the submission and approval of a building plan in respect of the second dwelling.

In an attempt to prevent the demolition of the second dwelling, the executor in the estate of the late Elisha Daphne Campher, the registered owner of Erf 13599 George, on behalf of the estate, appointed Jan Vrolijk Town Planner / Stadsbeplanner to apply to the George Municipality for approval of a permanent departure for the relaxation of the northern and western side boundary building lines. Approval of this application will facilitate the submission and approval of a building plan in respect the second dwelling.

A copy of a letter, dated 10 July 2024, from Jan Vrolijk Town Planner / Stadsbeplanner to the Municipality, confirming the appointment, is attached hereto as **Annexure "A"**.

## 2. 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 13599 George:

- the northern side boundary building line from 2.0 metres to 0.750 metres to accommodate the existing second dwelling; and
- the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing second dwelling.

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

### 3. DEVELOPMENT PROPOSAL

Erf 13599 George has been developed with a dwelling house which is situated towards the south-eastern side of the erf, and a second dwelling, which is situated in the north-western corner of the erf.

The portion of the backyard, situated south-west of the dwelling house, is covered with lawn, with a few shrubs along the south-eastern boundary. The north-eastern portion of the erf, which links up with the paved panhandle access portion, is used as a paved parking area, except for a small portion of lawn to the east of the second dwelling.

The outside walls of the second dwelling will be finished to fit in with that of the dwelling house. The 2 windows currently situated in the northern wall of the second dwelling will be removed, as there is a glazed sliding door in the eastern wall, facing towards the open braai area.

The front and back gardens are linked by means of a passage with an open passage with a width of 1.0 metre, between the dwelling house and the second dwelling.

The erf is enclosed by means of “Vibre-crete” walls, with a steel sliding gate at the western end of the panhandle access portion.

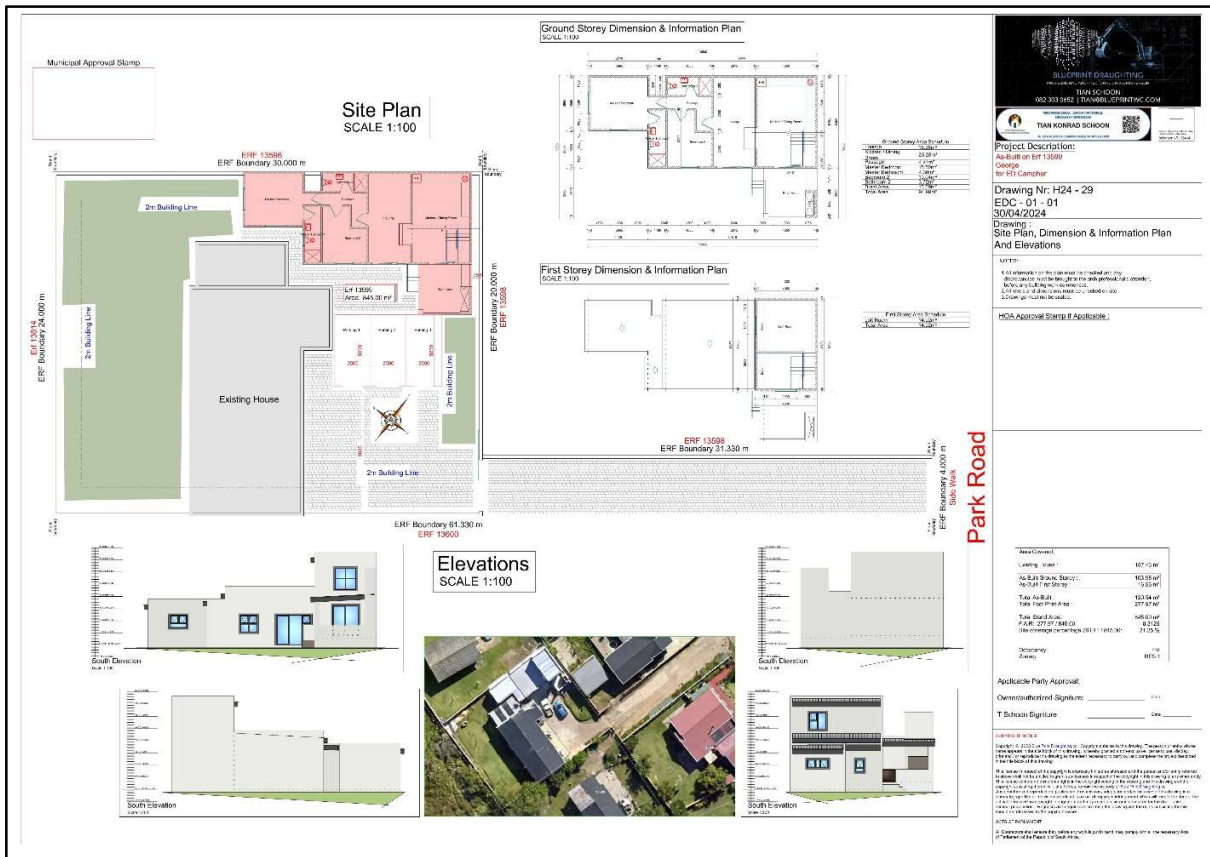
The following photo, which was taken westwards, shows the east elevation of the second dwelling, the paved parking area, the small garden area and the gap between the northern wall of the second dwelling and the northern boundary wall.



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 area of the application erf is 845m<sup>2</sup>. The side and rear boundary building lines applicable to a dwelling house on an erf greater than 500m<sup>2</sup>, but not exceeding 1 000m<sup>2</sup> are 2.0 metres, whilst the coverage applicable is the larger of 325m<sup>2</sup> or 50% of the area of the erf.

The total floor area of buildings on the erf amounts to approximately 261.41m<sup>2</sup> and a 31.25%, which is less than the allowable coverage of 325m<sup>2</sup> or 50% of the area of the erf. Except for the building lines, the second dwelling conforms with the development parameters applicable to a “dwelling house”, and can therefore, be legalized by means of approval of a building plan.

The following site plan and building plan indicates the position of the existing buildings on the erf, as well as the extent to which the side boundary building lines have been exceeded by the second dwelling.



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

The purpose of this application is to obtain approval of the permanent departure for the relaxation of the side boundary building lines as submitted to facilitate the submission and approval of a building plan in respect of the second dwelling.

#### 4. GENERAL INFORMATION IN RESPECT OF ERF 13599 GEORGE

##### 4.1 Locality

Erf 13599 George is situated at 25 Park Road, Le Vallia. The locality of the erf is indicated on the locality plan attached hereto as **Annexure "D"**.

##### 4.2 Existing land use

The application erf is used for residential purposes.

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

The total area of Erf 13599 George is 845m<sup>2</sup>.

#### **4.4 Present zoning**

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 13599 George is Single Residential Zone I.

#### **4.5 Land Surveyor-General Diagram**

The application erf forms part of Sheet 3 of General Plan No. 11876, dated 20 August 1987, the General Plan of the subdivisions of Erf 13533 George. A copy of General Plan 11876 is attached hereto as **Annexure “E”**.

#### **4.6 Title Deed**

Erf 13599 George is registered in the name of the late Elisha Daphne Campher, ID number 601215 0176 01 3. A copy of the Title Deed for Erf 13599 George is attached hereto as **Annexure “F”**.

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

A document, certifying that Elrique Fazel Campher had been appointed as executor in the estate of the late Elisha Daphne Campher, the registered owner of Erf 13599 George, is attached hereto as **Annexure “G”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Elrique Fazel Campher, the executor in the estate of the late Elisha Daphne Campher, the



registered owner of Erf 13599 George, to prepare the application referred to in point 2 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

#### **4.8 Bondholder’s consent**

Erf 13599 George is not encumbered by a bond.

#### **4.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 13599 George is attached hereto as **Annexure “I”**. 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.

### **5. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATIONS): ERF 13599 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 property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

## 5.2 Existing planning in the area

The application erf is situated south of Park Road, Le Vallia, in a narrow strip of single residential erven between Knysna Road to the north of Erf 13614 George, a public open space directly to the south of Erf 13599 George. The surrounding erven have all been developed with dwelling houses and outbuildings, some of which have also been developed with second dwellings. A limited number of erven have been developed with double story dwelling houses. The following aerial photo shows the locality of Erf 13599 George, as well as the structures situated on the erf, in relation to the surrounding residential erven.



This application entails a permanent departure for the relaxation of the northern and western side boundary building lines on the application erf to accommodate the existing second dwelling.

There are numerous erven in the vicinity of the application erf where residential buildings have been erected on the side boundaries, e.g. Erf 13598 George, adjacent and to the north, (second dwelling), Erf 13603 George and Erf 13605 George, to the east of the application erf.

The application erf is zoned Single Residential Zone I. In the Land use Table in Schedule 1 of the George Integrated Zoning Scheme, 2023, it is indicated that the objective of this zone is *to provide for residential development where the predominant type of development is a dwelling house for a single family*. The land use description of a *dwelling house* indicates, inter alia, that *a dwelling house means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including, inter alia, a second dwelling unit*.

The land use description applicable to a *second dwelling*, indicates, inter alia, that *a second dwelling may be a separate structure*. In the development parameters of a second dwelling it is, inter alia stipulated that the total floor space of a second dwelling is 175m<sup>2</sup>.

The second dwelling on the application erf is in line with the mentioned land use objective for the area. The permanent departure for the relaxation of the 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.

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

This application entails a permanent departure for the relaxation of the northern and western side boundary building lines on the application erf to accommodate an existing second dwelling. The proposed permanent departure on the application erf will thus not result in an increase in the number of inhabitants of the erf beyond that which can be accommodated in terms of the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces, and other community facilities in the area.

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

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



As the second dwelling already exists and is situated in the north-western corner of the application erf, it is easy to establish that the only erven which could be affected by the second dwelling, are Erf 13598 George, Erf 13597 George and Erf 13596 George. The locality of the three erven in relation to Erf 13599 George is indicated on the aerial photo below.



Erf 13598 George - The application erf is situated adjacent and to the south of Erf 13598 George. The aerial photo above shows that the dwelling house on Erf 13598 George fronts to the north (away from the application erf) and the second dwelling on erf 13598 George fronts to the east. There are no windows in the northern wall of the second dwelling on the application erf. The second dwelling can, therefore, have no impact on the sunlight, view or privacy of Erf 13598 George.

Erf 13597 George - The application erf is situated adjacent and to the south-east of Erf 13597 George. The aerial photo above shows that the dwelling house on Erf 13597 George fronts to the north (away from the application erf) The aerial photo also shows that, due to the dwelling

house on Erf 13597 George being situated close to the eastern and southern boundaries, the only outdoor living areas are to the north and west of the dwelling house, on the opposite side of the application erf.

The second dwelling on the application erf can, therefore, have no impact on the sunlight, view or privacy of Erf 13597 George.

Erf 13596 George - This erf is situated adjacent and to the north-west of the application erf. The aerial photo above shows that the dwelling house on this erf is situated a substantial distance from the second dwelling on the application erf. The aerial photo also shows that, due to the locality of the second dwelling on the application erf in relation to the dwelling house on Erf 13596 George and as there are no windows or doors in the communal wall, the second dwelling can have no impact on the sunlight, view or privacy of erf 13596 George.

The proposed permanent departure will, therefore, have no impact on the sunlight, view or privacy of any other erf in the vicinity. This aspect is, therefore, also not relevant to this application.

## 5.5 Impact on streetscape

The application erf has a panhandle access, and the dwelling house on Erf 13598 George is situated between the second dwelling on the application erf and Park Road. The second dwelling unit is, therefore, not clearly visible from the street.

However, the following photo, which was taken from Park Road opposite the entrance to Erf 13597 George, shows that a portion of the northern wall of the second dwelling is visible between the dwelling houses on Erf 13597 George and Erf 13598 George.

Construction of the second dwelling had to be ceased, as ordered by the Municipality. This resulted in the outside finishing of the northern and western wall not being completed yet. These walls will be finished to fit in with the outside finish of the remainder of the building.



The finish of the northern façade of the second dwelling, which is partially visible from Park Road, will, therefore, not be intrusive and the proposed relaxation of the building lines as proposed in this application will not have a negative impact on the streetscape in the vicinity of the application erf.

### **5.6 Impact on property values**

As indicated in the previous paragraphs, the structure in respect of which the permanent departures are required, does not have a negative impact on any of the surrounding properties, and the design and construction material are of good quality. The second dwelling adds value to the utilization of the erf and represents a substantial capital investment by the owner of the erf.

The value of surrounding properties can, therefore, not be negatively impacted upon by the permanent departure 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 table format in Section 42 of the George Integrated Zoning Scheme, 2023. In respect of dwelling houses on erven larger than 350m<sup>2</sup>, provision must be made for a minimum of 2 on-site parking bays per dwelling house and 1 parking bay must be provided in respect of the second dwelling.

As indicated on the site and building plan attached hereto as **Annexure “B”**, provision is made for 3 open parking bays on the application erf. Despite the relaxation of the mentioned side boundary building lines, the number of parking bays conforms with the parking requirement in the George Integrated Zoning Scheme, 2023.

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

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

The proposed permanent departure on the application erf will not result in an increase in the traffic generated beyond that which can be accommodated in terms of the zoning of the erf. Vehicular access to the application erf is obtained from the existing panhandle access in Park Road. No additional access is required in respect of the second dwelling.

The second dwelling is situated in the north-western corner of the application erf, on 2 internal boundaries. The proposed relaxation of the internal boundary building lines can have no negative impact on sight distances in any direction in Park Road.

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

### **5.9 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.

### 5.10 Fire-fighting

Development Parameter (b) “*Coverage and building lines*” of the development parameters applicable to a “dwelling house” in the George Integrated Zoning Scheme, 2023 stipulates, inter alia, as follows:

*“(iii) the Municipality may permit a relaxation of the lateral and / or rear boundary building lines in the case of a dwelling house in Single Residential Zones I and III, provided that the surrounding owners identified by the Municipality have consented to such relaxation, that an adequate means of access, at least 1 metre wide, is provided from a street to every unbuilt open portion of the property.”*

The parking area and back garden are linked by means of an open passage with a width of 1.0 metre, between the dwelling house and the second dwelling. 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.

## 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 northern and western side boundary building lines on Erf 13599 George from 2.0 metres to 0.750 metres and to 0.0 metres respectively, to accommodate the existing second dwelling.

The proposed permanent departure for the relaxation of the building lines on Erf 13599 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" - LETTER DATED 10 JULY 2024**



## TO WHOM IT MAY CONCERN

10 July 2024

Sir

### **APPLICATION FOR DEPARTURE (RELAXATION OF BUILDING LINE): ERF 13599 GEORGE**

It is hereby confirmed that Jan Vrolijk Town Planner / Stadsbeplanner has been appointed by the executor in estate late Ernest Ronald Campher and Elisha Daphne Campher, the registered owner of Erf 13599 George, to submit the following application on behalf of the estate to the George Municipality:

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for the George Municipality, 2023 for the relaxation of the western and northern lateral building line on Erf 13599 George from 2.0 metres to 0.0 metres to allow for the legalization of the existing dwelling which encroaches into the mentioned building lines as per plan attached hereto.

Our office understands that there are pending court proceedings for demolition and that the matter is in court on the 17<sup>th</sup> July 2024. It is hereby requested that the matter be postponed indefinitely alternatively removed from the roll in order to allow for Jan Vrolijk Town Planner / Stadsbeplanner to submit the application to the George Municipality no later than 31 July 2024.

It is trusted that you find the above in order.

Yours faithfully,

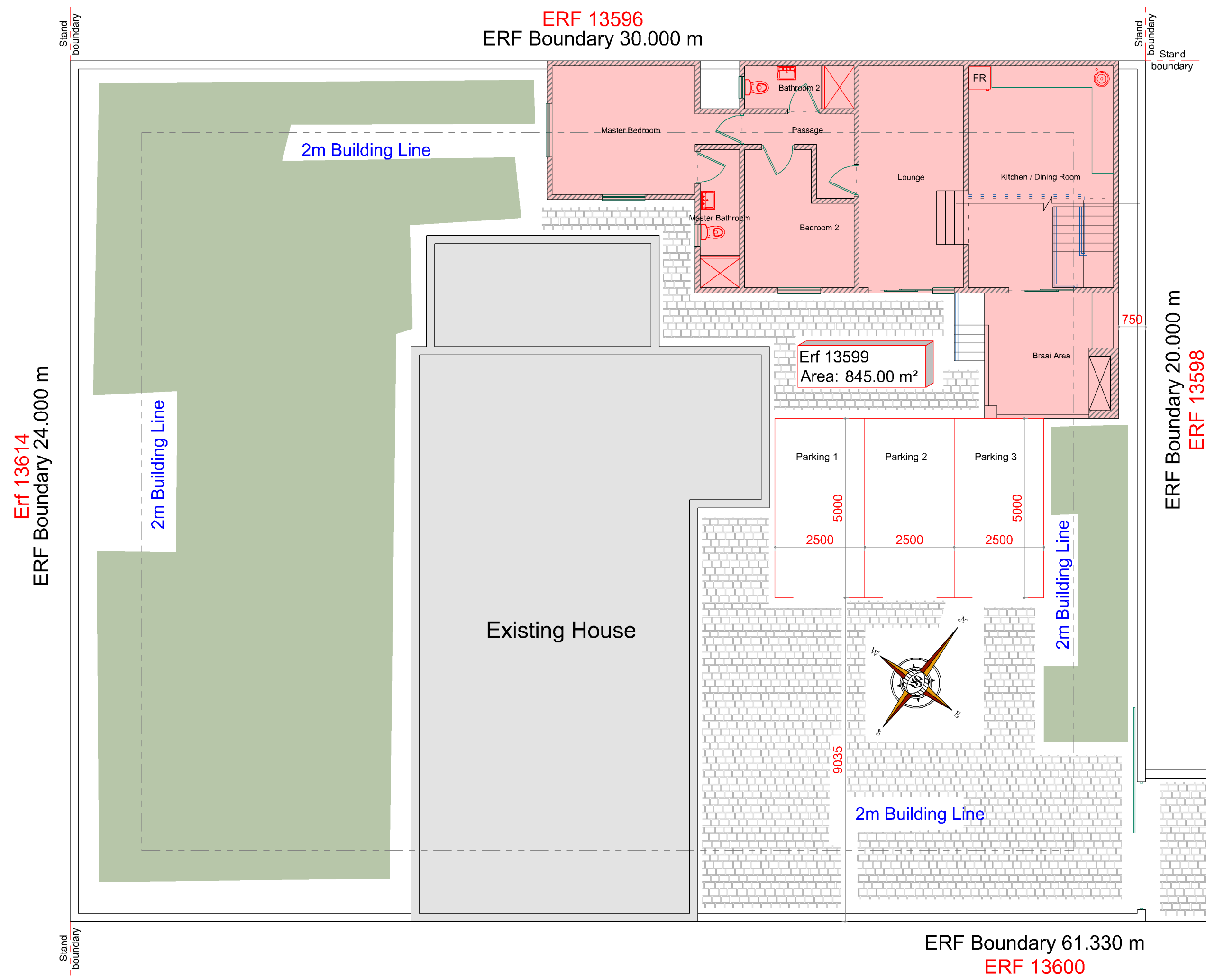
**Jan Vrolijk**

**ANNEXURE "B" - SITE PLAN AND BUILDING PLAN**

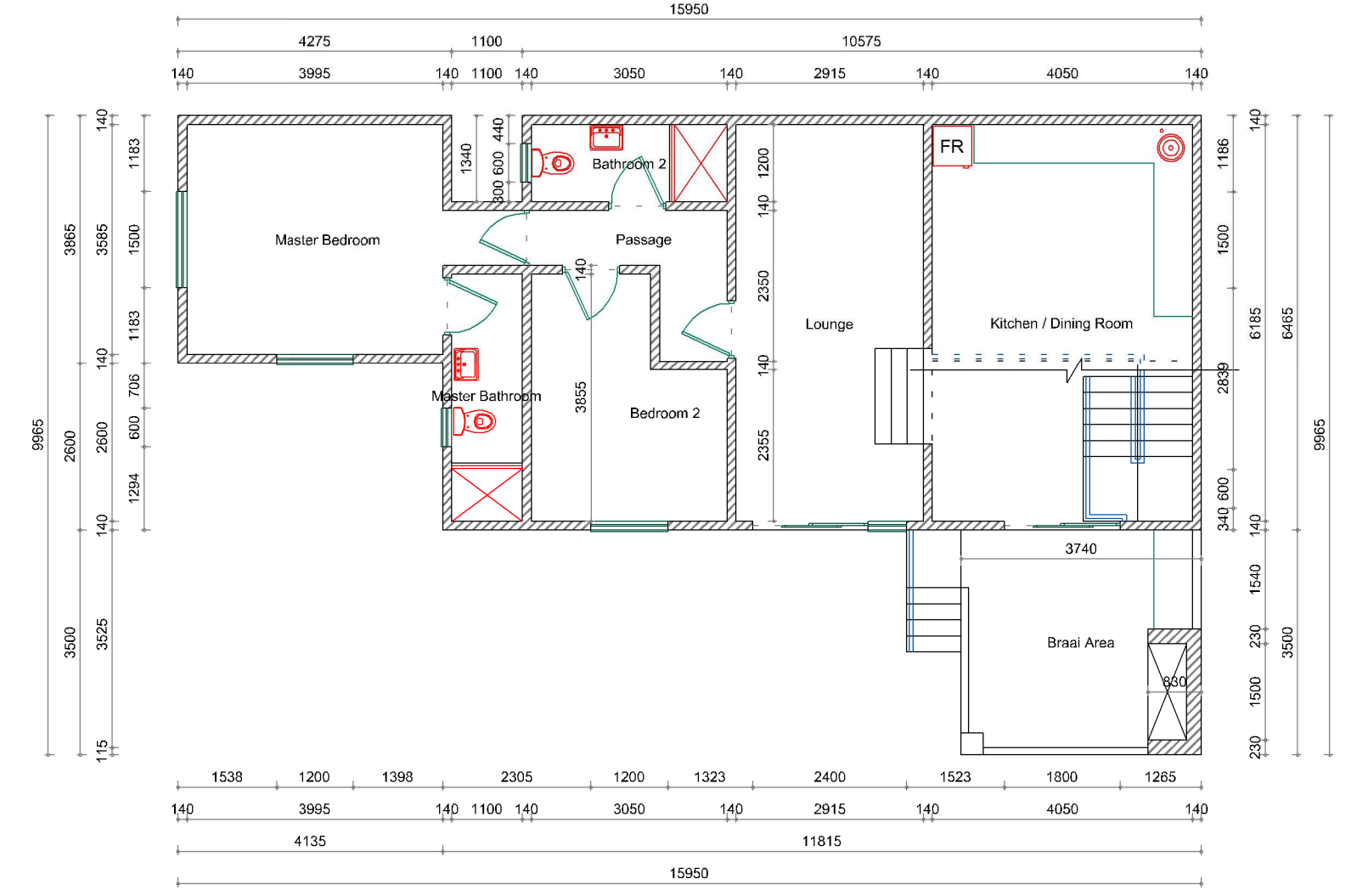


Municipal Approval Stamp

## Site Plan SCALE 1:100

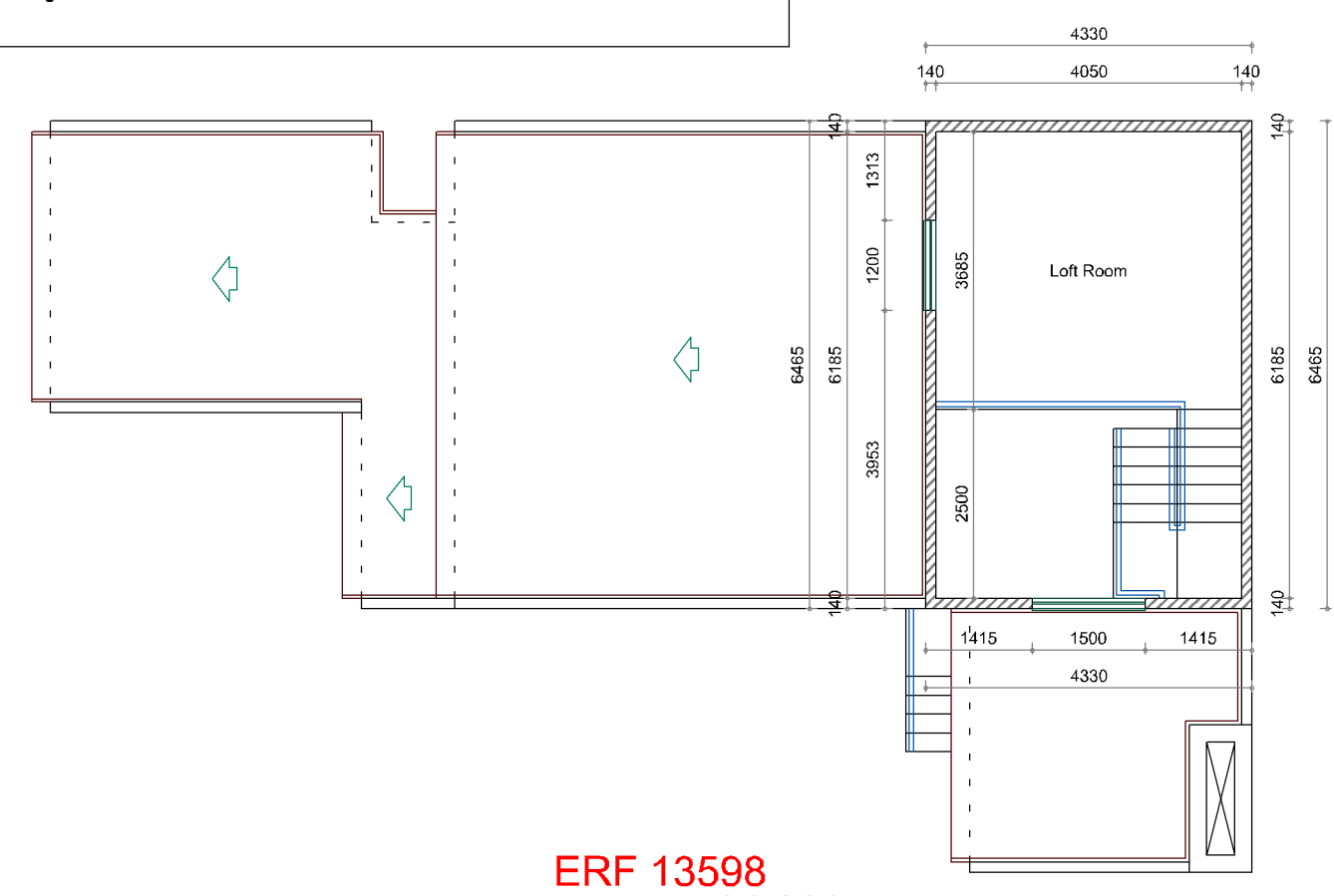


## Ground Storey Dimension & Information Plan SCALE 1:100



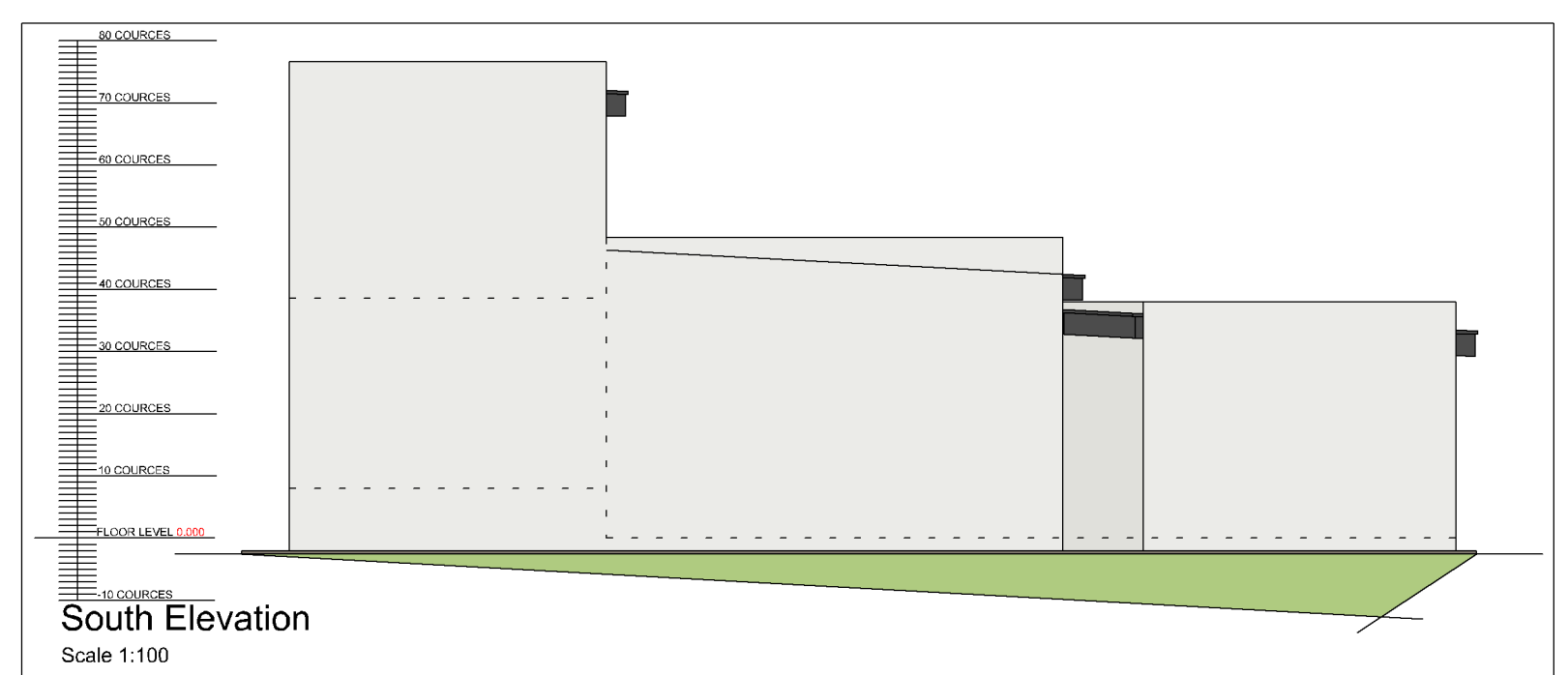
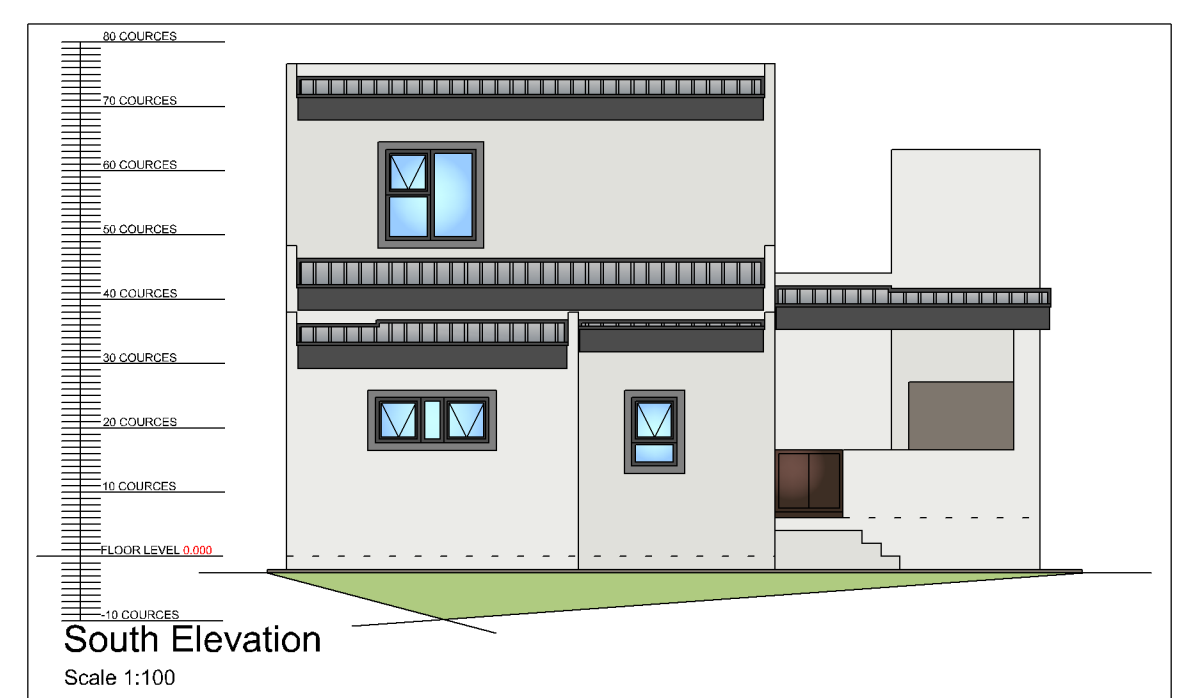
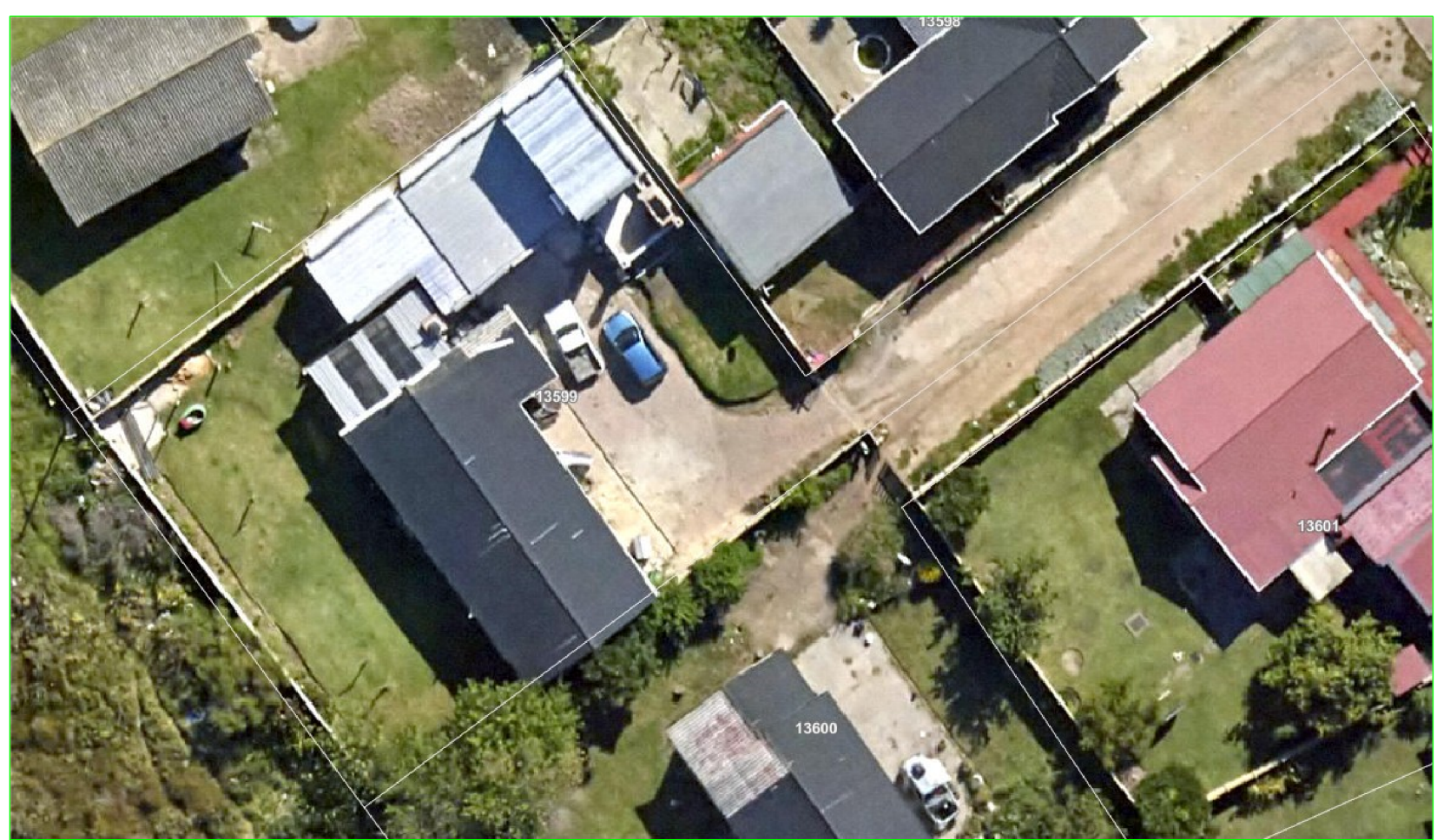
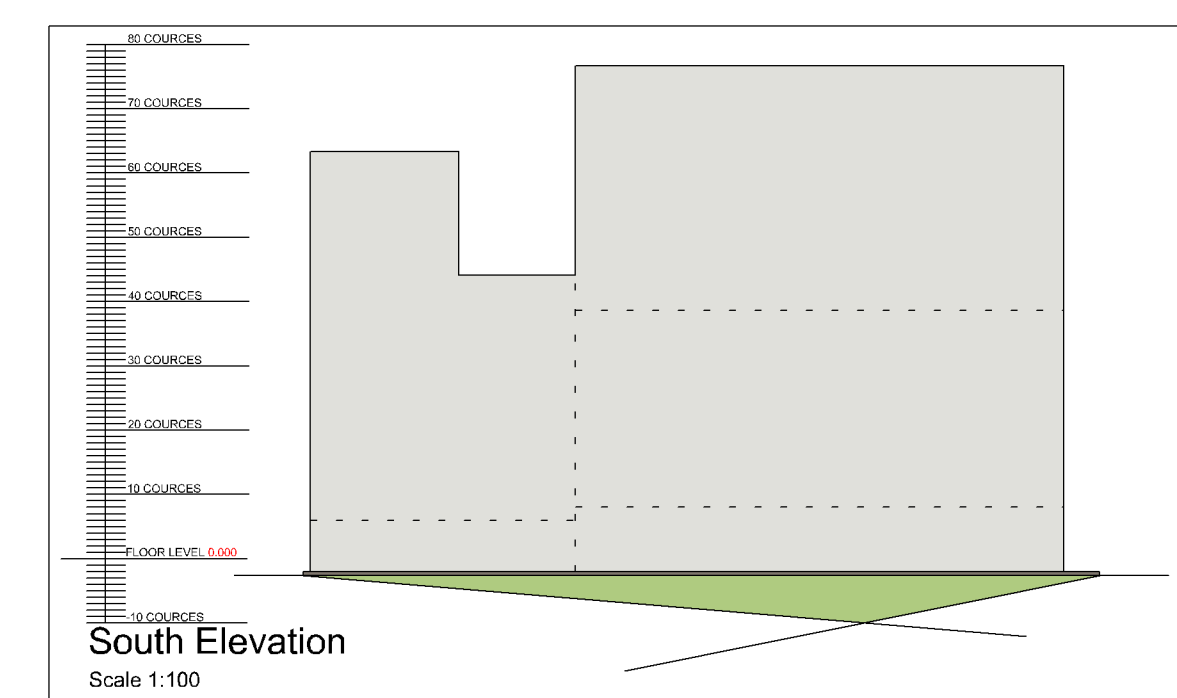
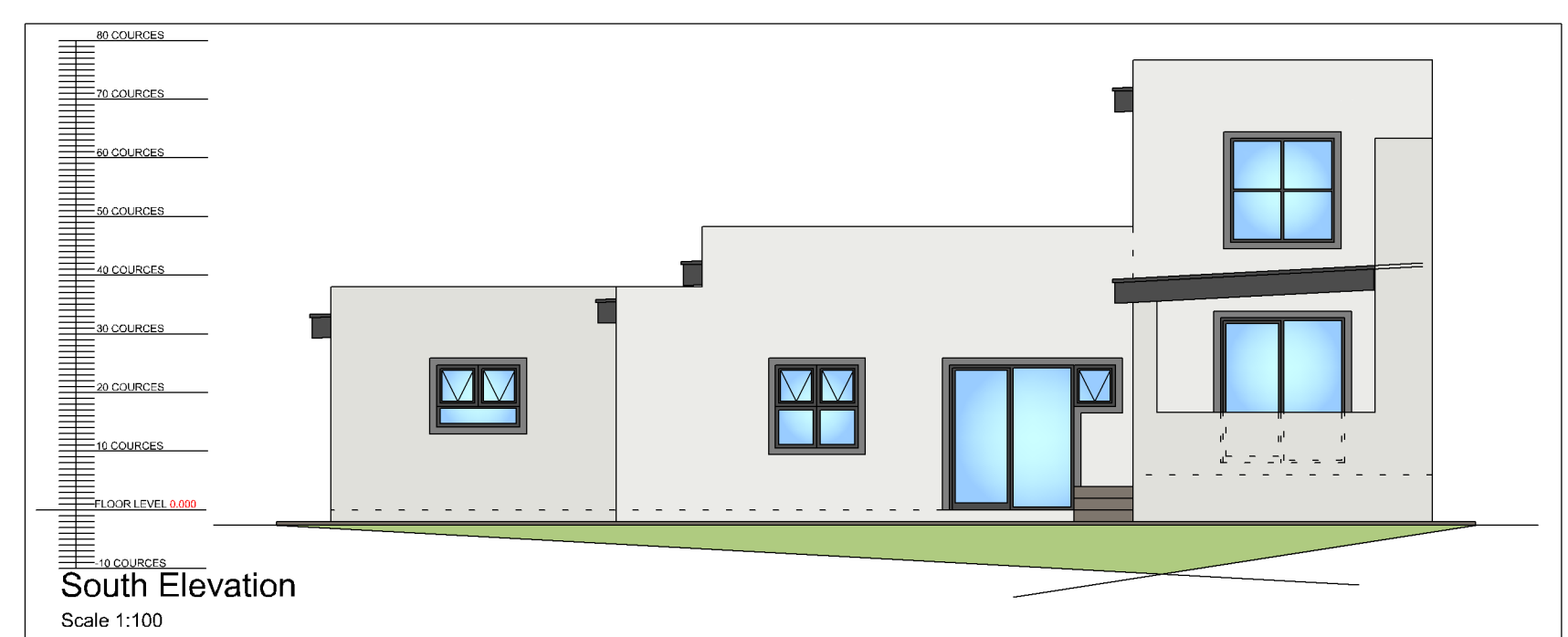
Ground Storey Area Schedule	
Lounge	18.35m <sup>2</sup>
Kitchen / Dining Room	25.28m <sup>2</sup>
Room	4.41m <sup>2</sup>
Passage	4.41m <sup>2</sup>
Master Bedroom	15.50m <sup>2</sup>
Master Bathroom	4.30m <sup>2</sup>
Bedroom 2	10.04m <sup>2</sup>
Bathroom 2	3.72m <sup>2</sup>
Braai Area	13.05m <sup>2</sup>
<b>Total Area</b>	<b>94.69m<sup>2</sup></b>

## First Storey Dimension & Information Plan SCALE 1:100



First Storey Area Schedule	
Loft Room	14.92m <sup>2</sup>
<b>Total Area</b>	<b>14.92m<sup>2</sup></b>

## Elevations SCALE 1:100



**BLUEPRINT DRAUGHTING**  
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON  
TIAN SCHOON  
082 303 0652 | TIAN@BLUEPRINTWC.COM

**TIAN KONRAD SCHOON**  
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON  
10:29 AM (Africa/Johannesburg) on 30 Sep 2020  
Member NR: 32414

**Project Description:**  
As-Built on Erf 13599  
George  
for ED Campher

**Drawing Nr: H24 - 29**  
**EDC - 01 - 01**  
**30/04/2024**  
**Drawing :**  
**Site Plan, Dimension & Information Plan**  
**And Elevations**

**NOTES:**

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

HOA Approval Stamp if Applicable :

Area Covered:	
Existing House :	157.43 m <sup>2</sup>
As-Built Ground Storey :	103.98 m <sup>2</sup>
As-Built First Storey :	16.56 m <sup>2</sup>
<b>Total As-Built :</b>	<b>120.54 m<sup>2</sup></b>
<b>Total Foot Print Area :</b>	<b>277.97 m<sup>2</sup></b>
<b>Total Stand Area:</b>	<b>845.00 m<sup>2</sup></b>
<b>F.A.R.:</b> 277.97 / 845.00 :	0.3125
<b>Site coverage percentage</b> 261.41 / 845.00:	31.25 %
<b>Occupancy:</b>	<b>H4</b>
<b>Zoning:</b>	<b>RES 1</b>

**Applicable Party Approval:**

**Owner/authorized Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**T Schoon Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**COPYRIGHT NOTICE**

Copyright © 2023 Blue Print Draughting cc. Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity. This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of Blue Print Draughting cc.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

**ACTS OF PARLIAMENT**

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



**ANNEXURE "C" - 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"/>
--------------------------	-------------------------------------	-----------------	--------------------------	---------------------	--------------------------

**PROPERTY DETAILS**

ERF NUMBER	13599	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	
COLLECT BY HAND	YES	<input checked="" type="checkbox"/>	TELEPHONE NO	082 464 7871		

**OWNER DETAILS**

OWNER NAME	The late Elisha Daphne Campher				
STREET NAME	Park Road	HOUSE NUMBER	25		
POSTAL ADDRESS	Park Road 25	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	George	CODE	6529		
ID NUMBER	Elisha Daphne Campher 601215 0176 01 3	E-MAIL ADDRESS	<a href="mailto:fabian.campher@gmail.com">fabian.campher@gmail.com</a>		
TELEPHONE NO	N/a	CELL NO	P/a 0604097134		

**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	-		
POSTAL ADDRESS	P O Box 710	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	George	CODE	6530		
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>	T30918/2021		
<b>ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)</b>		<b>YES</b>	<b>NO</b>
N/a			


**APPLICATION DETAILS**

<b>DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)</b>	<b>FROM M</b>	<b>TO M</b>	<b>DETAILS</b>
Northern and western side boundary building line	2.0 metres	0.75m northern side 0.0 m western side	To accommodate an existing second dwelling.
<b>Is an application for an increase in coverage being applied for? (Indicate increase under details)</b>	YES	NO	
<b>Is an application for a 2<sup>nd</sup> dwelling /additional dwelling being applied for? (indicate size under details)</b>	YES	NO	

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

<b>ERF NO</b>	<b>ADDRESS</b>	<b>NAME</b>	<b>CONSENT LETTER ATTACHED</b>
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.

<b>APPLICANT'S SIGNATURE</b>		<b>DATE</b>	31 July 2024
------------------------------	---	-------------	--------------

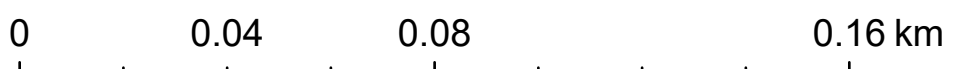
**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

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 "D" - LOCALITY PLAN**



# Erf 13599 George - Locality plan



Date: 7/10/2024 7:53 AM Scale: 1:1,458



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 "E" - GENERAL PLAN 11876**

SHEET 1  
THIS PLAN CONSISTS OF 3 SHEETS

GENERAL PLAN No. 11876

of

SUBDIVISIONS OF ERF 13533, GEORGE  
Vide Diagram No. 4721/1987. D.T. 1987--55/201  
Situate in the Municipality of George  
Administrative District : George  
Province : Cape of Good Hope



SCALE 1 : 500

BEACONS:  
13582a, 13583b 12mm drill hole in concrete slab  
All other beacons 12mm iron peg

REFERENCE MARKS:  
RM1, RM2 Standard Town Survey Marks

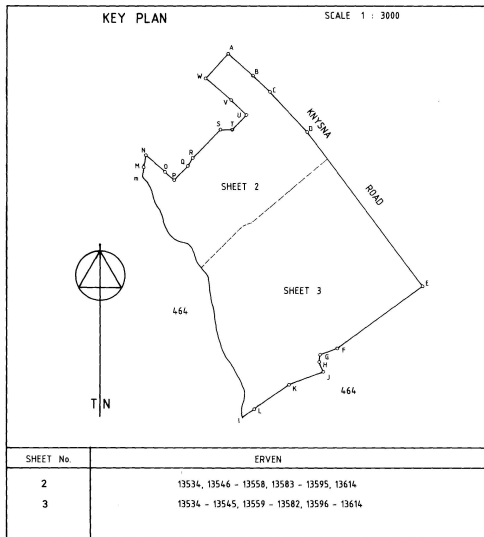
CO-ORDINATES		METRES		SYSTEM Lo. 23°	
CONSTANT		Y ± 0.00		X ± 3 700 000.00	
MAIN FIGURE			BLOCK CORNERS		
SIDES METRES	ANGLES OF DIRECTION	Y ALL PLUS X	Y ALL PLUS X	Y ALL PLUS X	Y ALL PLUS X
AB	51.05	370 59 02	A	47 528 . 83	59 824 . 24
BC	34.91	313 38 40	B	47 490 . 21	59 877 . 74
CD	84.14	314 39 00	C	47 464 . 94	59 901 . 83
DE	295.22	329 19 00	D	47 487 . 01	59 962 . 88
EF	158.75	50 04 48	E	47 232 . 43	60 195 . 97
FG	24.81	68 56 00	F	47 364 . 19	60 291 . 86
GH	11.18	5 29 50	G	47 385 . 22	60 301 . 58
HJ	15.80	338 58 00	H	47 386 . 29	60 312 . 43
JK	54.40	48 56 00	J	47 388 . 89	60 328 . 42
KL	65.99	53 04 40	K	47 433 . 53	60 346 . 89
LM	484.90	155 34 10	L	47 486 . 31	60 386 . 51
MN	18.04	188 00 00	M	47 454 . 60	60 314 . 84
NO	38.87	310 48 40	N	47 452 . 09	59 998 . 22
OP	18.98	313 35 50	O	47 422 . 48	60 823 . 62
PQ	31.00	223 38 40	P	47 408 . 93	60 936 . 71
QR	13.24	212 02 50	Q	47 587 . 59	60 914 . 28
RS	60.00	223 38 40	R	47 588 . 50	60 903 . 24
ST	18.85	243 34 20	S	47 539 . 09	59 959 . 62
TU	29.89	223 38 40	T	47 521 . 85	59 958 . 86
UV	32.44	133 38 40	U	47 500 . 34	59 937 . 15
VW	49.82	130 50 00	V	47 523 . 83	59 914 . 76
WA	50.80	220 50 00	W	47 561 . 52	59 882 . 19
LI		53 04 44			
Mn		0 00 00			

AREAS			
ERF No.	SQUARE METRES	ERF No.	SQUARE METRES
13534	2,3582 Ha	13574	547
	PUBLIC PLACE	13575	775
13535	599	13576	717
13536	599	13577	640
13537	599	13578	591
13538	599	13579	580
13539	599	13580	580
13540	599	13581	580
13541	599	13582	566
13542	599	13583	591
13543	599	13584	693
13544	599	13585	623
13545	614	13586	580
13546	599	13587	580
13547	625	13588	693
13548	573	13589	599
13549	599	13590	78
13550	599	13591	623
13551	577	13592	646
13552	648	13593	649
13553	600	13594	718
13554	600	13595	634
13555	645	13596	845
13556	678	13597	627
13557	634	13598	627
13558	647	13599	845
	PUBLIC PLACE	13600	780
13559	615	13601	694
13560	600	13602	628
13561	600	13603	745
13562	600	13604	840
13563	600	13605	600
13564	628	13606	600
13565	684	13607	840
13566	739	13608	840
13567	600	13609	600
13568	600	13610	600
13569	663	13611	840
13570	881	13612	840
13571	620	13613	559
13572	755	13614	2,0225 Ha
13573	633		PUBLIC PLACE

S.G. No. 4722/87  
APPROVED  
*[Signature]*  
SURVEYOR GENERAL 13/07/20  
APPROVED IN TERMS OF  
SECTION 25 OF ORD. 15/1985  
REG. NO. 09/444/19  
DATE 1987-04-15

ENDORSEMENTS					
No.	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE

11876 (Vol 1)



SURVEYED BY ME  
IN APRIL - MAY 1987, SEPTEMBER 1986  
*[Signature]*  
H. D. DUNLOUGH  
LAND SURVEYOR  
FILE No. 5.875/55  
S.R. No. E. 1465/87  
COMP. DL - 100/XS17150  
M. - 100/XS17540  
BL - 100/XS24340

SHEET 2  
THIS PLAN CONSISTS OF 3 SHEETS

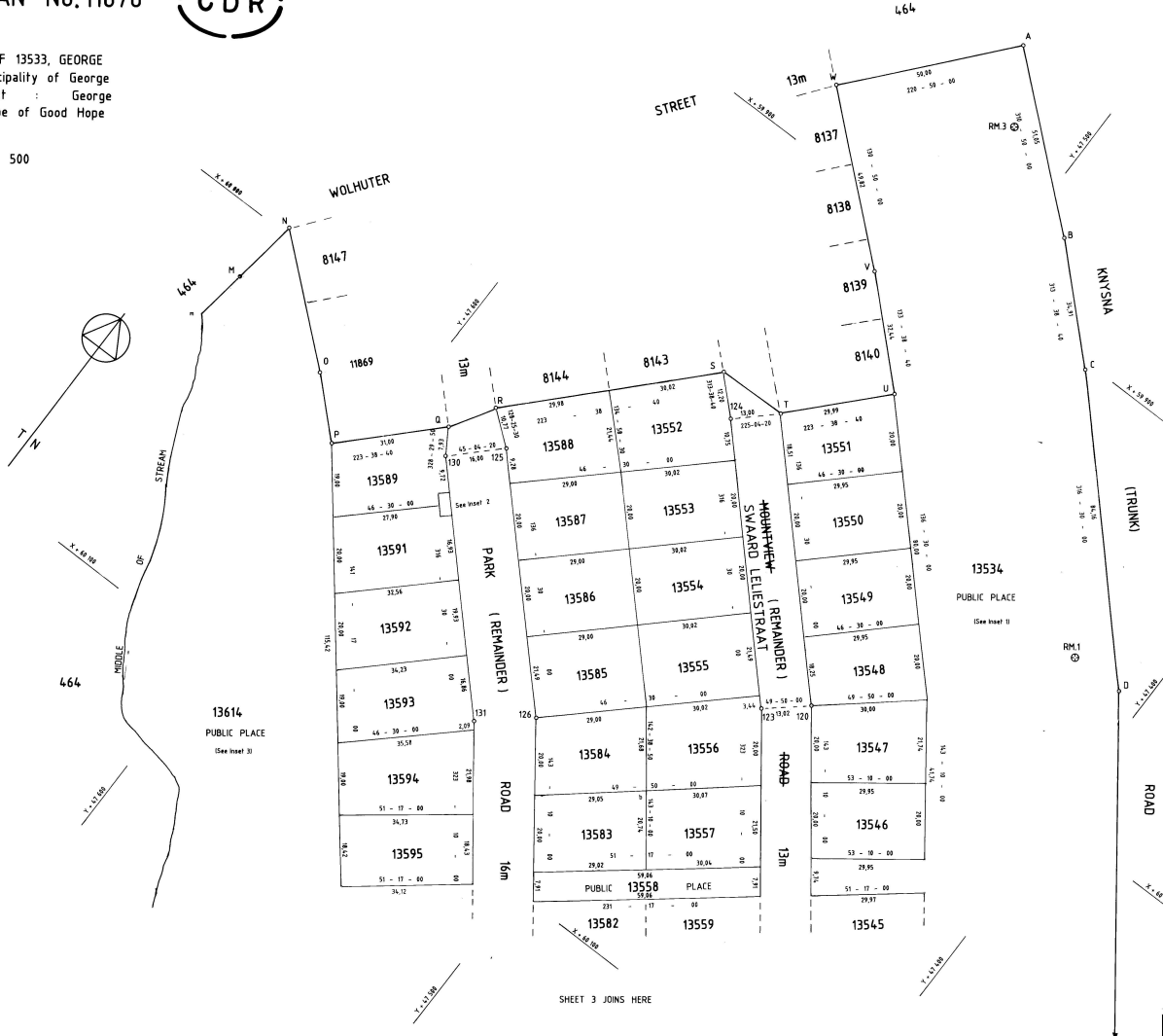
# GENERAL PLAN No.11876



of  
SUBDIVISIONS OF ERF 13533, GEORGE  
Situate in the Municipality of George  
Administrative District : George  
Province : Cape of Good Hope

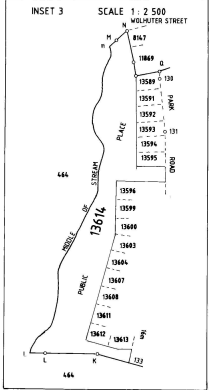
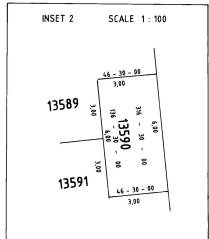
SCALE 1 : 500

NOTE  
Spalls are 5m unless  
otherwise shown

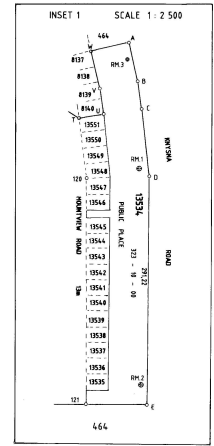


SHEET 3 JOINS HERE

11876 (Vel 2)



S.G. No. 4722/87  
APPROVED  
*[Signature]*  
SURVEYOR GENERAL 19/10/12



SURVEYED BY ME  
IN APRIL - MAY 1987, SEPTEMBER 1986  
*[Signature]*  
M.D. ELDRIDGE  
LAND SURVEYOR

FILE No. S.8775/55  
S.R. No. E. 1465/87  
COMP. No. 102/AS11553  
BL - 102/AS11554  
BL - 102/AS11555

SHEET 3  
THIS PLAN CONSISTS OF 3 SHEETS

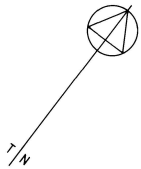
S.G. No. 4722/87  
APPROVED  
SURVEYOR GENERAL

GENERAL PLAN No. 11876



SUBDIVISIONS OF ERF 13533, GEORGE  
Situate in the Municipality of George  
Administrative District : George  
Province : Cape of Good Hope

SCALE 1 : 500



11876 (Vel 3)

NOTE:  
Displays are 5m unless  
otherwise shown.



SURVEYED BY ME  
IN APRIL - MAY 1987, SEPTEMBER 1986

FILE No. S.8775/55  
S.R. No. E. 1445/87  
COMP. BL - 702/KS117551  
BL - 702/KS117541  
BL - 702/KS103184

M. GLOUGH  
LAND SURVEYOR

**ANNEXURE "F" - TITLE DEED**

FOR FURTHER ENDORSEMENTS SEE  
VIR VERDERE ENDOSSEMENTE SIE

ps

N HICKMAN  
AKTEBESORGER

B 51896.88

HICKMAN & VAN EEDEN  
Elimsentrum  
Van Riebeeckweg  
KUILSRIVIER  
7580

VERBIND  
MORTGAGE 1988-08-29  
vir R 58 832,00 (met ~~preferensie~~)  
(of R 700,00 (with ~~preferensie~~)  
in 'n verder bedrag nie te bogaande  
of an additional amount not exceeding

BO 000058759-2001  
GEKANSELLEER  
CANCELLED  
REGISTRATEUR/REGISTRAR  
2001-10-23

700,00  
75  
Registries/Asst. Registrar

T 49693.88

3046

T R A N S P O R T A K T E

hierby word bekendgemaak:

DAT DANIEL JACOBUS SIEBRITS

voor my, Registrateur van Aktes

verskyn het te KAAPSTAD

hy, die genoemde komparant synde behoorlik daartoe gemagtig  
deur 'n volmag aan hom verleen deur



MUNISIPALITEIT VAN GEORGE

gedateer die 20ste dag van JULIE 1988 en geteken te GEORGE.

EN/.....

ck

En genoemde Komparant het verklaar dat sy voorsegde Prinsipaal werklik en wettiglik verkoop het op 24 JUNIE 1988 en dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

ERNEST RONALD CAMPHER  
Gebore 26 FEBRUARIE 1958

en

ELISHA DAPHNE CAMPHER <sup>028</sup>  
Identiteitsnommer 601215 0176 01 3

Getroud binne gemeenskap van goedere met mekaar

BEIDE GEKLEURDE GROEP

Hul Erfgename, Eksekuteure Administrateure of Gemagtigdes

ERF 13599, GEORGE, In die Munisipaliteit en Administratiewe Distrik van George;

GROOT: 845 (AGTHONDERD VYF EN VEERTIG) vierkante meter;

SOOS sal blyk van Algemene Plan Nr 11876 en gehou kragtens Sertifikaat van Geregistreeerde Titel Nr T 55201/87.

GEKLEURDE  
GROEP  
COLOURED GROUP

A. ONDERHEWIG aan die voorwaardes verwys na in Grondbrief gedateer 15 Junie 1922 (George Erfpagte boekdeel 15 nr 15).

B. ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Grondbrief gedateer 15 Junie 1922 (George Erfpagte boekdeel 15 nr 15):

(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/....

UK

M

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

- C. GEREKTIG op die voordeel van die terme van die volgende serwitutendossement gedateer 29 Desember 1938 op Grondbrief gedateer 15 Junie 1922 (George Erfpagte boekdeel 15 nr 15):

By Deed of Transfer no T 13615 dated 29 December 1938 the owner and his successors in title to 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 transfer.

- D. ONDERHEWIG verder aan die terme van die serwitut verwys na in die volgende endossement gedateer 7 Junie 1977 op Grondbrief gedateer 15 Junie 1922 (George Erfpagte boekdeel 15 nr 15):

Registration of Servitude

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 said order filed as K493/77S.

- E. VERDER ONDERHEWIG aan die volgende voorwaardes opgelê deur die Munisipaliteit van George:-

1. Die eienaar van hierdie erf mag dit nie op enige wyse vervreem sonder die Munisipaliteit van George se toestemming nie, behalwe slegs indien daar 'n gebou volgens planne goedgekeur deur die gemelde Munisipaliteit op die erf opgerig en voltooi is.

Weshalwe/...

U

N



Weshalwe die Komparant afstand doen van al die regte en  
titel wat

TRANSPORTGEWER MUNISIPALITEIT

voorheen op genoemde eiendom gehad het en gevolglik ook  
erken dat TRANSPORTGEWER MUNISIPALITEIT geheel en al van die  
besit daarvan onthef en nie meer daartoe geregtig is nie en  
dat, kragtens hierdie akte, bogenoemde

TRANSPORTNEMER

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkry-  
gendes tans en voortaan daartoe geregtig is, ooreenkomstig  
plaaslike gebruik, behoudens die regte van die Staat en ten  
slotte erken hy dat die hele koopsom ten bedrae van  
R14 500,00 (VEERTIENDUISEND VYFHONDERD RAND) behoorlik  
verseker of betaal is.

Ten bewyse waarvan ek, genoemde Registrateur van Aktes  
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 te KAAPSTAD op *29 Augustus*  
Eenduisend Negehonderd Agt en Tagtig (1988)

In my teenwoordigheid,

  
REGISTRATEUR VAN AKTES

  
q.q.

N

CC

**ANNEXURE "G" – LETTER OF EXCECUTORSHIP**



Department:  
Justice and Constitutional Development  
REPUBLIC OF SOUTH AFRICA

**MASTER OF THE HIGH COURT: CAPE TOWN**  
Private Bag X9018, Dullah Omar Building, Cape Town, 8001  
• Tel 021 832 3000 • Fax 021 465 2574

**My Reference:** 006514/2022  
**Your Reference:**  
**Enquiries:**  
**E-mail** MasterCapeTown@justice.gov.za

**Masters Office Box:**

**ALRIQUE FAZEL CAMPHER**  
**PARKSTREET 25**  
**LEVALIA**  
**GEORGE**  
**6530**

Meneer/Menere/Mevrou/Mejuffrou  
Sir/Sirs/Madam

**BOEDEL \*WYLE/ONDER VOOGDYSKAP/ONDER KURATORSKAP**  
**ESTATE \*LATE/UNDER TUTORSHIP/UNDER CURATORSHIP**

**ELISHA DAPHNE CAMPHER**

**NO: 006514/2022**

Items gemerk 'X' is aangeheg.  
Items marked 'X' is attached.

- Eksekuteursbrief / Letters of Executorship.
- Vorm / Form J 193
- Boedelbelastingopgawe / Estate Duty Return.
- Opdragte kragtens artikel 18(3), Wet No. 66 van 1965 / Directons in terms of section 18(3), Act No.66 of 1965.
- Magtiging tot oordrag van aandele kragtens artikel 25, Wet No.66 van 1965 / Authority to transfer shares in terms of section 25, act No. 66 of 1965.
- Geëndosseerde volmag / Endorsed power of attorney.
- Sertifikaat van Aanstelling as\*Voog/Kurator/Certificate of appointment as \*Tutor/Curator.
- Buitelandse Eksekuteursbrief geëndosseer kragtens artikel 21, Wet No.66 van 1965 / Forgein Letters of Executorship endorsed in terms of section 21 Act No. 66 of 1965.
- Liquidation and Distribution/Statement of Assets and Liabilities is due on or before 16 SEPTEMBER 2022
- Discharge Certificate
- Sertifikaat van Aanstelling as Trustees / Certificate of Appointment as Trustees
- Certified copies of Letters of Executorship and Will for use outside the Republic of South Africa

Die Uwe/Yours faithfully

**MASTER OF THE HIGH COURT: CAPE TOWN**

URN: 8992022EST006514



REPUBLIC OF SOUTH AFRICA

**EKSEKUTEURSBRIEF**  
**LETTERS OF EXECUTORSHIP**  
 (Artikel 13 en 14 van die Boedelwet, No 66 van 1965)  
 (Section 13 and 14 of the Administration of Estates Act, No 66 of 1965)

Estate No: ..... **006514/2022** .....

HIERBY WORD GESERTIFISEER dat  
 THIS IS TO CERTIFY that

.....  
**ALRIQUE FAZEL CAMPHER - 9003285103086 (ID)**  
 .....

behoorlik aangestel is as  
 has/have been duly appointed

**EKSEKUTEUR/EKSEKUTRISE**  
**EXECUTOR/EXECUTRIX**

en as sodanig gemagtig is om die Boedel van wyle  
 and is/are hereby authorised as such to liquidate and distribute the Estate of the late

.....  
**ELISHA DAPHNE CAMPHER**  
 .....

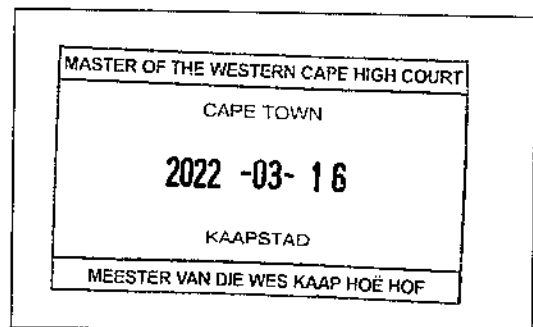
Identiteits No:  
 Identity No: ..... **6012150176088** .....

wie op  
 who died on: ..... **2 DECEMBER 2021** .....

ooriede is, te beregger en verdeel.

*Asst. Meester van die Hooggeregshof*  
*Asst. Master of the High Court* : **CAPE TOWN**

Aandag word gevestig op die bepalings van artikel 102.  
 Attention is directed to the provisions of section 102.



**ANNEXURE "H" - POWER OF ATTORNEY**

## POWER OF ATTORNEY

I, the undersigned

**Elrique Fazel Campher**

in my capacity as executor in the estate of the late

**Elisha Daphne Campher**

the registered owner of

**Erf 13599 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 13599 George:*

- *the northern side boundary building line from 2.0 metres to 0.750 metres to accommodate the existing second dwelling; and*
- *the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing second dwelling.*

Signed at George on 31 July 2024



**Elrique Fazel Campher**

**ANNEXURE "I" - CONVEYANCER CERTIFICATE**

## CONVEYANCER'S CERTIFICATE

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

**ERF 13599 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 13599 George:

- the northern side boundary building line from 2.0 metres to 0.750 metres to accommodate the existing second dwelling; and
- the western side boundary building line from 2.0 metres to 0.0 metres to accommodate the existing second dwelling.

#### **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:

**T49693/88**

(current Title Deed)

in respect of:

**ERF 13599 GEORGE**

**IN THE MUNICIPALITY AND DIVISION OF GEORGE**



**WESTERN CAPE PROVINCE**

**IN EXTENT: 845 (EIGHT FOUR FIVE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T49693/88**

REGISTERED in the name of

**THE LATE ELISHA DAPHNE CAMPHER**

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 'A. J. van der Merwe', is written over a horizontal line.

**CONVEYANCER**