

**Our Ref.: 1481/GEO/25**  
**Your Ref.: Erf 6601, George**

25 September 2025

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED DEPARTURES ON ERF 6601, HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2025/1481-GEO-25/Korrespondensie/Cover letter.docx>

**Cc: JOSHUA BRYANT - & BRITTANY LEE CRANE**

**PROPOSED DEPARTURES ON ERF 6601, HEATHERLANDS, GEORGE MUNICIPALITY  
AND DIVISION**



**FOR: JOSHUA BRYANT - & BRITTANY LEE CRANE**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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## PROPOSED DEPARTURES ON ERF 6601, HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION

**1. Departure:** Application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 for the relaxation of

- The 3m eastern building line to 0m **for the existing carport/storeroom**
- The 3m southern building line for the following:
  - **Existing water tank and shower** to 1.7m
  - **Existing bedroom, bathroom and hobby room** to 0m
- The 3m western building line for the following:
  - **Existing en-suite bathroom & existing main bedroom** to 2.5m

<b>Property Description:</b>	Erf 6601, George			
<b>Physical Address:</b>	9 Assegai Street, Heatherlands			
<b>Owner:</b>	Joshua Bryant - & Brittany Lee Crane			
<b>Title Deed No:</b>	T47838/2023			
<b>Bond Holder:</b>	No			
<b>Size of the property:</b>	1786m <sup>2</sup>			
<b>HOA/ Body Corporate</b>	N/A	<b>Written Consent</b>	YES	NO

### 1. INTRODUCTION

The property is currently developed with a main dwelling and several outbuildings. The previous owner received an approval letter for the departure, but the rights were never implemented as building plans were not submitted and has lapsed. The Wendy house has since been removed. The owner wishes to reapply for a departure for the structures that encroach upon the building lines. *DELPLAN Consulting* was appointed by the registered owner of Erf 6601, George, referred hereafter as the “subject property”, to prepare and submit the required land use application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

### 2. LOCALITY

The subject property is situated on the northeastern side of Heatherlands in Ward 3 at 9 Assegai Street. Figure 1 indicates the subject property in relation to the surrounding neighbourhoods and C.J. Langenhoven Road (N9). Figure 2 provides a closer view of the property and its immediate surroundings. A locality plan is attached hereto as **Annexure 2**.





**Figure 1:** The location of the subject property in relation to the N9 and the surrounding neighbourhoods.



**Figure 2:** Detailed view of the subject property and its immediate surrounding properties

### 3. PROPOSED DEVELOPMENT

The subject property has an approved departure by town planning dating to 2017, but the previous owners never officially submitted the building plans to building control and the land use rights have therefore lapsed. It has been noted that certain existing structures are not reflected in the original plans, certain structures also extend beyond the designated building lines. The previous approval is attached as **Annexure 3**. The owner now seeks to reapply for several departures to legalise the structures encroaching upon the building lines. Since then, the Wendy house was removed and that application is not applicable anymore. The proposed building plans can be seen in figure 3 and indicates the relevant structures being over the building line. The proposed site plan is attached as **Annexure 4**.

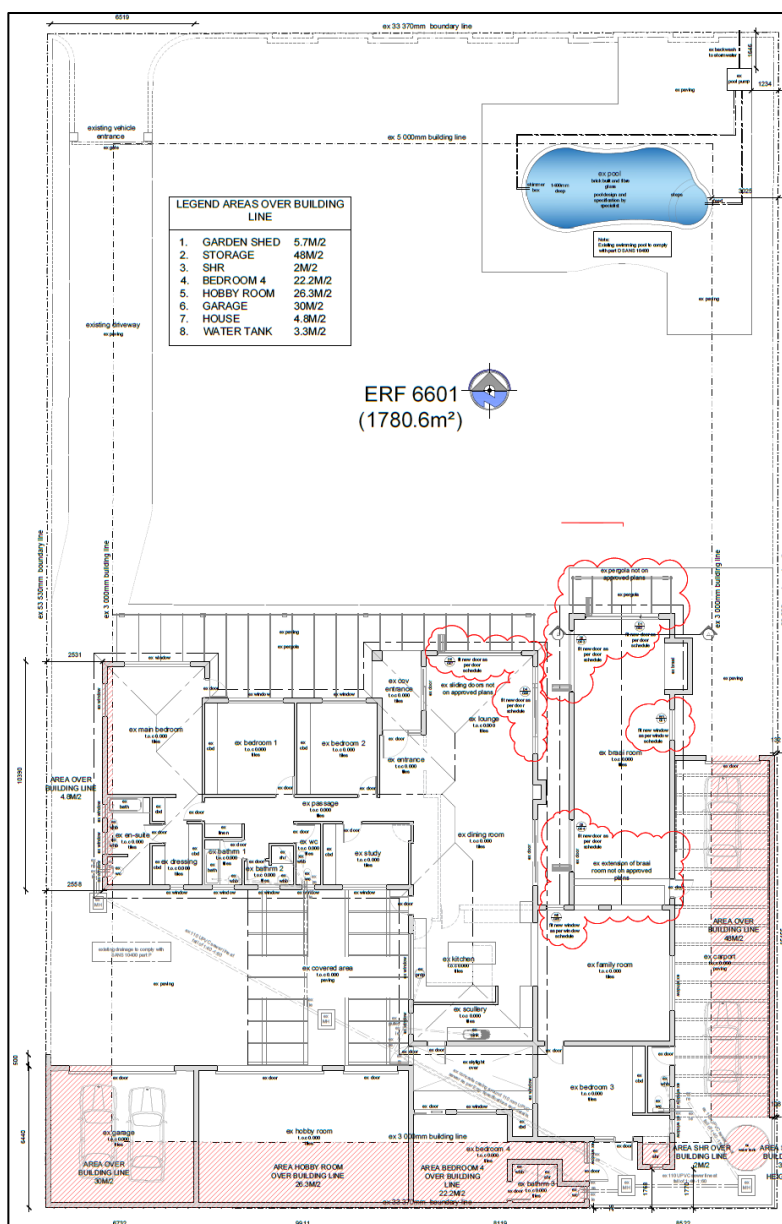


Figure 3: Proposed site plan

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#### 4. OWNERSHIP/TITLE DEED

The property is currently registered to Joshua Bryant - & Brittany Lee Crane according to the Title Deed (T47838/2023) and is attached as **Annexure 5**. There are no relevant title deed restrictions prohibiting the application; this is also confirmed with the attached conveyancer certificate (**Annexure 6**). According to the Title Deed, the property measures 1786m<sup>2</sup> in extent as shown in the SG Diagram attached herewith as **Annexure 7**.

#### 5. NATURAL ENVIRONMENT

Developments are pre-existing and built on the existing outline of the original dwelling, only small discrepancies are found between the 2017 approved plans and the current proposal, consequently, the natural environment will remain intact, and no critical vegetation will be cleared from the property. As mentioned, the Wendy house on the eastern boundary was removed.

#### 6. HERITAGE

The subject property is not located in a heritage area, and none of the buildings are older than 60 years; therefore, no heritage impact assessment is necessary.

#### 7. TRAFFIC AND PEDESTRIAN MOVEMENT

Access to the subject property is gained via Assegai Street on the northern side of the property, as seen in Figure 4. The access point remains unchanged and is located at a sufficient distance from any intersections; as a result, the traffic movement will not be influenced in any meaningful manner. Pedestrian traffic also remains unaffected. The building contained in the building line departure application is also located at a sufficient distance from the road and does not influence the streetscape or aesthetics.





**Figure 4:** Existing access off Assegai Street

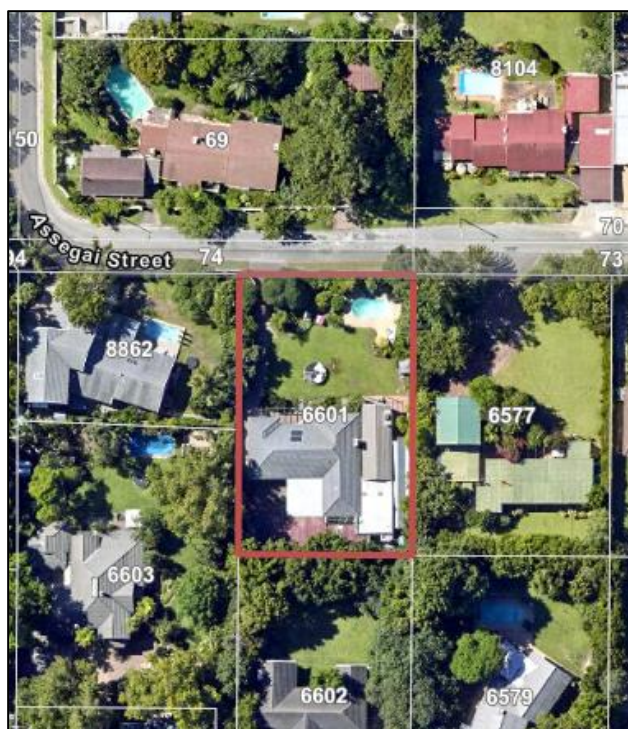
## **8. IMPACT ON NEIGHBOURING PROPERTIES**

The proposed development, which consists of existing single-storey structures, is unlikely to negatively impact the surrounding neighbours. To the north, a boundary wall and established vegetation provide an effective buffer for privacy and noise, while the sufficient distance from the neighbouring property ensures that the structures are not visually intrusive. Given the height of the existing boundary and the one-storey nature of the development, the northern neighbour is unlikely to be aware of the structures or experience any loss of sunlight or privacy. In the same sense, the streetscape also remains unchanged by the current proposal. The swimming pool pump is also a sufficient distance to the boundary and therefore has no influence on any neighbouring properties.

On the eastern side, a wall and dense vegetation screen the property from view, there are no windows facing the neighbouring property that are over the building line thereby preserving the neighbour's privacy. The one-storey design also ensures that access to sunlight remains unaffected. The relaxation for the carport/storage room is required due to its length along the boundary, it should be noted that this is still an uninhabited space, with its influence therefore being negligible. A photograph of the storage/carport area with an abundance of vegetation can be seen in figure 5.



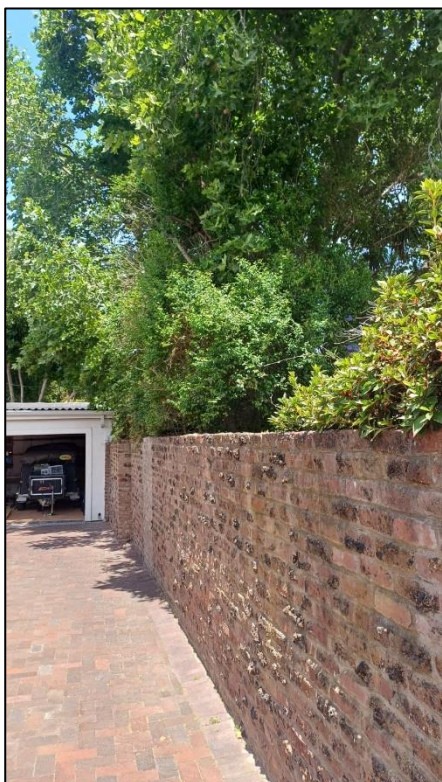
**Figure 5:** Photograph of the carport/storage area on the eastern boundary



**Figure 6:** Aerial image of the subject property

To the south, the boundary wall and vegetation again serve as a privacy and sound buffer, with the added benefit of no windows being within 1.5m of the boundary line which minimises any risk related to fire safety. The only window facing the subject property is a small bathroom window thus privacy and noise is of little concern. Noting the significant distance between the structures on the subject property and the neighbouring dwelling as indicated in figure 6, it can therefore be argued that the influence of the proposed relaxations along this building line is minimal at best.





**Figure 7:** Photograph of the garage and the western boundary

The same argument can be made for the western and southwestern neighbours as there are no structures in close proximity to the proposed building line relaxations. There are windows facing the western neighbouring property being only marginally over the 3m building line, its influence is therefore also negligent. The properties are also separated by vegetation as well as a wall which not only secures privacy, but also acts as a sound buffer, reducing the sound from the subject property. Figure 7 provides a visual of the subject property in relation to the surrounding properties, where the garage and abundance of vegetation can be seen.

## **9. PUBLIC PARTICIPATION**

The Formal Public Participation Process will be followed by sending notice letters to the surrounding property owners informing them of the proposed development. A site notice will also be erected.

## **10. NEED AND DESIRABILITY**

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building line relaxations, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for this application is centred around attaining legality regarding the building plans for the existing developments, as well as the new proposals to expand upon the existing dwelling, noting again that the relevant approvals were approved in 2017 already.



The development is, however, not needed to realise any spatial goal of the Municipality.

Desirability in this sense includes the fact that the development suits the residential zoning and use, with no additional impacts that could negatively impact the broader public interest. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties. The development can therefore be described as being desirable.

## 11. POLICIES

### George Municipal Spatial Development Framework (GMSDF) (2023)

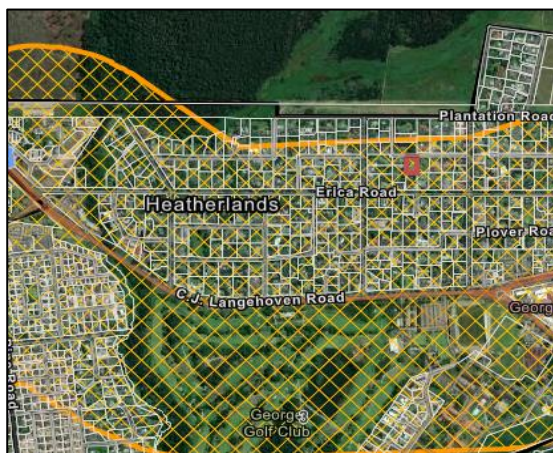


Figure 8: MSDF extraction

The GMSDF does not specifically refer to the subject property. The subject property is indicated in red in Figure 8. No reference is made to the relaxation of building lines or the relevant departures that can be applied directly to the subject erf. Erf 6601, George falls inside the densification zone, but this is the only spatial designation found relevant to the subject erf. The application, however, does not include increased densification. This land use application is therefore not considered to be in conflict with the GMSDF.

## 12. CONCLUSION

As mentioned in this motivation report, we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 6601, George satisfy the applicable legislation requirements. As a result, it is trusted that this application can be finalised successfully.

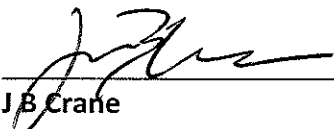
**DELAREY VILJOEN Pr. Pln**

**NOVEMBER 2025**

# **ANNEXURE 1**

**POWER OF ATTORNEY**


We, **Joshua Bryant Crane & Brittany Lee Crane**, the undersigned and registered owners of Erf 6601, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.


  
\_\_\_\_\_  
J.B. Crane

Date: 7 October 2025

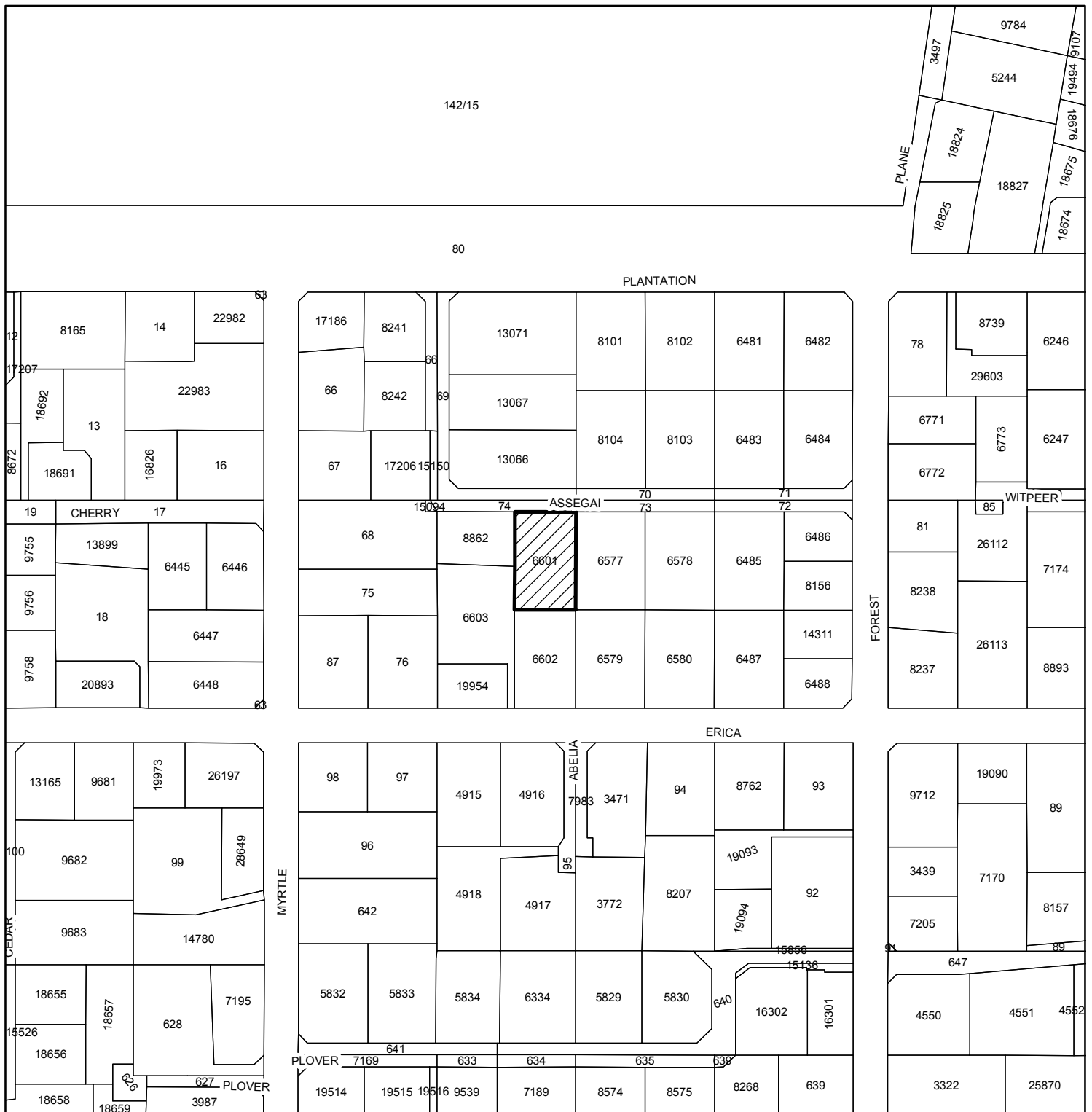
  
\_\_\_\_\_  
B.L. Crane

Witnesses:

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

# **ANNEXURE 2**



#### LEGEND:



A4 Scale:  
1:3,000

#### PROJECT:

Proposed departure  
for JB & BL Crane

#### PROJEK:

#### DESCRIPTION:

Erf 6601, Heatherlands, George

#### BESKRYWING:

#### TITLE:

Locality plan

#### TITEL:

1481/GEO/25/GIS/Ligging

DESIGNED: SG  
ONTWERP:

DRAWN: MV  
GETEKEN:

DATE: SEP 2025  
DATUM:

PLAN NO: ANNEXURE  
PLAN NR:

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



URBAN & REGIONAL PLANNERS

#### COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

#### KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

# **ANNEXURE 3**





MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING  
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

OUR REF: 976/6601

YOUR REF: Erf 6601, George

ENQUIRIES: Marisa Arries = 18009.

TEL: 044-801 9473

FAX: 086 570 1900

EMAIL: marisa@george.org.za

DATE: 15 September 2017

CG HOEPFNER  
PO BOX 620  
**GEORGE**  
6530

**fienie@hoepfnergeorge.org.za**

**APPLICATION FOR DEPARTURE:  
ERF 6601, ASSEGAAI STREET, GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for the George Municipality, 2015 for the following building lines on Erf 6601, George:

1. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 to relax the following building lines on Erf 6601, George:
  - i. Eastern side boundary building line from 3,0m to 0,16m for a wendy house and to 0,0m for a tandem carport;
  - ii. Rear boundary building line from 3,0m to 1,94m for a bathroom;
2. Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2015 to increase the maximum permitted undercover parking bays from 4 to 6 on Erf 6601, George:

**BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

## REASONS FOR DECISION

- a. The proposed structures do not detract from the surrounding land use character; nor does it have a negative impact on the adjacent neighbours' amenity to privacy, sunlight and views,
- b. The proposal is consistent / not in conflict with the spatial development objectives for the area;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

### **CONDITIONS**

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality, 2015 the approval shall lapse if not acted upon within a period of five (5) years from the date thereof;
2. This approval shall be taken to cover only the application applied for as indicated on the unnumbered and undated Site Development Plan drawn by S. Du Preez attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision;
3. All other requirements comply with the applicable zoning scheme regulations and/or by law;
4. A building plan be submitted for approval in accordance with the National Building Regulations (NBR);
5. The above approval will be considered as implemented on the issuing of an occupation certificate for the abovementioned structures.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 6 OCTOBER 2017**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully

  
**T BOTHA**

**MUNICIPAL MANAGER**

G:\Michelle\Marisa\approvals\_2017\erf6601george(departure\_approval)\f.hoepfner.doc



[illegible][illegible]

NET.: S. DU PREEZ  
TEL.: 0034431221  
ACAP REG. No. TM71

ST  
THE UNIVERSITY OF

**ATTENTION:**

DEWAAR: MNR. C.G. HOEFENER  
TEL. 0825832775

1000

INDIA

TEK. No. E6801HOEFNER  
TEKAL : SOOS ANGETONN

**PROGETTO DI VERBA**

DOORGESETTELDE VERANDER-  
INGS GEBOU) AAN BESTA-

ONING VAN MNR. C.G. HO  
DEFE No. 6801

ENTR. NO. 0001,  
SEGAI STR. No. 8,

## LEATHERLANDS FORGE

2010

100

1999

ASSEGAI STRAAT No. 9

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George  
Municipality: Land Use Planning By-Law (2015) subject  
to the conditions contained in the covering letter.

15/09/2017  
DATE  
DATUM

MUNICIPAL MANAGER  
MUNISIPALE BESTUURDER

TERREINPLAN

SCALE 1 : 200

DEIBENIT V A

DEUKSNI Y-Y  
SKAL 1: 100

DELIBS/NIT Y.Y.

SKAAL 1 : 100

DEVELOPMENT OF...

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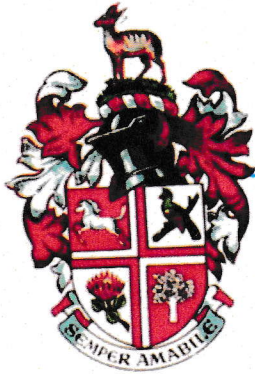
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SIGNAL 1: 103

WESTEIKE AANSIG

SKAAL 1 : 100

Paul = per meter  
2 meter



**G E O R G E**

MUNISIPALITEIT  
Wes Kaap

UMASIPALA WASE  
Intshona - Koloni

MUNICIPALITY  
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**MENSLIKE NEDERSETTINGS, GRONDSAKE EN BEPLANNING  
HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING**

OUR REF: 976/6601  
YOUR REF: Erf 6601, George  
ENQUIRIES: Marisa Arries  
TEL: 044-801 9473  
FAX: 086 570 1900  
EMAIL: marries@george.gov.za  
DATE: 10 October 2017

*Laat weet van  
Sarel E Mail stuur  
aanh.  
Sarel du Preez 123  
@gmail.com*

CG HOEPFNER  
PO BOX 620  
**GEORGE**  
6530

**APPLICATION FOR DEPARTURE:  
ERF 6601, ASSEGAAI STREET, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 15 September 2017 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully

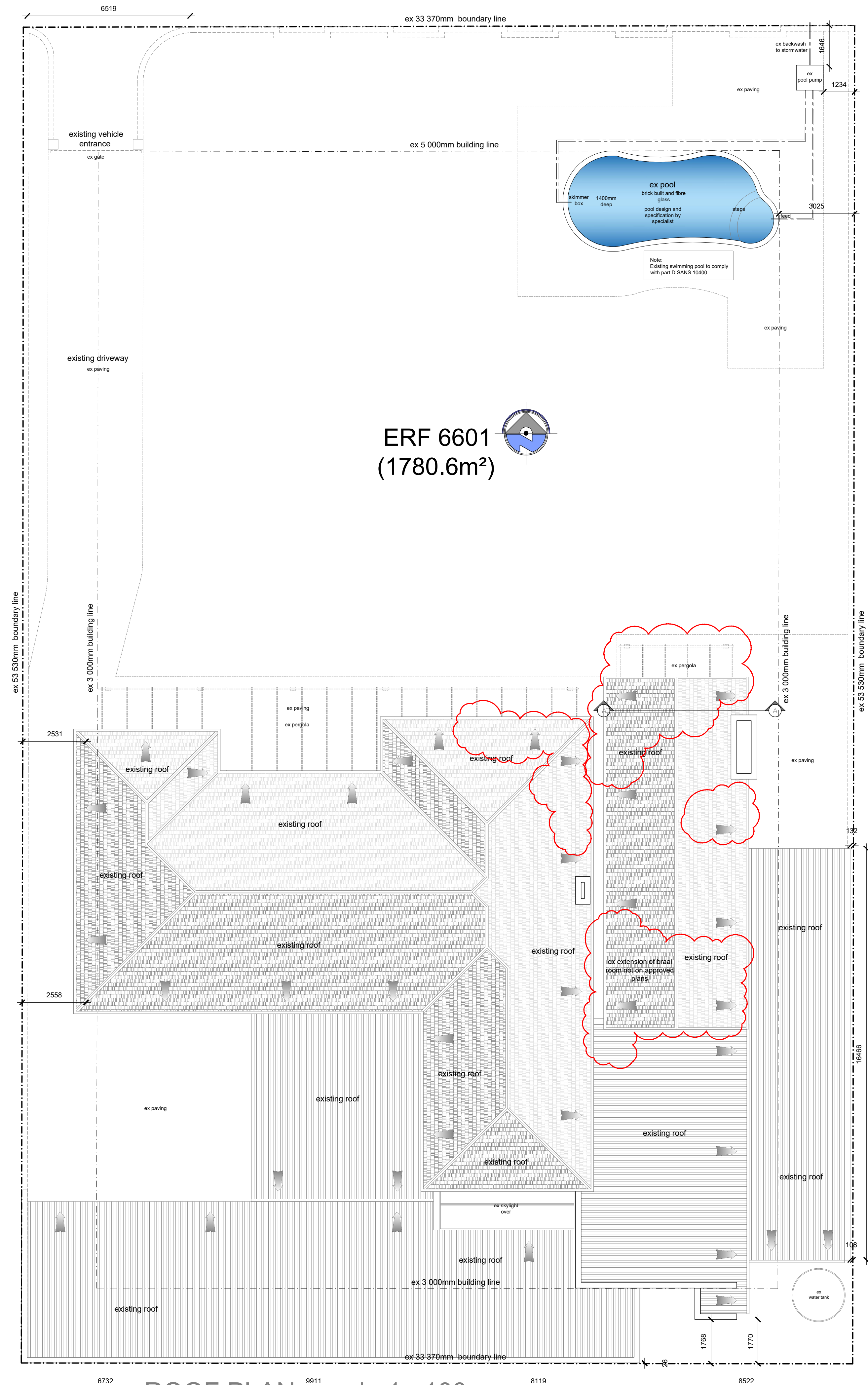
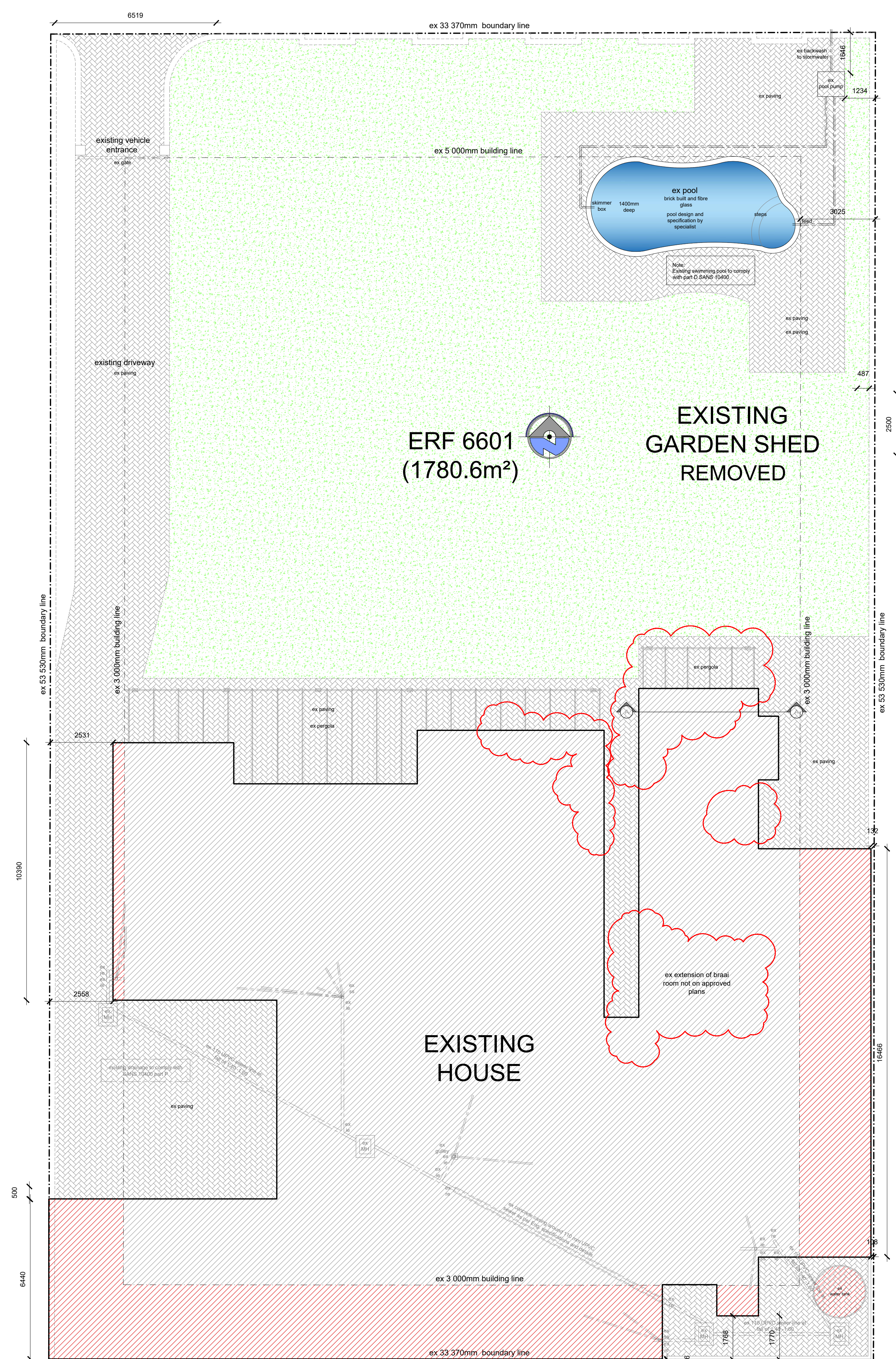
  
T BOTHA

**MUNICIPAL MANAGER**

G:\Michelle\Marisa\approvals\_2017\Erf6601george(final decision letter)cg hoepfner.doc

# **ANNEXURE 4**





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Outeursreg voorbehou deur BLUE ARCHITECTS

### LEVELS AND DIMENSIONS.

**THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.**

**FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.**

AREA SCHEDULE:	
DESCRIPTION	TOTAL
AS BUILT PLANS FOR EXISTING RESIDENCE ON ERF 6601	
HALLWAYS	
EX HOUSE	458m <sup>2</sup>
EX EX ENTRANCE	7m <sup>2</sup>
EX COY CARPORTS	132m <sup>2</sup>
EX BRAAI ROOM	49m <sup>2</sup>
EXT. OF BRAAI ROOM (not on approved plans)	17m <sup>2</sup>
EX POOL	24m <sup>2</sup>
TOTAL	663m <sup>2</sup>
GROUND STOREY:	
ERF AREA	1780m <sup>2</sup>
EX COVERAGE	663m <sup>2</sup>
TOTAL COVERAGE	37.24%

No. Nr.	Date Datum	Description Beskrywing	By Deur
<b>Revisions</b>		<b>Wysigings</b>	



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •  
E-mail: [riaan@b-a.co.za](mailto:riaan@b-a.co.za) • Address: 120 York Street,  
Lache House, George, 6529 • Postal:  
P.O.Box 4232, George East, 6539

**Client/Klient**

Mr.  
HOEPFNER

Project\Projek

As built plans for existing  
residence on Erf 6601  
Heatherlands  
George

**Drawing Title/Tekening Titel**

### SITE PLAN & ROOF PLAN

Drawing Number/Tekening Nommer

BA23-017 1-01 MS

Nys Nr./Rev No.

**Scale/Skaal**  
AS SHOWN

AS SHOWN

**Designed/Ontwerp**  
RIAAN LE ROUX

RIAAN LE ROUX

**Drawn/Geteken**  
RIAAN LE ROUX

RIAAN LE ROUX

Checked/Nagesien  
RIANNE BOUY

RIAAN LE ROUX

**On eierenklike tekening**

**Op oorspronkelijke tekening**

**Op oorspronkelijke tekening**

**On original drawing**



**LEVELS AND DIMENSIONS.**  
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL  
DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE RE-  
PORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWING  
AND/OR WORK.

**FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.**




BLUE ARCHITECTS

Client/Klient

Mr.  
HOEPFNER

GROUND STOREY PLAN & ELEVATIONS

Drawing Number/Tekening Nummer		Wys Nr./Rev No.
BA23-017 2-01 MS		
Scale/Skaal AS SHOWN	Designed/Ontwerp RIAAN LE ROUX	
	Drawn/Getekken RIAAN LE ROUX	
Date/Datum AUGUST 2023	Checked/Nagesien RIAAN LE ROUX	
<div> <div></div> <div>Op oorspronklike tekening</div> </div> <div> <div></div> <div>On original drawing</div> </div>		<input type="checkbox"/>

# **ANNEXURE 5**



Prepared by me

CONVEYANCER  
DE WAAL ESTERHUYSE  
(78531)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 8 400 000,00	R. 2 909,00
Reason for Exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.



T0000047838 / 2023

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

Celeste Lizanne Kurucz 89883

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

GABRIEL ANTHONIE HOEPFNER  
IDENTITY NUMBER: 820821 5099 08 7  
MARRIED OUT OF COMMUNITY OF PROPERTY

signed at George on 12 September 2023



And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 25 July 2023 by Private Treaty

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

1. **JOSHUA BRYANT CRANE**  
**IDENTITY NUMBER: 880308 5666 18 7**  
**Married, which marriage is governed by the laws of the State of South Carolina, United States of America**
2. **BRITTANY LEE CRANE**  
**BORN ON 4 April 1990**  
**Married, which marriage is governed by the laws of the State of South Carolina, United States of America**

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

**ERF 6601 GEORGE**  
**IN THE MUNICIPALITY AND DIVISION GEORGE**  
**PROVINCE WESTERN CAPE**

**IN EXTENT 1786 (ONE THOUSAND SEVEN HUNDRED AND EIGHTY SIX) SQUARE METRES**

FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T27089/1974 WITH DIAGRAM NUMBER 9995/1973 RELATING THERETO AND HELD BY DEED OF TRANSFER NUMBER T19093/2022.

- A. SUBJECT to the following special condition contained in Deed of Transfer Number T12346/1928, namely:-

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

- B. SUBECT FURTHER to the following conditions contained in Deed of Transfer Number T7089/1974, imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934, when approving of the sub-division of Erf 74 George, namely:-

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

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



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

GABRIEL ANTHONIE HOEPFNER, Married as aforesaid

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

1. JOSHUA BRYANT CRANE, Married as aforesaid
2. BRITTANY LEE CRANE, Married as aforesaid

their heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R6 400 000,00 (Six Million Four Hundred 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  
09 November 2023

Signature of appearer q.q.

In my presence

Registrar of Deeds



# **ANNEXURE 6**

# **CONVEYANCER'S CERTIFICATE**

I, the undersigned,

**UYS FOURIE**

Conveyancer Practising at George, do hereby certify as follows in respect of the following property:

**ERF 6601, GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 1786 (ONE THOUSAND SEVEN HUNDRED AND EIGHTY SIX) square metres**

**FIRST TRANSFERRED** by Deed of Transfer No. T27089/1974 with Diagram No.: 995/1973 relating thereto and HELD BY Deed Of Transfer No T47838/2023

1. The property is registered in the name of:

1. **JOSHUA BRYANT CRANE**

**Identity number: 880308 5666 18 7**

**Married, which marriage is governed by the laws of the State of South Carolina, United States of America**

2. **BRITTANY LEE CRANE**

**Born on 4 April 1990**

**Married, which marriage is governed by the laws of the State of South Carolina, United States of America**

2. That I have searched the records in the office of the Registrar of Deeds at Cape Town and hereby record that there are no conditions of title, servitudes or endorsements hidden behind the current or pivot / underlying deeds, which prohibits the Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law (2023) application and the following departures in terms of the planning statement:



**Departure:**

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

- The 3m eastern building line to 0m **for the existing storage**
- The 3m southern building line for the following:  
**Existing water tank and shower** to 1.7m  
**Existing bedroom, bathroom and hobby room** to 0m
- The 3m western building line for the following:  
**Existing en-suite bathroom & Existing main bedroom** to 2.5m

**Dated at GEORGE his 19th November 2025**

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

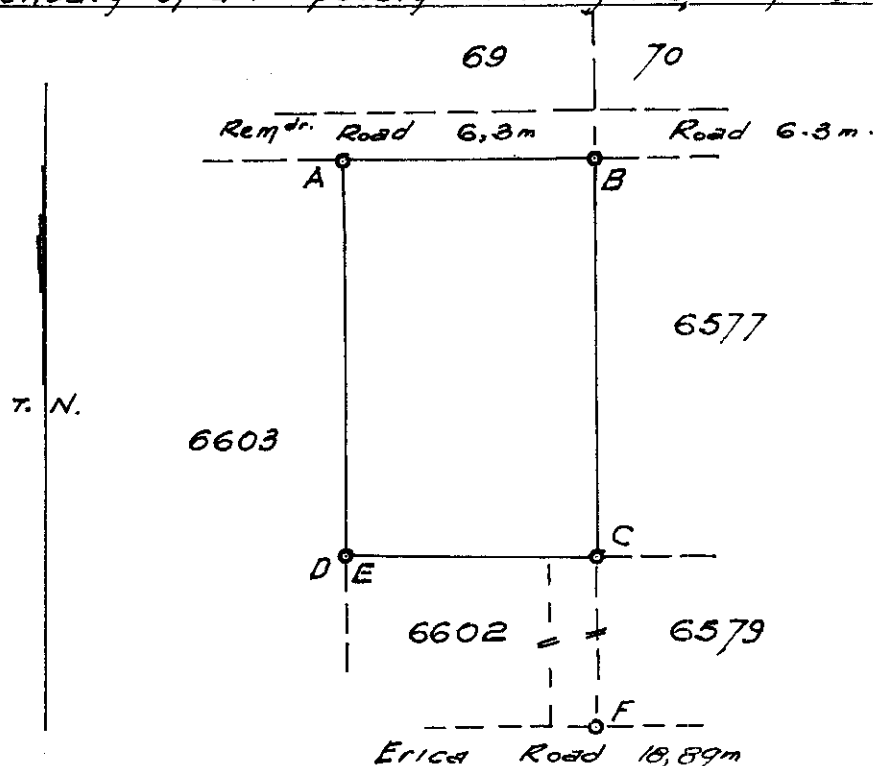
**CONVEYANCER**

**UYS FOURIE**

# **ANNEXURE 7**

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System			S.G. No.
AB	33,37	A	90				9995/73
BC	53,53	B	90				Approved
CD	33,37	C	90				<i>[Signature]</i>
DA	53,53	D	90				Surveyor-General
							28. 2. 1974

Serv. Note: The line CF represents the Eastern boundary of a temporary Serv. right of Way 6,30 m. wide



Beacons:-

A.B.C & E, iron peg 12 m.m. dia.

D, not beacons.

E placed on line CD & 1,16 m. from D.

Scale: 1/1000


The figure ABCD represents 1786 Sq. metres of land, being Erf 6601 portion of Erf 74 George situate in the Municipality and Administrative District of George, Province of Cape of Good Hope.  
Surveyed in Oct. 1973 by me, T. Pasual Land Surveyor

This diagram is annexed to  
D/T  
No. 27089/74  
dated  
i.f.o.

The original diagram is  
No. A 4740/1928 annexed to  
Transfer/Grant  
No. 1928-253-12346

File No. S/8775/56/6  
S.R. No. B.2490/73  
Comp. BL-700  
V3 (1735)

Registrar of Deeds

APPROVED IN TERMS OF	CONDITIONS	
SECT. 9 ORD. 33/1934	WITH	WITHOUT
SECT. 103 ORD. 15/1932	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REF..... <u>AF 37/4/408</u> .....		
DATED..... <u>2 7 1973</u> .....		
 SURVEYOR-GENERAL.		

Municipality of George

I certify that the lawful requirements  
of my Council, arising out of this  
subdivision, have been complied with.

*J. B. [Signature]*  
Town Clerk.

1 Nov. 1973

# **ANNEXURE 8**

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	SECOND DWELLING		ADDITIONAL DWELLING	
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PROPERTY DETAILS

ERF NUMBER	Erf 6601	EXTENSION/A REA	Heatherlands, George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential dwelling		

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				

OWNER DETAILS

OWNER NAME	Joshua Bryant - & Brittany Lee Crane					
STREET NAME	Assegai Street			HOUSE NUMBER	9	
POSTAL ADDRESS	9 Assegai Street Heatherlands George			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	Heatherlands			CODE	6529	
ID NUMBER	n/a		E-MAIL ADDRESS	<a href="mailto:anton@3gcaw.co.za">anton@3gcaw.co.za</a>		
TELEPHONE NO	n/a		CELL NO	082 395 5168		

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

NAME	Delarey					
STREET NAME	Viljoen			HOUSE NUMBER	79	
POSTAL ADDRESS	PO BOX 9956			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	Dormehlsdrift, George			CODE	6530	
TEL / CELL NO	044 873 4566 / 082 808 9624		E-MAIL ADDRESS	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>		
PROFESSIONAL CAPACITY	Professional Planner		SACPLAN NO	A/1021/1998		

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.	T47838/2023		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES
NO			


## APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Eastern building line	3m	0m	existing carport/storeroom
Southern building line	3m	1.7m 0m	existing water tank and shower existing bedroom, bathroom and hobby room
Western building line	3m	2.5m	existing en-suite bathroom & existing main bedroom
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
			YES /NO
			YES /NO
			YES /NO
			YES /NO
			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.

APPLICANT'S SIGNATURE		DATE	25/09/2025
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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)



# NEIGHBOURS CONSENT/ COMMENT FORM

TO WHOM IT MAY CONCERN

APPLICATION FOR \_\_\_\_\_ ON ERF/ FARM \_\_\_\_\_

## NATURE OF CONSENT GIVEN (Tick whichever is applicable)

I/We the undersigned owner/s of the adjoining property as described below, hereby confirm that I/we have seen the building plans/ site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto and I/we would not make any further claims with regard to view obstruction resulting from the approval of said building plans.

I/We the undersigned owner/s of adjoining properties hereby confirm that I/we have seen the building plans / site development plans relating to the above application (my neighbour's development proposal). I/we have no objections thereto subject to the following:

Comment / Conditions

## ADJACENT OWNER'S DETAILS

OWNER/S NAME/S		ID NUMBER	
ERF NUMBER		EXTENSION AREA	
E-MAIL ADDRESS		TELEPHONE NUMBER	
SIGNATURE OF OWNER		DATE	

*Reminder: Adjacent owners must also sign and date the related building plan / site development plan*

## FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

IS THE SIGNATORY THE OWNER OF THE PROPERTY (CONFIRMED ON SAMRAS)?	YES	NO
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CHECKED BY		DATE	
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## POWER OF ATTORNEY

I, the undersigned appointed below Authorised Representative as legal representative for the submission of the application to act on my behalf and take the necessary steps as required by the Local Authority to ensure that the application complies with the conditions contained in the law on the By-Law on Municipal Land Use Planning for George Municipality, 2015, or any other applicable law.

OWNER NAME		ID NUMBER	
ERF		EXTENSION AREA	
AUTHORISED REPRESENTATIVE		ID NUMBER	
SIGNATURE OF OWNER		DATE	
SIGNATURE OF AUTHORISED REPRESENTATIVE		DATE	