



The Municipal Manager  
P O Box 19  
George  
6530

Reference: Erf 9281 George

6 November 2023

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):  
ERF 9281 GEORGE**

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the Honeysuckle Close street boundary building line from 3.0 meters to 0.0 meters, to accommodate windows in the eastern wall of the existing group housing dwelling unit on Erf 9281 George.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT**  
**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION)**  
**ERF 9281 GEORGE**

7 November 2023



Prepared for:

**Francois Griesel and Jene Griesel**  
P/a 7 Fabriek Street  
Industria  
George  
6536

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

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**MOTIVATION REPORT:**  
**APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE):**  
**ERF 9281 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 Honeysuckle Close street boundary building line from 3.0 meters to 0.0 meters, to accommodate windows in the eastern wall of the dwelling unit on Erf 9281 George.

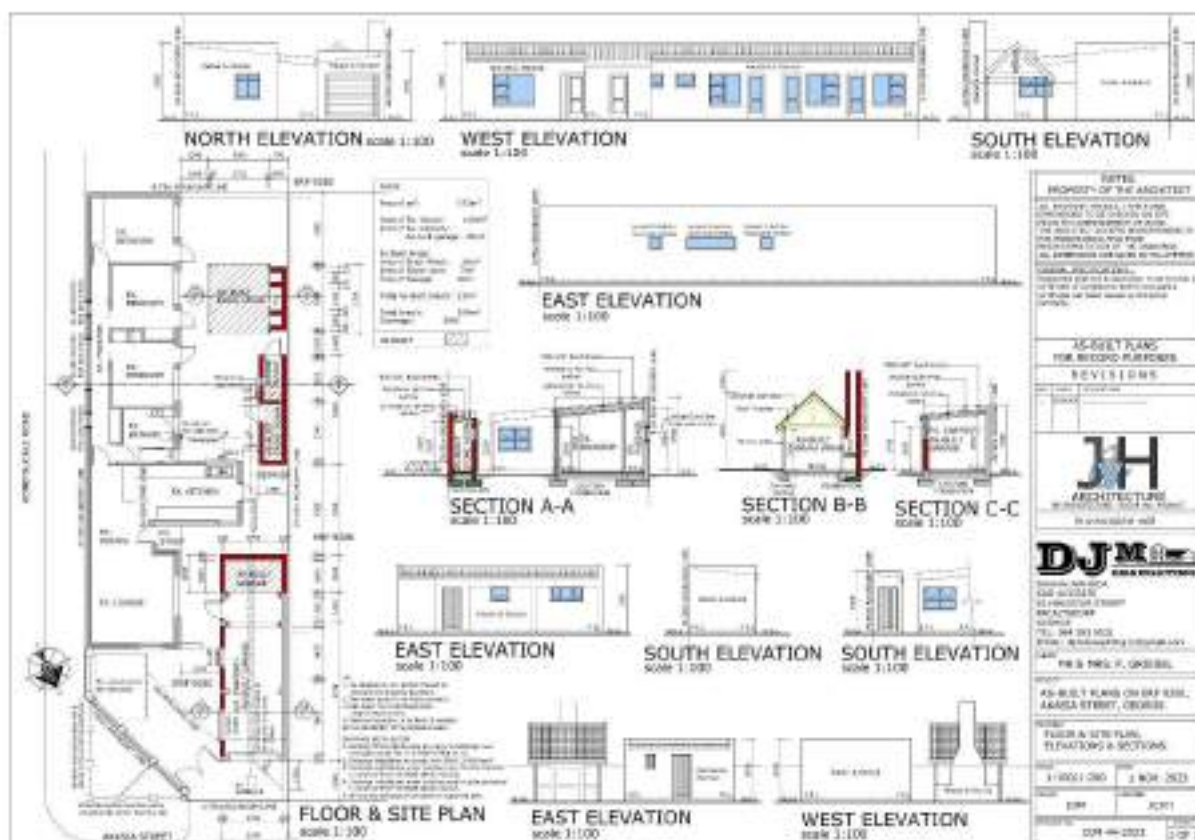
The encroachment of the building line is indicated on the site and building plan attached hereto as **Annexure “A”** whilst the completed application form for the application for permanent departure is attached hereto as **Annexure “B”**.

## **2. DEVELOPMENT PROPOSAL**

Erf 9281 George forms part of a “Group Housing” development and has been developed with a dwelling unit, consisting of 3 bedrooms, a bathroom, open plan kitchen / dining room / lounge, single garage, outbuilding and a covered braai area. The development is rounded off with a small garden, consisting of well-kept lawn and a few shrubs. The garden is enclosed on the street sides by means of a wall consisting of brick columns with steel palisade fencing and a steel palisade gate. The following photo shows the Akasia Street elevation of the dwelling unit.



As indicated on the following copy of the site and building plan, the street boundary wall does not follow the erf boundary at the north-eastern corner of the erf. The wall will be relocated to allow for the splay at the intersection of Honeysuckle Close with Akasia Street. The free-standing structure on the north-eastern side of the dwelling unit will also be removed.



The building plan, which was approved on 24 March 1983, a copy of which is attached hereto as **Annexure "C"**, indicates that the eastern wall of the dwelling unit on the application erf is situated on the Honeysuckle Close street boundary, as was commonly allowed in respect of "group housing" development at the stage when the building plan was approved. The building plan, however, clearly indicates that there are no windows in the eastern wall of the dwelling unit.

As there was no external source of light in the passage on the eastern side of the dwelling unit, which serves all the bedrooms, 3 narrow windows were installed (without authorization) in the

eastern wall of the passage. The following photo shows the 3 windows in the Honeysuckle Close elevation of the wall.



The extension of the existing garage, the construction of a new outbuilding, the covered braai as indicated on the site and building plan attached as **Annexure “A”** as well as the installation of windows in the eastern wall of the dwelling unit were all done without authorization. The application erf is in the process of being transferred to a new owner and the approval of the mentioned structures are therefore, required.

The application erf is zoned General Residential Zone II (Group Housing). All the mentioned improvements, except the installation of the windows, can be accommodated in the applicable development parameters.

In terms of the George Integrated Zoning Scheme By-Law, 2023, the street boundary building line abutting a public street is stipulated as 3.0 meters, as Honeysuckle Close is a public street. The relaxation of the street boundary building line from 3.0 metres to 0.0 metres is therefore required to accommodate the windows in the eastern wall of the dwelling unit.

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

### **3. GENERAL INFORMATION IN RESPECT OF ERF 9281 GEORGE**

### 3.1 Locality

Erf 9281 George is situated at 31 Akasia Street, Loerie Park. The locality of the erf is indicated on the locality plan attached hereto as **Annexure "D"**.

### 3.2 Existing land use

The application erf is used for residential purposes.

### 3.3 Extent of erf

The total area of Erf 9281 George is 275m<sup>2</sup>.

### 3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, Erf 9281 George is zoned General Residential Zone II.

### 3.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of Erf 9281 George is attached hereto as **Annexure "E"**.

### 3.6 Title Deed

Erf 9281 George is registered in the name of Francois Griesel, I.D. number 8212145016088 and Jene Griesel, I.D. number 8311200039082. A copy of the Title Deed for Erf 9281 George is attached hereto as **Annexure "F"**.

A copy of a letter from Dykes, Van Heerden, Slabbert, Hopkins, Attorneys and Conveyancers, dated 24 October 2023, confirming that they are attending to the registration of the property to

J.D. Riedel and that the transfer is scheduled for registration to take place on 30 November 2023, is attached hereto as **Annexure “G”**.

### **3.7 Power of Attorney**

A Power of attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Francois Griesel and Jene Griesel, the registered owners of Erf 9281 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “H”**.

### **3.8 Bondholder’s consent**

Erf 9281 George is encumbered by a bond. The copy of the letter from Dykes, Van Heerden, Slabbert, Hopkins, Attorneys and Conveyancers, dated 24 October 2023, attached hereto as **Annexure “G”**, also confirms that they are attending to the cancellation of the existing bond over the property and that no bond will be registered by the new owners over the Erf 9281 George.

### **3.9 Conveyancer Certificate**

A Conveyancer Certificate in respect of Erf 9281 George is attached hereto as **Annexure “I”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

## **4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 9281 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 erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

#### **4.2 Existing planning in the area**

Erf 9281 George is situated to the west of the large shopping complex on both sides of Fourth Street. The erf is surrounded by other group housing erven, which are situated on both sides of Honeysuckle Close and Akasia Street.

As it was standard practice at the time of approval of the complex of which the application erf forms part, Honeysuckle Close was proclaimed as a public street. It is, however, clearly visible on the aerial photo that the street only serves the dwelling units which form part of the original development. This is confirmed by the fact that the registered erf numbers of the surrounding erven are in sequence from Erf 9279 George to the west of the application erf, up to Erf 9299 George, to the east thereof. The architectural design and finish of the dwelling units surrounding Honeysuckle Close are also similar.

In modern times Honeysuckle Close could therefore, have been considered an internal private road, in which case the street boundary building line would have been 0.0 metres.

The following aerial photo indicates the locality of Erf 9281 George, as well as the buildings situated on the erf, in relation to the surrounding area.



It is also clearly visible on the aerial photo that the dwelling unit on Erf 9281 George (the application erf) is the only one in the complex which has been designed and located with the total length of the sidewall of the dwelling unit on the street boundary. The narrow, elongated dimension of the house, coupled with the locality of the building on the street boundary, result in a long passage on the eastern side of the dwelling unit, without any source of natural light.

The most practical solution to this problem was to provide windows in the passage wall, thus protecting the integrity of the roof.

The relaxation of the street boundary building line, as proposed in this application, will therefore not establish an undesirable precedent, and can be accommodated within the existing planning of the area concerned.

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

This application entails the relaxation of the street boundary building line on the application property to enable the installation of glass “window blocks” in the eastern wall of the passage of the dwelling unit. The proposal will thus not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As such, the proposed relaxation of the building line as applied for will not have an impact on schools, open spaces and other community facilities in the area.

This aspect is therefore not relevant to this application.

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

The construction of the eastern wall of the dwelling unit on the Honeysuckle Close street boundary had previously been approved. The existing windows in this existing wall will have no negative impact on sunlight, view or privacy of any adjacent properties.

#### **4.5 Impact on streetscape**

The eastern wall of the dwelling unit on the application erf had previously been approved as a large, solid wall, without any architectural features to “soften” the elevation from Honeysuckle Close.

The windows, as installed, improve the street elevation of the wall in a small way, as a wall with glass features will fit in more with the residential character of the surrounding area. This could result in a more interesting street elevation along Honeysuckle Close.

The proposed relaxation of the building line can, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

#### **4.6 Impact on erf values**

As indicated in the previous paragraphs, the wall and windows in respect of which the building line relaxation are required, do not have a negative impact on any of the surrounding properties. The outside finish will be of good quality and the elevation of the structure is enhanced by the windows. The windows will add value to the utilization of the property.

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

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

The provision of on-site parking cannot be negatively impacted upon by the relaxation of the building line as proposed in this application. This issue is irrelevant to this application.

#### **4.8 Impact on traffic circulation**

The proposed relaxation of the building line will not result in the generation of more traffic. As the windows cannot be opened, passing traffic cannot be threatened by the proposal. The building line relaxation as proposed in this application will, therefore, not have any negative impact on the traffic situation in Honeysuckle Close.

#### **4.9 Provision of services**

Existing municipal services are available to the application erf. The proposed provision of glass window blocks will result in a small saving on electricity used for lighting up the passage. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.

#### **4.10 Firefighting**

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.

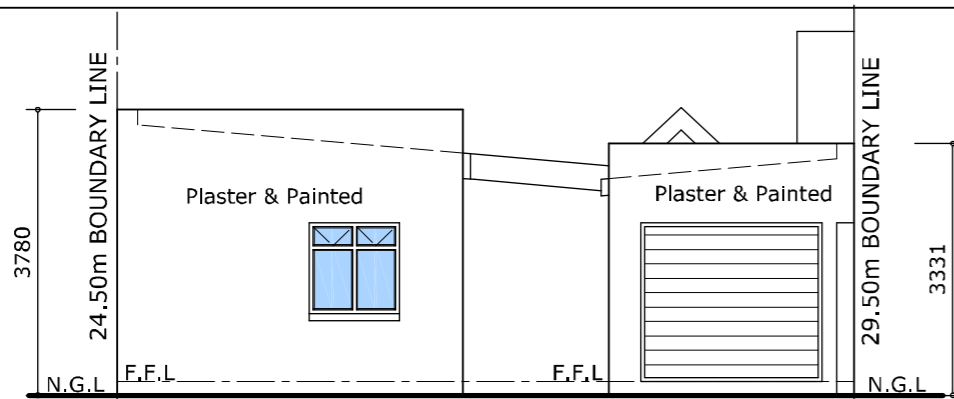
### **5. CONCLUSION**

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 Honeysuckle Close street boundary building line from 3.0 meters to 0.0 meters, to accommodate windows in the eastern wall of the dwelling unit on Erf 9281 George.

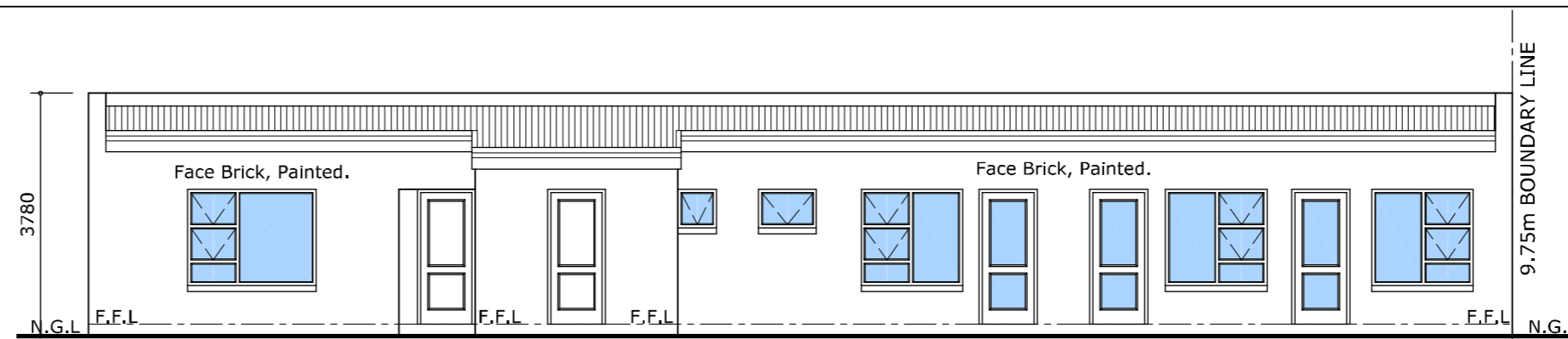
The proposed permanent departure for the relaxation of the mentioned building line on Erf 9281 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

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.

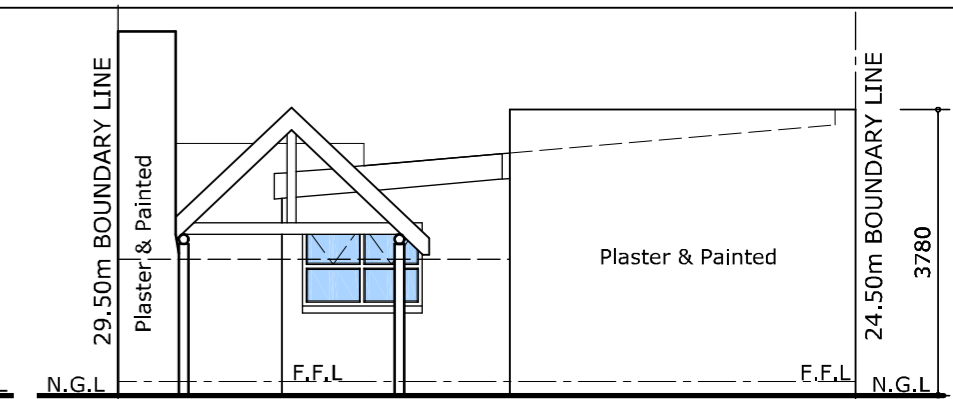
## ANNEXURE "A" – PROPOSED SITE AND BUILDING PLAN



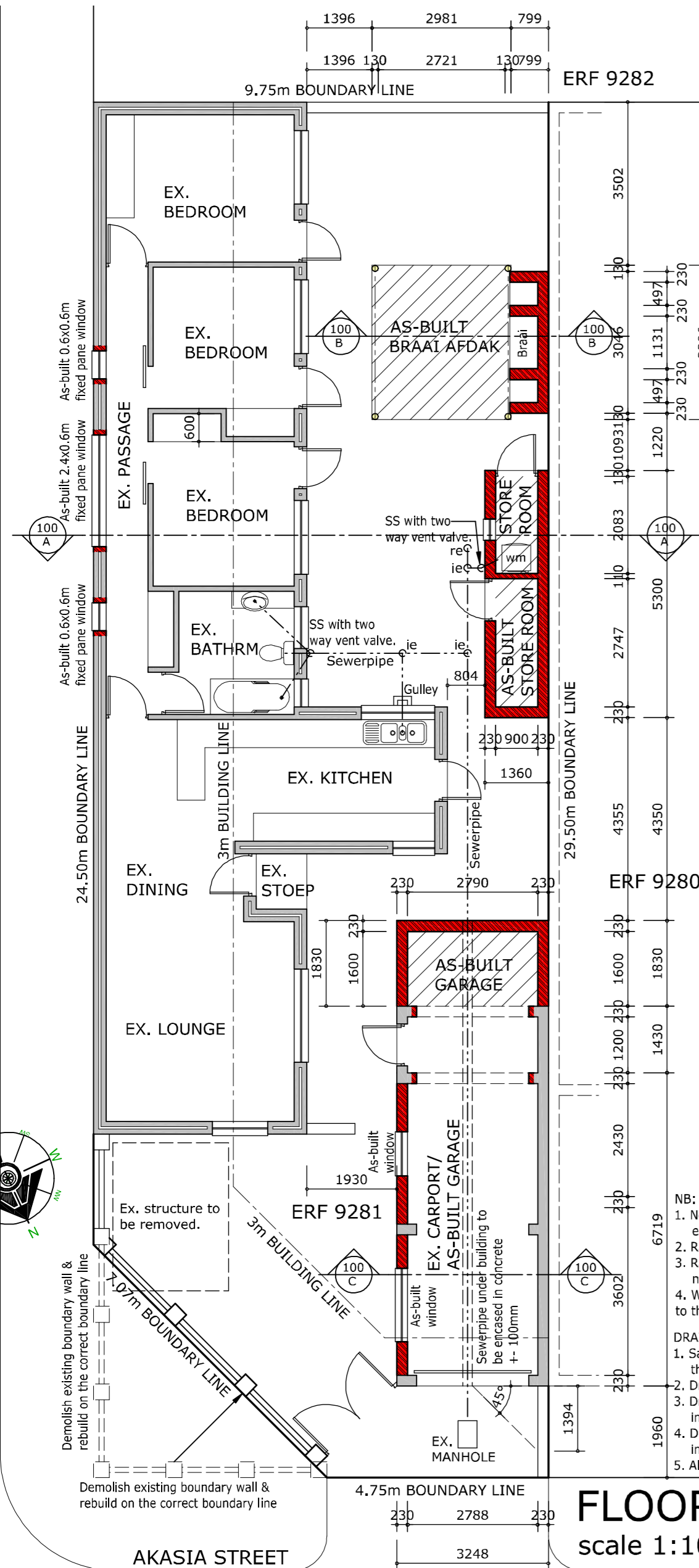
NORTH ELEVATION scale 1:100



WEST ELEVATION scale 1:100



SOUTH ELEVATION scale 1:100

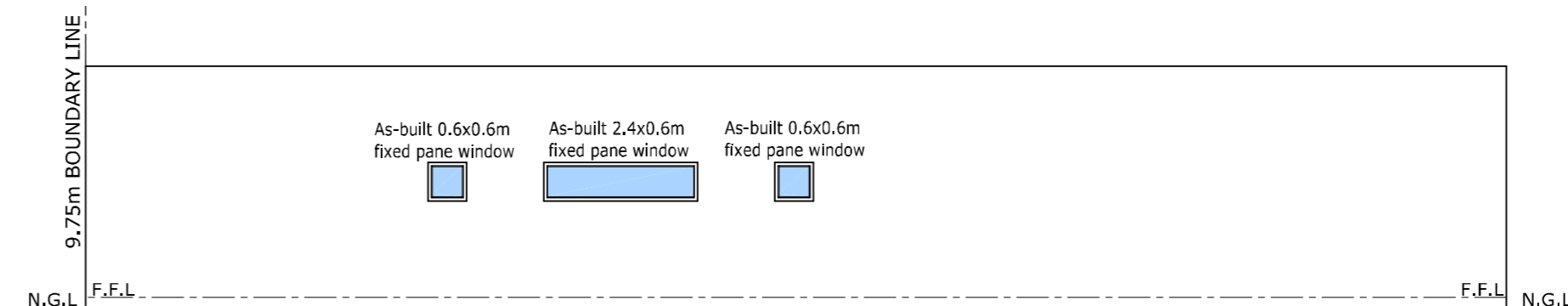


FLOOR & SITE PLAN scale 1:100

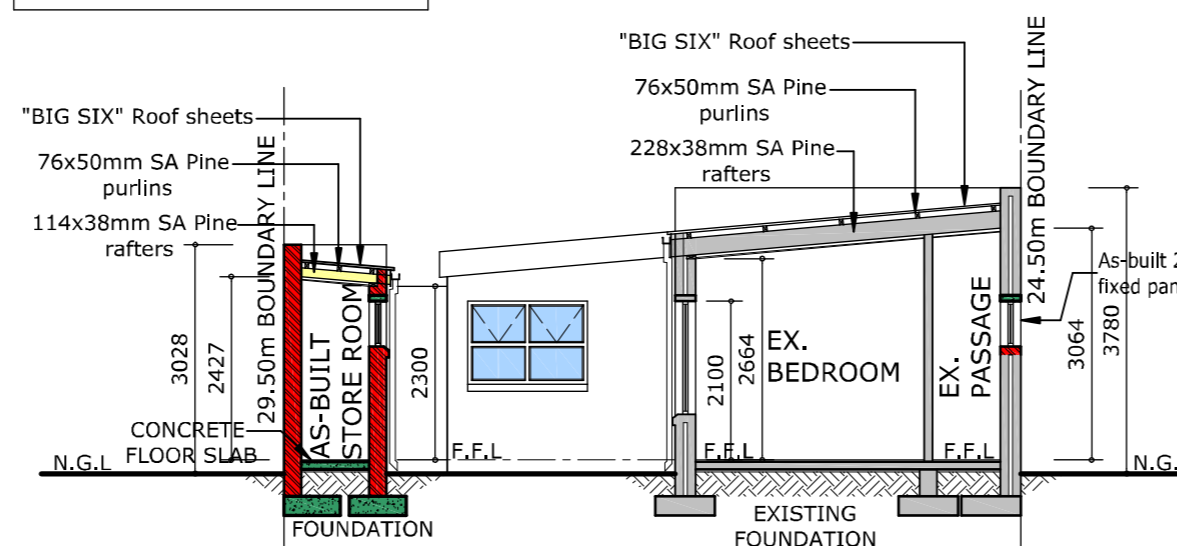
Areas:

Area of erf:	275m <sup>2</sup>
Area of Ex. House:	110m <sup>2</sup>
Area of Ex. Carport/ As-built garage:	26m <sup>2</sup>
As-Built Areas:	
Area of Braai Afdak:	10m <sup>2</sup>
Area of Store room:	7m <sup>2</sup>
Area of Garage:	6m <sup>2</sup>
Total As-Built Area's:	23m <sup>2</sup>
Total Area's:	159m <sup>2</sup>
Coverage:	58%

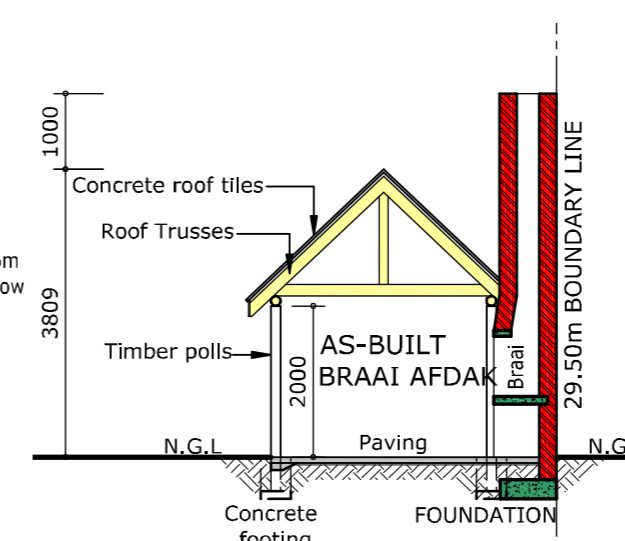
AS-BUILT



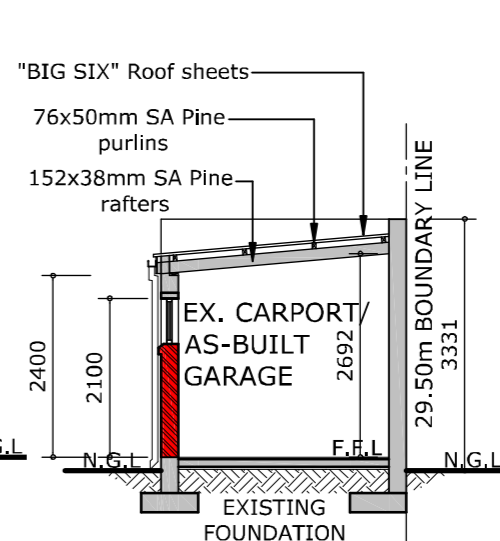
EAST ELEVATION scale 1:100



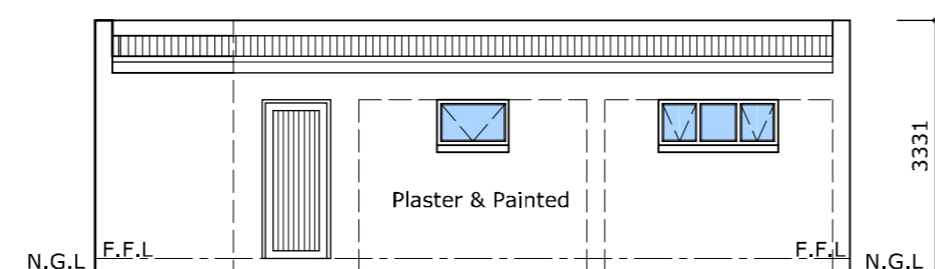
SECTION A-A scale 1:100



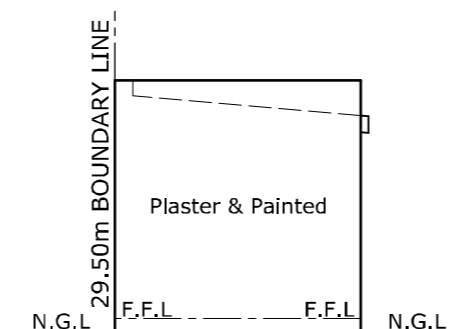
SECTION B-B scale 1:100



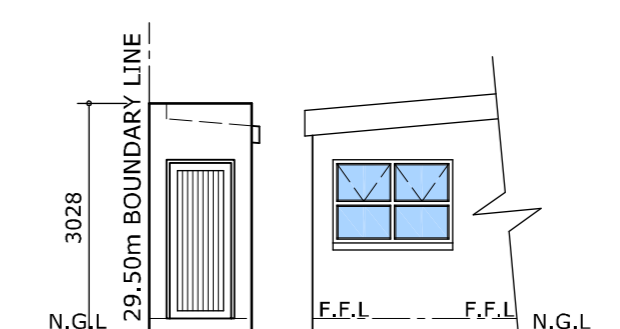
SECTION C-C scale 1:100



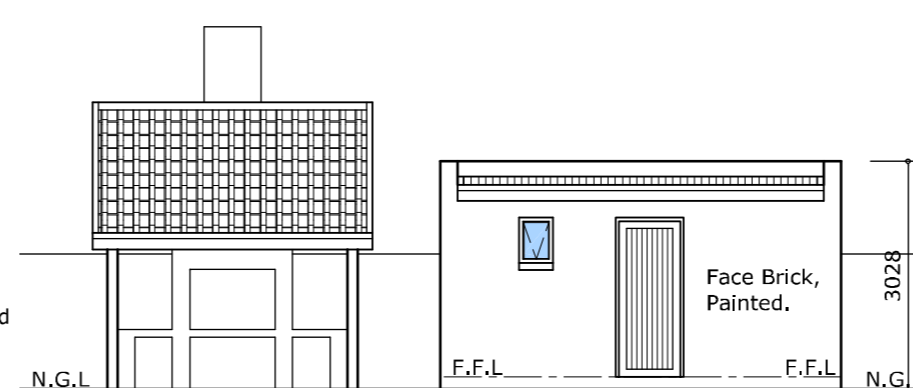
EAST ELEVATION scale 1:100



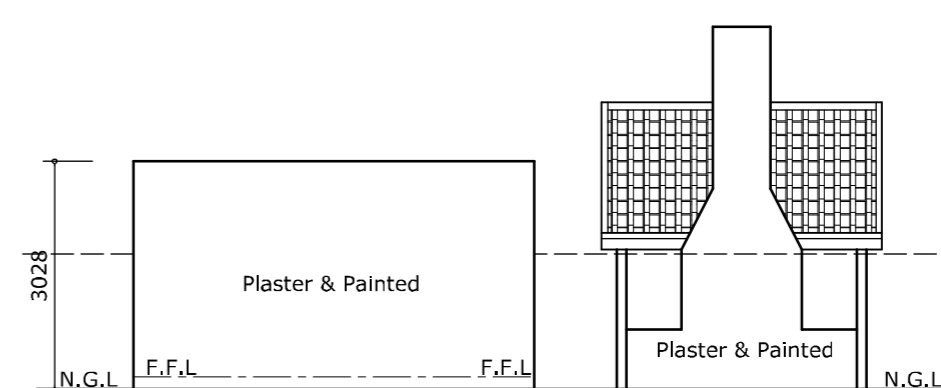
SOUTH ELEVATION scale 1:100



SOUTH ELEVATION scale 1:100



EAST ELEVATION scale 1:100



WEST ELEVATION scale 1:100

NOTES.  
PROPERTY OF THE ARCHITECT

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

**GENERAL SPECIFICATIONS :**  
Registered plumber & electrician must provide a certificate of compliance before occupancy certificate can be issued by the Local Authority.

AS-BUILT PLANS  
FOR RECORD PURPOSES

REVISIONS

REV	DATE	DESCRIPTION
...	00/00/00	.....



ARCHITECTURE  
ND ARCHITECTURE - SACAP reg: PrSArchT

In association with



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

CLIENT:  
MR & MRS. F. GRIESEL

PROJECT:  
AS-BUILT PLANS ON ERF 9281,  
AKASIA STREET, GEORGE.

DRAWING:  
FLOOR & SITE PLAN,  
ELEVATIONS & SECTIONS.

SCALE:  
1:100/1:200

DATE:  
1 NOV. 2023

DRAWN:  
DJM

CHECKED:  
JCVH

DRAWING NO.  
DJM 44-2023

SHEETS  
1 OF 1

## ANNEXURE "B" - APPLICATION FORM



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

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

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

ADDITIONAL DWELLING	
---------------------	--

**PROPERTY DETAILS**

ERF NUMBER	9281	EXTENSION/A REA	George East
ZONING	General Residential Zone II		
EXISTING LAND USE	Group house		

**CORRESPONDENCE DETAILS**

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

**OWNER DETAILS**

OWNER NAME	Francois Griesel and Jene Griesel					
STREET NAME	P/a Fabriek Street			HOUSE NUMBER	7	
POSTAL ADDRESS	As above			SAME AS POSTAL ADDRESS	YES	<del>NO</del>
EXTENSION/AREA	George Industria			CODE	6536	
ID NUMBER	Francois Griesel - 8212145016088 Jene Griesel - 8311200039082		E-MAIL ADDRESS	<a href="mailto:francois@capecladding.co.za">francois@capecladding.co.za</a>		
TELEPHONE NO	044 873 3642		CELL NO	067 418 5527		

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

NAME	Jan Vrolijk Town Planner / Stadsbeplanner					
STREET NAME	Victoria Street			HOUSE NUMBER	7	
POSTAL ADDRESS	P O Box 710			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	George CBD			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>		YES	NO
<b>NAME OF BOND HOLDER</b>	See letter from Attorney		

**TITLE DEED DETAILS**

<b>TITLE DEED NO.</b>	T47221/2014		
<b>ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION?</b> (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
Honeysuckle Close street boundary building line	3.0m	0.0m	To accommodate windows in the eastern wall of the dwelling unit.
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
N/a	N/a	N/a	YES /NO

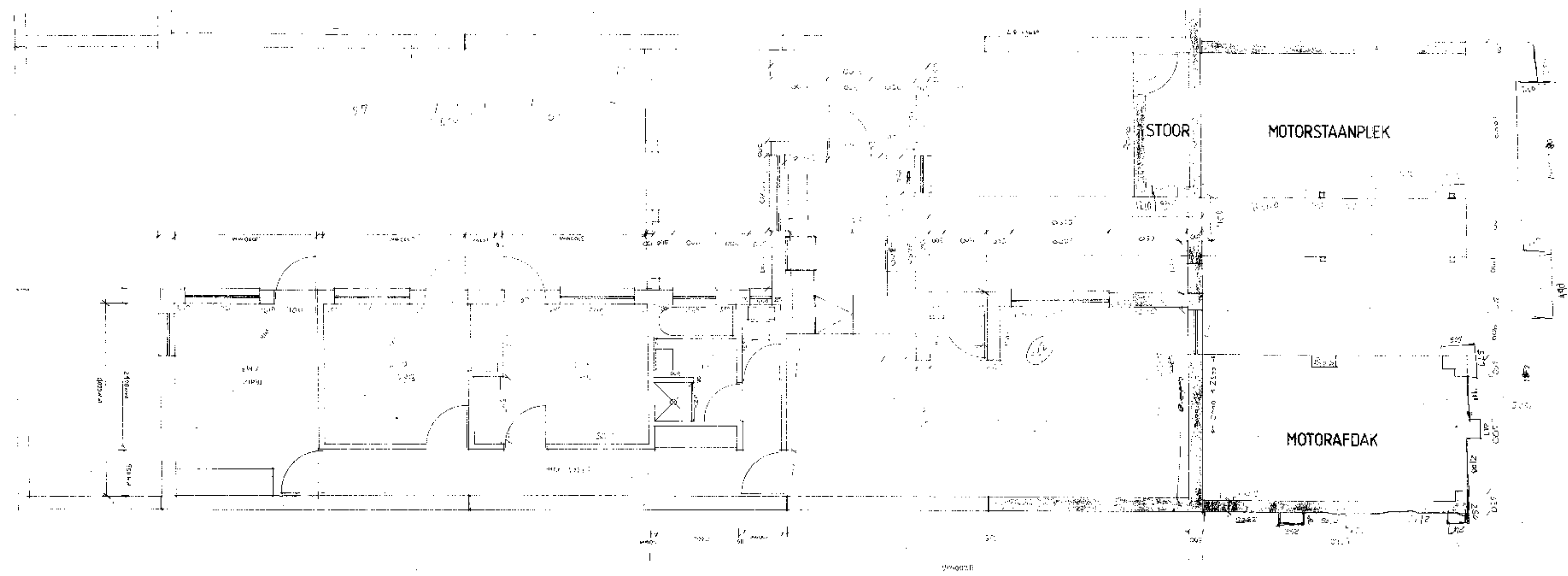
I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility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

<b>APPLICANT'S SIGNATURE</b>		<b>DATE</b>	6 November 2023
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**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

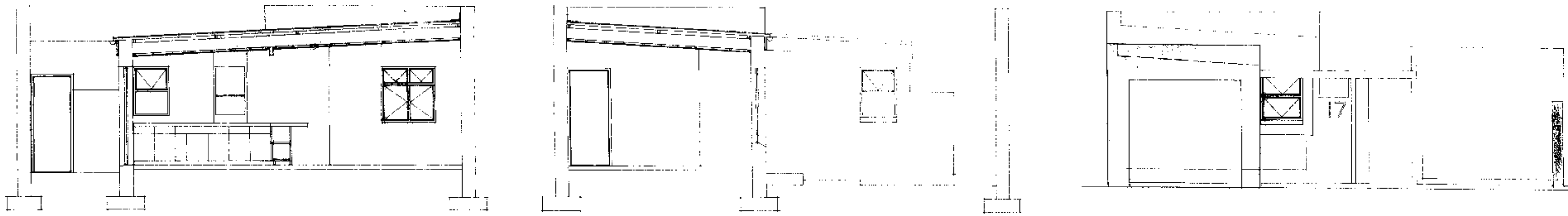
	Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
	Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
	Bond Holder Consent		Proof of Payment		Conveyance Certificate		Other (Specify)

**ANNEXURE "C" - APPROVED BUILDING PLAN DATED 24 MARCH 1983**

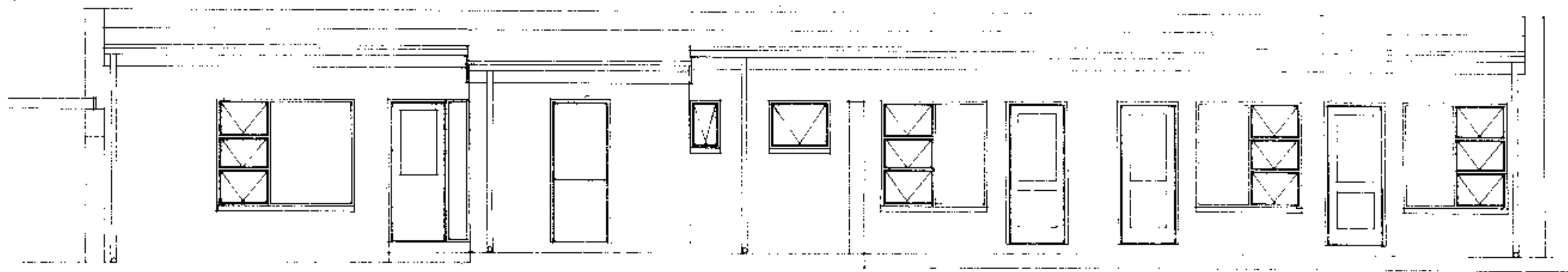


NOTA:  
 HIERDIE TEKENING SLEGS VIR  
 STOOR EN MOTORAFDAK UITLEG  
 MET STRAATAANSIG VAN EENHEDE  
 18 + 20

Handwritten note in Afrikaans: "Handwritten note in Afrikaans regarding electrical installation and Town Electrical Engineer approval." It mentions that the installation must be done in accordance with the regulations of the Town Electrical Engineer and that approval is required.



STRAATAANSIG VAN EENHEDE 18 + 20



<b>GEORGE</b> MUNICIPALITY	
DEPARTMENT OF THE TOWN CLERK'S DEPARTMENT	
APPROVED	SUBJECT TO TOWN CLERK'S DEPARTMENT APPROVAL
DATE: 24/5/83	PLAN NO: 80/83
TOWN CLERK'S DEPARTMENT	

<b>GEORGE</b> MUNICIPALITY	
BUILDING DEPARTMENT	
GOEDKEUR	DATE: 24/5/83
APPROVED	PLAN NO: 80/83
TOWN CLERK'S DEPARTMENT	

**VENNOOTSAP JAN VAN WIL**  
 GEORGE  
**ARCHITEKTE**  
 GROENHANS  
 COURTESY STREET  
 POSTAL 643  
 GEORGE 6530  
 TEL 6560

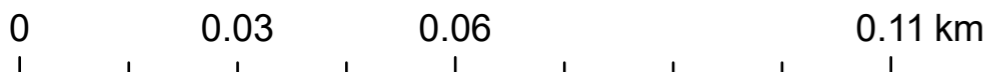


PROJEKTSKRYWING  
**GROEPBEHUISING VIR**  
**HOLIDAY CHARM BOUERS,**  
**KNYSNAWEG, GEORGE**

TEKENINGSKRYWING  
**Tipe B**  
**ALTERNATIEWE UITLEG VAN**  
**STOOR EN MOTORAFDAK**

OLTEKEN: J.D.K. 1/50  
 DATUM: JAN '83  
 TEFNING NR: 1/16

## ANNEXURE "D" - LOCALITY PLAN



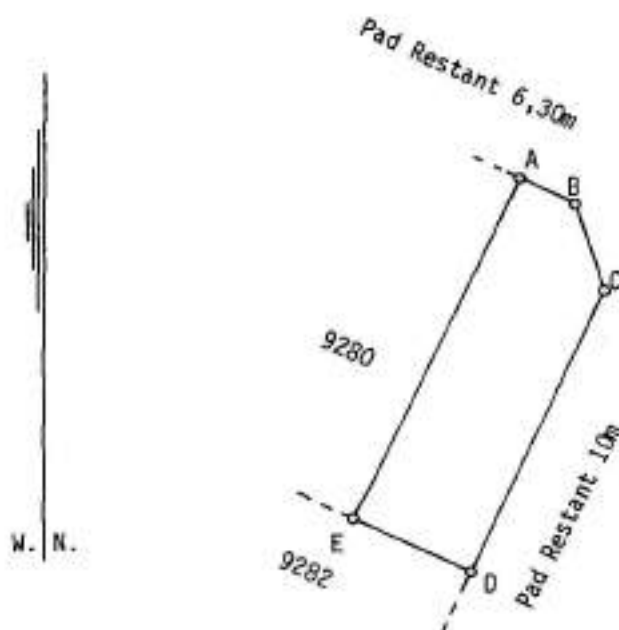
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

## ANNEXURE “E” – SURVEYOR GENERAL DIAGRAM

SYE Meter		RIGTINGS -HOEKE	Y	KOÖRDINATE (Voorlopig) Stelsel Lo 23° X		L.G. Nr.
		Konstante		0,00	+ 3 700 000	1684-83
AB	4,75	294 58 20	A	+ 47 850,39	+ 59 482,49	Goedgekeur <i>J.R. Louw</i> Landmeter-generaal 1983-04-15
BC	7,07	339 58 20	B	+ 47 846,08	+ 59 484,50	
CD	24,50	24 58 20	C	+ 47 843,66	+ 59 491,14	
DE	9,75	114 58 20	D	+ 47 854,00	+ 59 513,35	
EA	29,50	204 58 20	E	+ 47 862,84	+ 59 509,23	
		⊙ 43 P4		+ 48 250,36	+ 59 152,13	
		⊙ 101 P4		+ 47 957,38	+ 59 290,36	

Bakens

A, B, C, D, E 16 mm ysterpen



Skaal: 1 : 500

Die figuur A B C D E  
stel voor 275 vierkante meter grond, synde  
Erf 9281 ('n Gedeelte van Erf 9278), George  
geleë in die Munisipaliteit en  
Administratiewe Distrik George Provinsie Kaap die Goeie Hoop  
Opgemeet in Februarie 1983  
deur my, *J.R. Louw* Landmeter

Hierdie kaart is geheg aan  
Transportakte  
Nr. T.38972/1983  
gedateer  
t.g.v.  
Registrateur van Aktes

Die oorspronklike kaart is.  
Nr. 1681/83 geheg aan  
Transport/Grondreël  
Nr. T.38969/1983

Lêer Nr. S/8775/4/4  
M.S. Nr. E 463/83  
Komp. BL-700/X51 (1756)

## ANNEXURE "F" - TITLE DEED

Cilliers Odendaal Prokureurs &  
Aktebesorgers  
126 Cradockstraat, George, 6530

Opgestel deur my

TRANSPORTBESORGER  
ABRAHAM VLOK VAN DER BERGH

VERBIND		MORTGAGED	
VRIJHEID 720 000,00			
B <sup>(3)</sup> 000025376 / 2014		REGISTRATEUR/REGISTRAR	
2014-09-03			

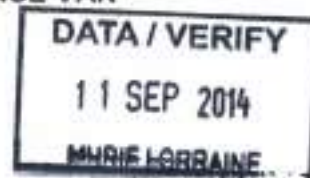
TRANSPORTAKTE T000047221 / 2014

HIERBY WORD BEKEND GEMAAK DAT  
DE WAAL ESTERHUYSE

voor my verskyn het, REGISTRATEUR VAN AKTES te Kaapstad, hy die genoemde  
komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom verleen deur

DIE EKSEKUTEUR IN DIE BOEDEL WYLE JOHANNES JANSE VAN  
RENSBURG  
Nommer 12251/2012

geteken te GEORGE op 7 Julie 2014



W.

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En genoemde Komparant het verklaar dat sy prinsipaal, op 10 April 2014, waarlik en wettiglik verkoop by Erflating, en dat hy, in sy voorgenoemde hoedanigheid hierby sodeer en transporteer aan en ten gunste van

1. **FRANCOIS GRIESEL**  
Identiteitsnommer 8212145016088  
Getroud buite gemeenskap van goed
2. **JENE GRIESEL**  
Identiteitsnommer 8311200039082  
Getroud buite gemeenskap van goed

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

**ERF 9281 GEORGE**  
**IN DIE MUNISIPALITEIT EN AFDELING GEORGE**  
**WES-KAAP PROVINSIE**

**GROOT 275 (TWEË HONDERD VYF EN SEWENTIG) Vierkante Meter**

AANVANKLIK OORGEDRA kragtens Transportakte Nr T 38972/1983 met Kaart Nr. 1684/83 wat daarop betrekking het en gehou kragtens Transportakte Nr T 86119/2006

- A. ONDERHEWIG aan die voorwaarde Nr 1 vervat in Grondbrief gedateer 15 Junie 1922 (George Erfpagte Boekdeel 15 Nr 15) waarvan Nr 1 betrekking het op 'n reg van onteiening onderhewig aan voorwaardes maar nie onderhewig aan voorwaarde A 3 op bladsy 2 van gemelde Transportakte Nr T86119/2006 nie, uit hoofde van Artikel 53 van die Wysigingswet op die Registrasie van Myntitels, Wet 24 van 2003.
- B. ONDERHEWIG VERDER aan die volgende spesiale voorwaardes vervat in Transportakte Nr. T 1702/1925, naamlik:-

- "(a) All buildings, fences or other structures that may be erected upon the above land shall at all times be erected and maintained subject to the terms and provisions of the regulations that now are or at any future time may be in force in the Municipality of George.
- (b) The Transferor reserves the right to enforce in respect of the property hereby transferred all and every the provisions of the regulations that now are or at any future time may be in force within the Municipality of George, and further reserves the right to construct, use and maintain across the above property any pipe line or water leading, sewerage, drainage, and any poles or structures for the conduct of any electric or other light or power.
- (c) The terms "Transferor" and "Transferee" in this Deed of Transfer shall be deemed to include heirs, administrators, executors, assigns and successors in title or office of the said Transferor and Transferee."

C. ONDERHEWIG VERDER aan en GEREKTIG op die voordeel van die volgende voorwaardes vervat in Transportakte Nr. T 38972/1983 opgelê deur die Administrateur van die Kaap die Goeie Hoop kragtens Artikel 9 van Ordonnansie Nr 33 van 1934 by die goedkeuring van die onderverdeling van Erf 9287 George, naamlik:

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding , toe te laat dat hoofgasleidings, elektrisiteits-, telefoon-en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word, en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- (c) Die eienaar van hierdie erf word verplig –  
  
om soveel van die ondersteuning van enige muur, dak, pyp, geut, bedrading of ander struktuur of ding wat gemeen is aan sodanige erf en enige ander erf in stand te hou;  
  
om alle gedeeltes van sodanige muur, dak, pyp, geut, bedrading of ander struktuur of ding wat op sy erf is of die erf oorkruis in stand te hou; en  
  
om toesig toe te laat tot sy erf vir die doeleindes van die onderhoud, skoonmaak, herstel, vernuwing, verandering, of toevoeging tot sodanige muur, dak, pyp, geut, bedrading of ander struktuur of ding, en nie enigiets te doen wat enige sodanige toegang of werk sal verhoed of verhinder nie.
- (d) Die eienaar van hierdie erf sal nie enige veranderings aan toevoegings tot of sloping van enige deel van die geboue of die erf, insluitend grensmure en heinings, uitvoer nie en hy sal ook nie die buite kleurskema of materiale van sodanige geboue sonder die skriftelike toestemming van die Plaaslike Owerheid verander nie, nog sal hy toelaat dat die uiterlike voorkoms van die gebou agteruitgaan tot 'n slordige of vuil toestand."

WESHALWE die komparant afstand doen van al die regte en titel wat

**DIE EKSEKUTEUR IN DIE BOEDEL WYLE JOHANNES JANSE VAN  
RENSBURG  
NOMMER 12251/2012**

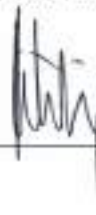
voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

1. **FRANCOIS GRIESEL , Getroud soos vermeld**
2. **JENE GRIESEL , Getroud soos vermeld**

hulle Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hulle dat die verkoopprijs die bedrag van **R720 000,00 (Sewe Honderd en Twintig Duisend Rand)** beloop.

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

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te Kaapstad op 3 September 2014

  
\_\_\_\_\_  
q.q.

In my teenwoordigheid

  
\_\_\_\_\_  
**REGISTRATEUR VAN AKTES**



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**JV** JOHN FLANNER • STAGSBEFLANNS

Unit E4/2  
Edward IV  
120-122 Edward Road  
Bellville 7530  
South Africa

Tel: 0861 110 210  
Fax: 021 910 4911  
E-mail: [mariscav@dvh.law.za](mailto:mariscav@dvh.law.za)  
Website: [www.dvh.law.za](http://www.dvh.law.za)



**DYKES VAN HEERDEN SLABBERT HOPKINS**  
ATTORNEYS & CONVEYANCERS /  
PROKUREURS & AKTEVERVAARDIGERS

PO Box/Posbus 4261  
Tygervalley 7536  
South Africa  
Docex 42, Tygerberg

Our Reference/Ons Verwysing:	Your Reference/U Verwysing:	Date/Datum :
EH\R0942YB	JAN VROLIJK	24 OCTOBER 2023

**THE TOWN PLANNER: JAN VROLIJK  
GEORGE**

E-mail: [janvrolijk@jvtownplanner.co.za](mailto:janvrolijk@jvtownplanner.co.za)

Dear Sir

**YOUR CLIENT: FRANCOIS & JENE GRIESEL  
OUR TRANSFER: F & J GRIESEL / L J RIEDEL  
PROPERTY: ERF 9281 GEORGE  
PROPERTY ADDRESS: 31 AKASIA STREET, GEORGE  
BOND CANCELLATION: F & J GRIESEL / STANDARD BANK**

We refer to the above and confirm that our firm has been instructed to attend to the simultaneous registration and cancellation of the existing bond over the abovementioned property in the Deeds Office at Cape Town.

We confirm that the transfer is scheduled for registration to take place on 30 of November 2023.

We further confirm that no bond will be registered over the property as the purchase price is secured in terms of cash.

In view thereof, why would bond holder's consent be required?

Yours faithfully  
**DVHS ATTORNEYS**

**E HOPKINS**

## ANNEXURE "H" - POWER OF ATTORNEY

## POWER OF ATTORNEY

We, the undersigned

**Francois Griesel and Jene Griesel**

in our capacity as co-owners of

**Erf 9281 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 Honeysuckle Close street boundary building line from 3.0 meters to 0.0 meters, to accommodate windows in the eastern wall of the existing group housing dwelling unit on Erf 9281 George.*

Signed at George on 6 November 2023

**Francois Griesel**



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**Jene Griesel**



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## **CONVEYANCER'S CERTIFICATE**

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

**ERF 9281 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 Honeysuckle Close street boundary building line from 3.0 meters to 0.0 meters, to accommodate windows in the eastern wall of the existing group housing dwelling unit on Erf 9281 George.

#### **APPLICATION DATE**

November 2023

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:

**T47221/2014**

(current Title Deed)

In respect of:

**ERF 9281 GEORGE**

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

**IN EXTENT: 275 (TWO SEVEN FIVE) SQUARE METRES**

**HELD BY DEED OF TRANSFER NUMBER T47221/2014**

REGISTERED in the name of

**FRANCOIS GRIESEL AND JENE GRIESEL**

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 a bond registered over the erf.

**SIGNED** at George on 6 November 2023.

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

**CONVEYANCER**