



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 817 George

28 February 2024

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 817 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 the relaxation of the following building lines on Erf 817 George to allow for the conversion of an existing outbuilding into a second dwelling unit:

- the rear boundary building line from 2.0 metre to 0.0 metre, and
- the northern lateral building line from 2 metre to 0.45 metre.

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 817 GEORGE**

28 February 2024



Prepared for:

A & MJ Chimes
18 Symonds Street
George
6529

Prepared by:

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

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MOTIVATION REPORT:
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE):
ERF 817 GEORGE

1. APPLICATION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 817 George to allow for the conversion of an existing outbuilding into a second dwelling unit:

- the rear boundary building line from 2.0 metres to 0.0 metre, and
- the northern lateral building line from 2 metres to 0.45 metre.

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

The completed application form for the application for permanent departure is attached hereto as **Annexure "B"**.

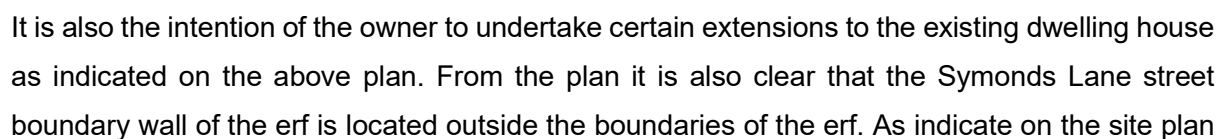
2. DEVELOPMENT PROPOSAL

Erf 817 George is at present developed with a dwelling house and an outbuilding which has been converted, without municipal permission, into a second dwelling unit. The second dwelling unit has a floor area of 59m².

It is the intention of the owner to legalize this conversion of the existing outbuilding into a second residential unit.

In terms of the George Integrated Zoning Scheme By-law, 2023, the coverage and building lines that apply to "residential houses" are detailed in table format in Schedule II of the relevant by-law. For dwelling houses on erven larger than 500m², but smaller than 1,000m², the street building line is 4.0 metres, and the lateral and rear boundary building lines are 2.0 metres. The permitted coverage is the greater of 325m² or 50%.

The site plan below shows the location of the existing outbuilding which has been converted into a second residential unit, as well as the extent to which the structure exceeds the mentioned building lines. A copy of the site plan / building plan is also attached hereto as **Annexure "A"**.



it is the intention to demolish this wall and to erect a new street boundary wall on the correct street boundary of the erf. The demolition of the street boundary wall will be undertaken simultaneously with the extensions proposed to the dwelling house.

The existing street access to the erf from Symonds Lane will be retained for vehicular access to both the dwelling house and second dwelling unit. As indicated on the site plan attached as **Annexure "A"** it will be possible to provide the required 3 parking bays (two for the dwelling house and one for the second dwelling unit) on the erf.

The purpose of this application is to obtain the necessary building line relaxation approval so that a building plan for the conversion of the said structure can be submitted for approval.

3. GENERAL INFORMATION IN RESPECT OF ERF 817 GEORGE

3.1 Locality

Erf 817 George is at 18 Symonds Lane, Bodorp, George. The locality of the erf is indicated on the locality plan attached hereto as **Annexure "C"**.

3.2 Existing land use

The application erf is used for residential purposes.

3.3 Extent of erf

The total area of Erf 817 George is 947m².

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2021, Erf 817 George is zoned Single Residential Zone I.

3.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of Erf 817 George is attached hereto as **Annexure “D”**.

3.6 Title Deed

Erf 817 George is registered in the name of Andaleen Chimes and Mark Jonathan Chimes. A copy of the Title Deed for Erf 817 George is attached hereto as **Annexure “E”**.

3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Andaleen Chimes and Mark Jonathan Chimes, the registered owners of Erf 817 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “F”**.

3.8 Bondholder's consent

Erf 817 George is encumbered by a bond. The consent of Nedbank, the bondholder, is attached hereto as **Annexure “G”**.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 817 George is attached hereto as **Annexure “H”**. 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 817 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:

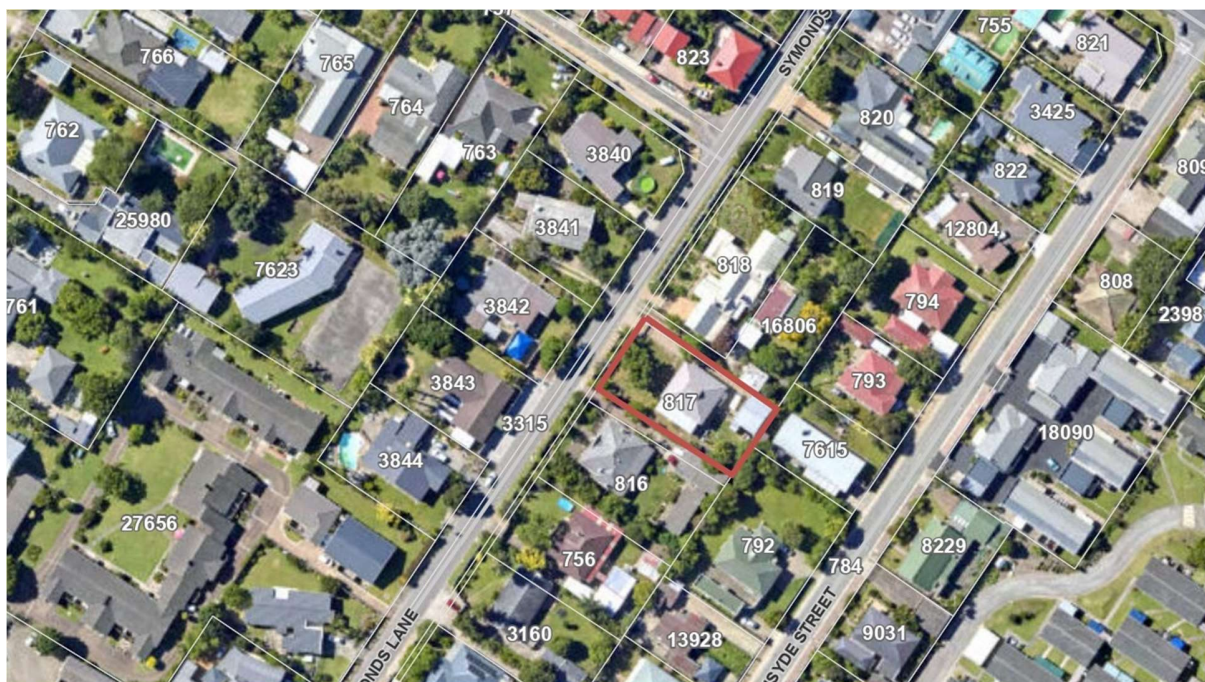
- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding 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.*

The application for relaxation of the rear boundary and northern lateral boundary building line will subsequently be motivated on the basis of the abovementioned aspects.

4.2 Existing planning in the area

As can be seen in the aerial photograph below, Symonds Lane is a local street that connects to the south side with Courtenay Street, one of the feeder streets in the George CBD. Erf 817 George is located on the east side of Symonds Lane and has a vehicle entrance from Symonds Lane. Due to the proximity to Courtenay Street and the George CBD, the area is characterized by mixed land uses, such as a guest house to the north of the erf and a number of offices to the south of the erf. Different buildings lines are applicable to these land uses resulting in the area having a mixed appearance as far as building lines are concerned. The area to the north of Erf 817 George has a residential land use character with dwelling houses, outbuildings and well-

maintained neat gardens developed on these erven. Several outbuildings are located within building line on these erven.



The proposal is therefore not going to create an undesirable precedent and can be accommodated within the existing planning of the area.

4.3 Impact on schools, open spaces and other community facilities

The definition of a "dwelling house" in Schedule 2 of the Integrated Zoning Scheme By-law for the George Municipality, 2023 includes a second dwelling unit of no larger than 175m². This application involves the conversion of the existing outbuilding into a second residential unit of approximately 59m², which falls within the scope of the definition of a residential house and is therefore already permissible. The dwelling house will still be occupied by one family and the one bedroom second dwelling unit can be occupied by a smaller family. The proposed deviation will therefore not give rise to an increase in the number of residents and as such will have no impact on schools, open spaces and other community facilities. The aspect is therefore not relevant.

4.4 Impact on sunlight, view and privacy

As can be seen on the aerial photograph in point 4.2 above, the only adjacent erven that may be affected by the proposal are Erf 16806 George on the northern side, Erf 7615 George on the eastern side and Erf 792 George to the south-east of Erf 817 George. Since the outbuilding has already been converted into a second dwelling unit, it is easy to determine whether the proposed relaxation of the building lines will have any impact on the sunlight, view or privacy of the adjacent erven.

In this regard, it is important to bear in mind that the building in respect of which the relaxation of the building lines is now required has already existed for many years and as far as is known, there has never been any complaint from neighbours about the location of the building not.

Erf 7615 George - This erf is located on the east of Erf 817 George. The dwelling house on this erf faces north and is situated outside the building line applicable on Erf 7615 George. There are no windows or doors in the eastern side wall of the second dwelling unit facing towards the dwelling house on Erf 7615 George. There is also vegetation between the dwelling house and the proposed second dwelling unit which screens the dwelling house on Erf 7615 George from the second dwelling unit on Erf 817 George. It is as such argued that the proposed relaxation of the building lines cannot have a negative impact on the sunlight, view and privacy of Erf 7615 George.

Erf 792 George - This erf is located south-east of Erf 817 George. As can be seen from the aerial photograph in point 4.2, the north-west corner of this erf is screened from the second dwelling unit by a large tree. The existing building which has been converted into the second dwelling unit is furthermore also not located adjacent to the erf boundary of Erf 792 George.

The proposed relaxation of the building lines can as such have no negative impact on the sunlight, view and privacy of Erf 792 George.

Erf 16806 George - This erf is located adjacent and north of Erf 817 George. The second dwelling unit is located opposite the south-eastern corner of this erf, 0.45 metres from the common lateral boundary. As can be seen in the photo below, there is an outbuilding on Erf 16806 George, which

is also located opposite the same side boundary line which partially overlaps with the second dwelling unit.



As Erf 817 George is located on the south side of Erf 16806 George, the proposed relaxation of the building lines cannot have a negative impact on the sunlight, view and privacy of Erf 16806 George.

In summary - It is therefore clear that from the above mentioned that the relaxation of the said building lines on Erf 817 George will have no negative effect on the sunlight, view or privacy of any of the adjoining erven.

4.5 Impact on streetscape

The photograph below shows the street view of Erf 817 George as seen from Symonds Lane. The existing second dwelling unit is visible in the background, to the left of the house.



From the photo it is clear that the second dwelling unit is located in such a position on the erf that it will have no effect on the Symonds Lane streetscape.

4.6 Impact on erf values

As indicated in the previous paragraphs, the second dwelling unit, in respect of which the building line relaxations is required, does not have a negative impact on any of the surrounding properties. The outside finish is of good quality and the elevation of the structure fits in with that of the dwelling house. The second dwelling unit adds value to the utilization of the erf and represents a substantial capital investment by the owner.

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

4.7 Impact on the provision of parking

In terms of the George Integrated Zoning Scheme By-law for the George Municipality, 2023 the parking requirements that apply to different land uses are detailed in table format in section 42

of the relevant by-law. For dwelling houses on erven larger than 350m², it is required that a minimum of 2 parking bays be provided per dwelling house. One additional parking bay is required in respect of a second dwelling unit.

As indicated on the site plan attached hereto as **Annexure "A"**, three on-site parking bays are provided on the erf. The number of parking bays provided therefore meets the parking requirement.

The proposed relaxation of the building lines has no impact on the location of the parking bays on the erf.

4.8 Impact on traffic circulation

Erf 817 George is located on the east side of Symonds Lane. The second dwelling unit is located on the rear boundary of the erf. There is a "Vibre-Crete" wall with a steel sliding gate on the street boundary of the erf. This wall is to be demolished and to be replaced with a new street boundary wall on the correct street boundary of the erf.

The second dwelling unit is located in such a position on the erf that it is impossible for the structure to impact on traffic circulation in Symonds Lane. The proposed relaxation of the building lines cannot therefore obstruct sight distances in any direction in the street.

The building line relaxation as proposed in this application will, therefore, not have any negative impact on the traffic situation in Symonds Lane.

4.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the building line relaxation as proposed in this application will not have any negative impact on the existing services or the provision of services.

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.

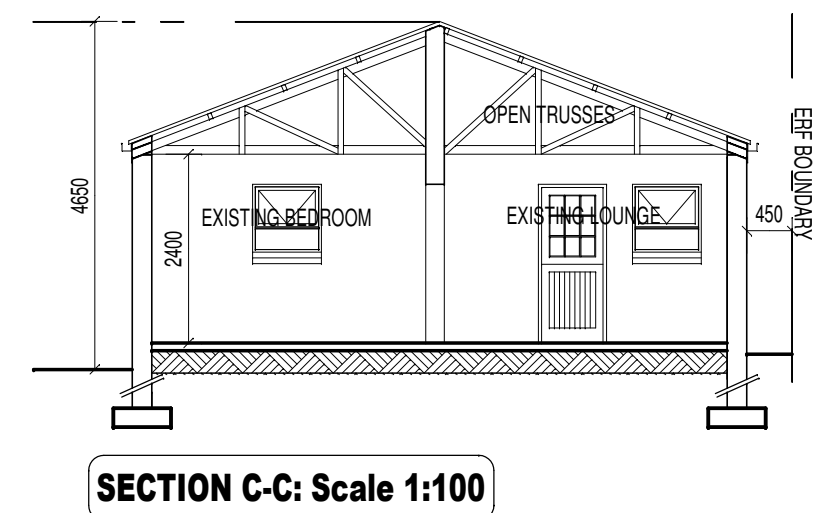
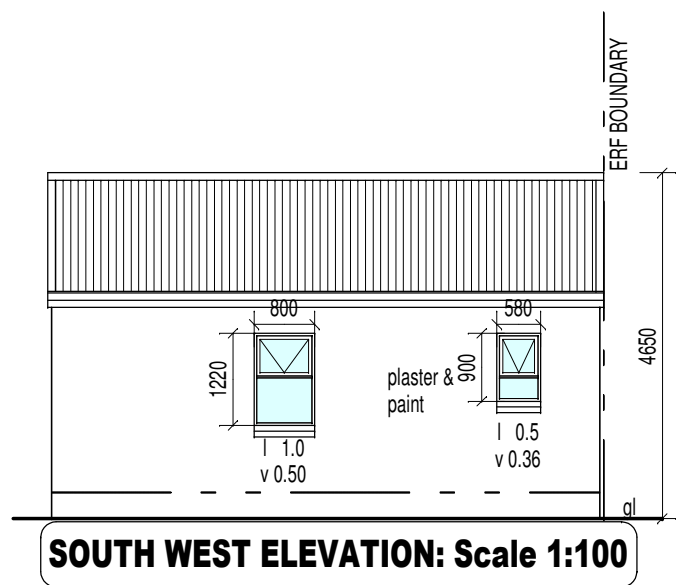
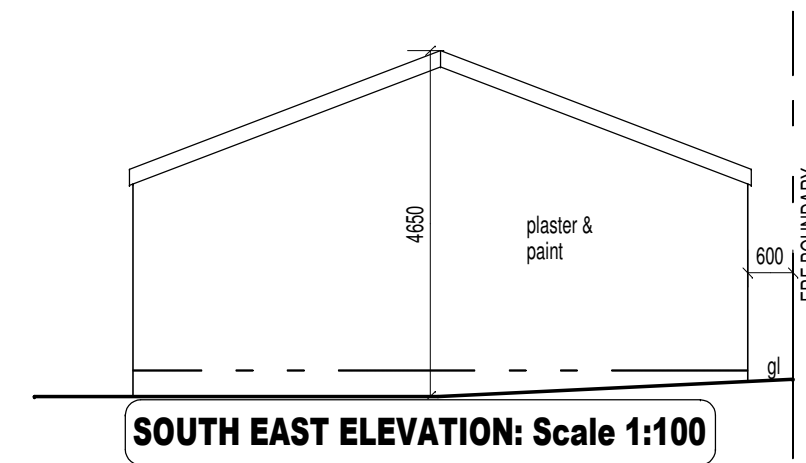
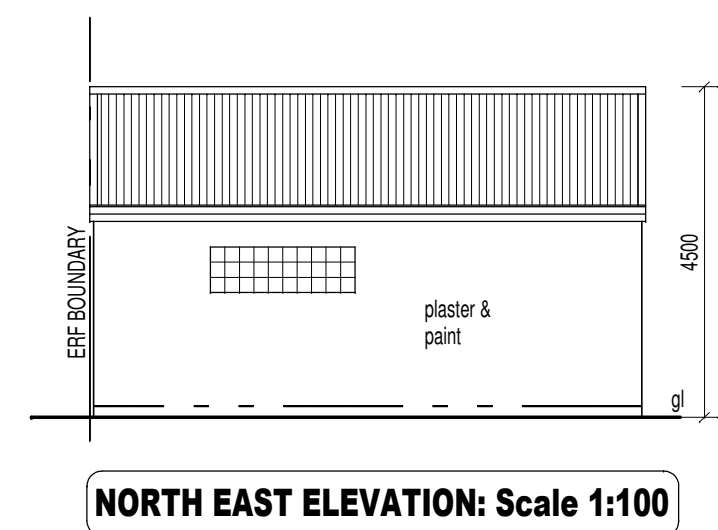
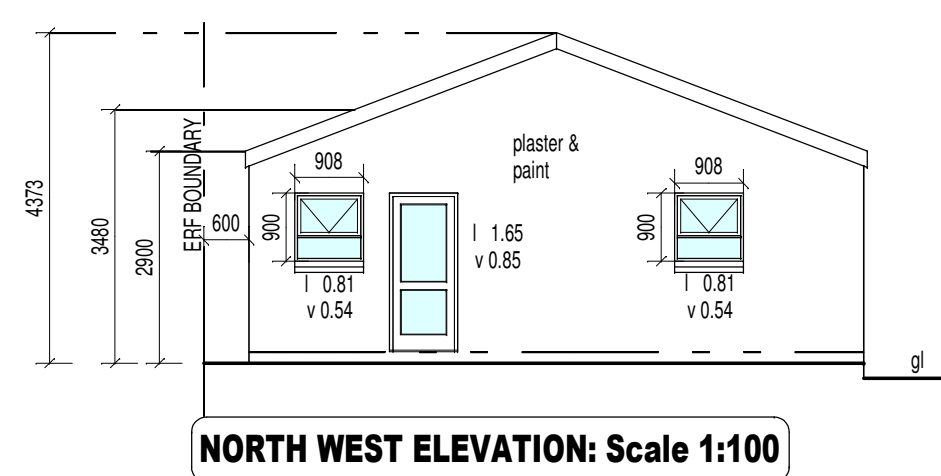
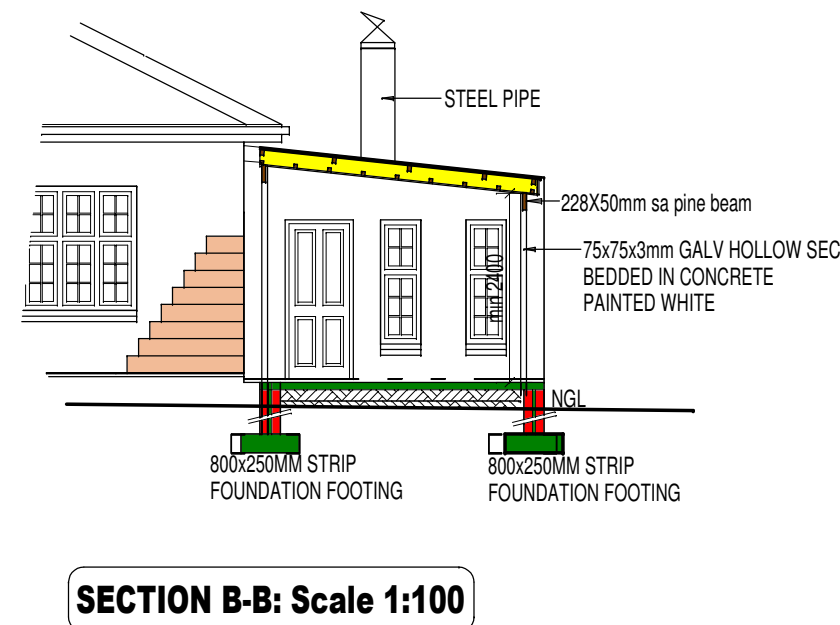
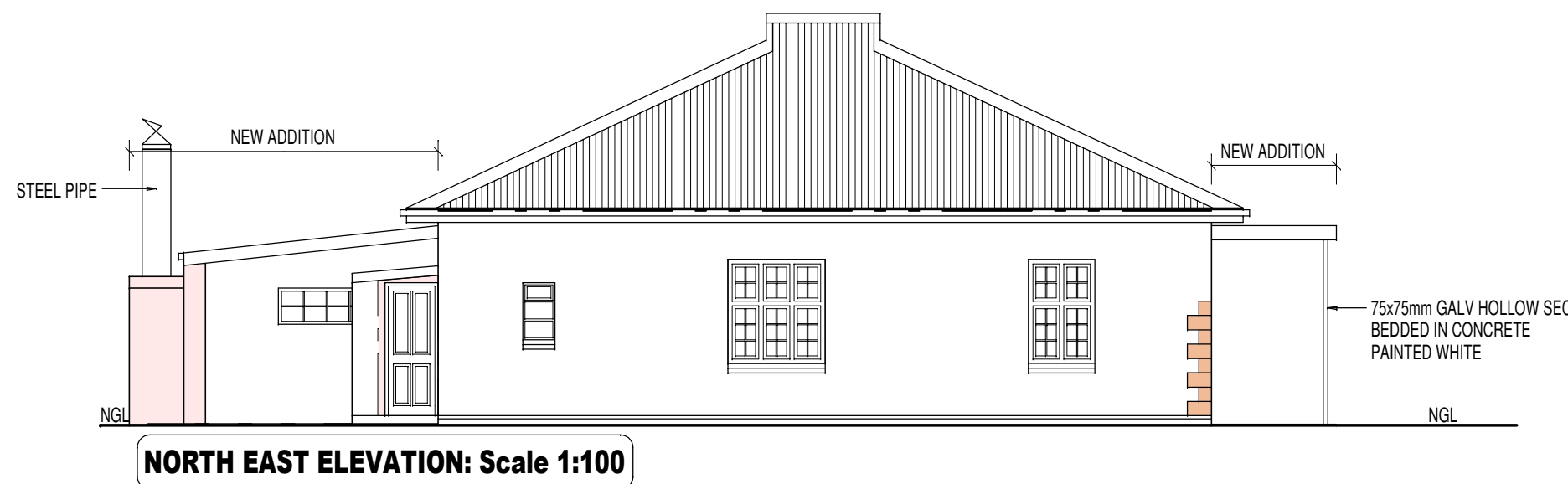
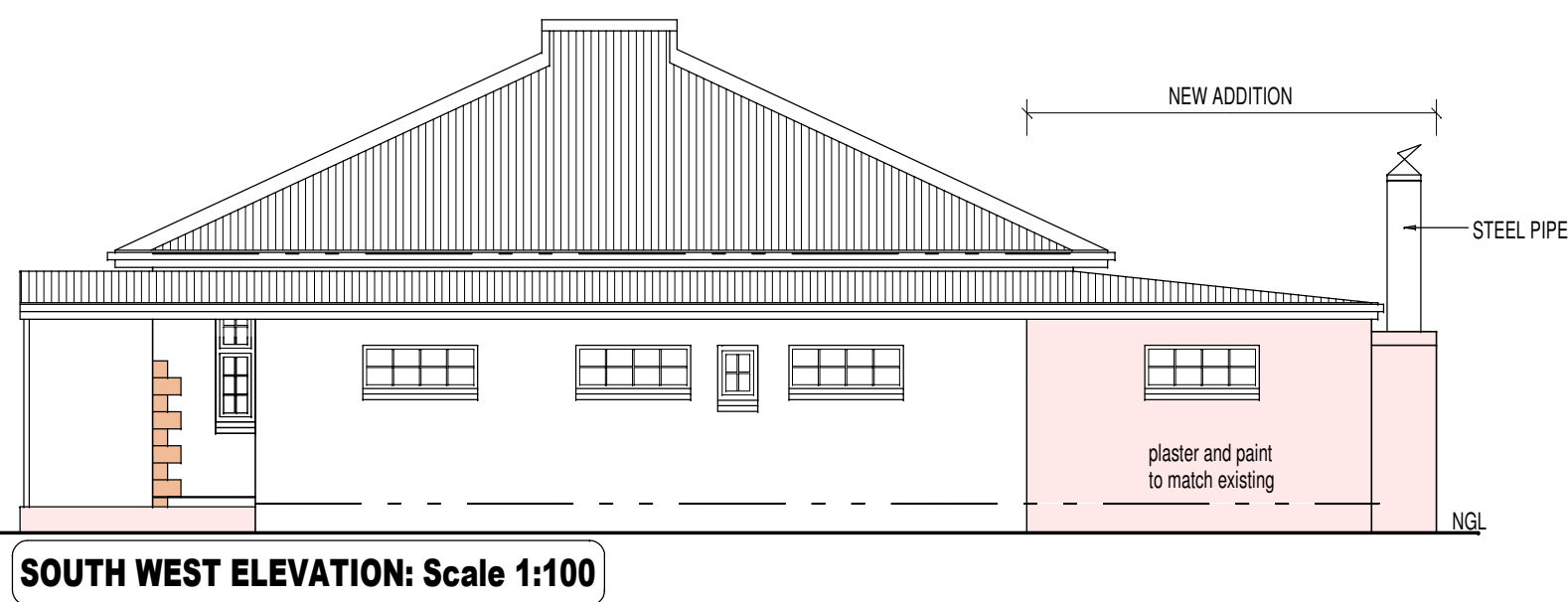
5. CONCLUSION

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 certain building lines on Erf 817 George to allow for the legalization of the conversion of an outbuilding into a second dwelling unit.

The proposed permanent departure for the relaxation of the mentioned building line on Erf 817 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

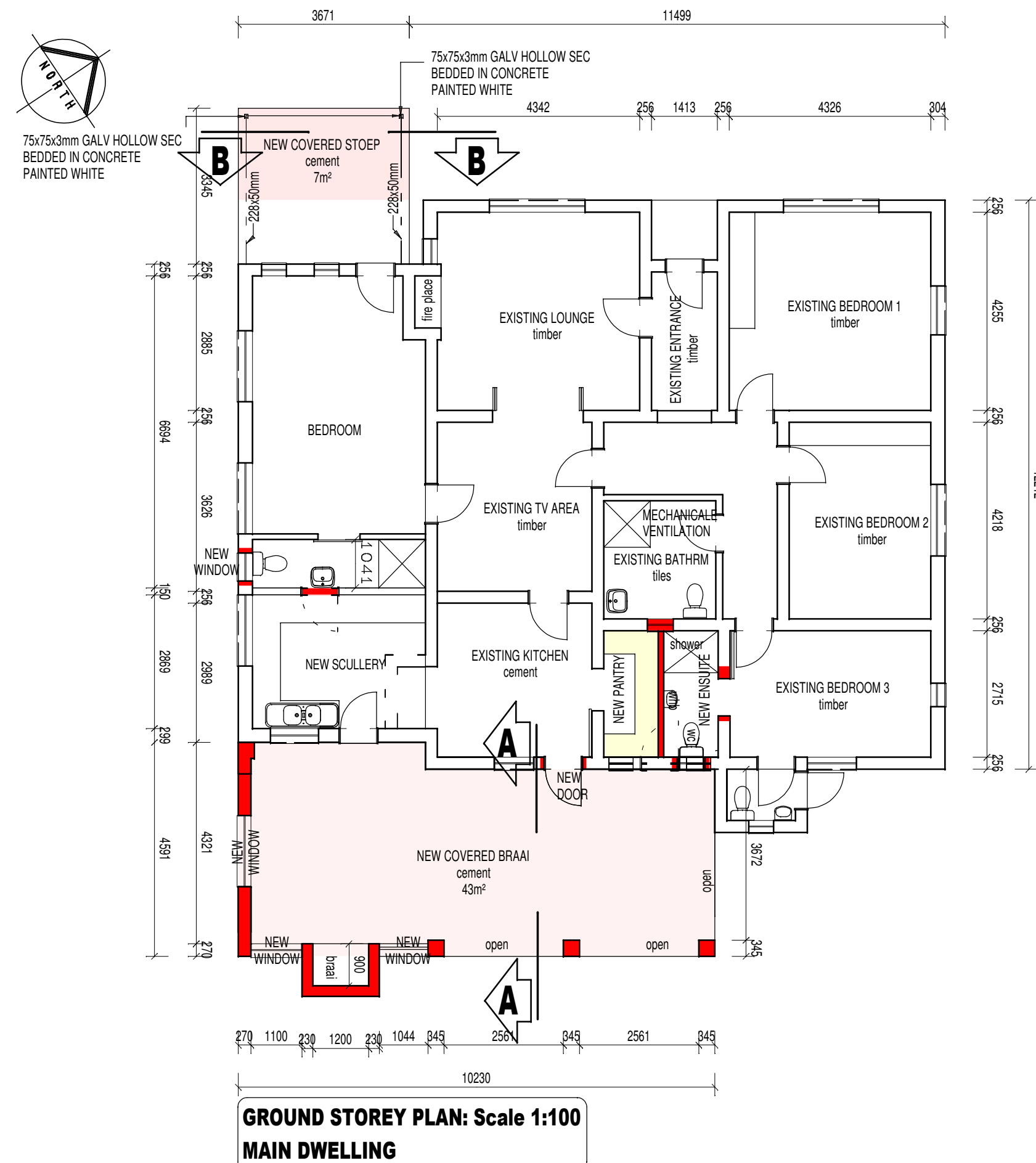
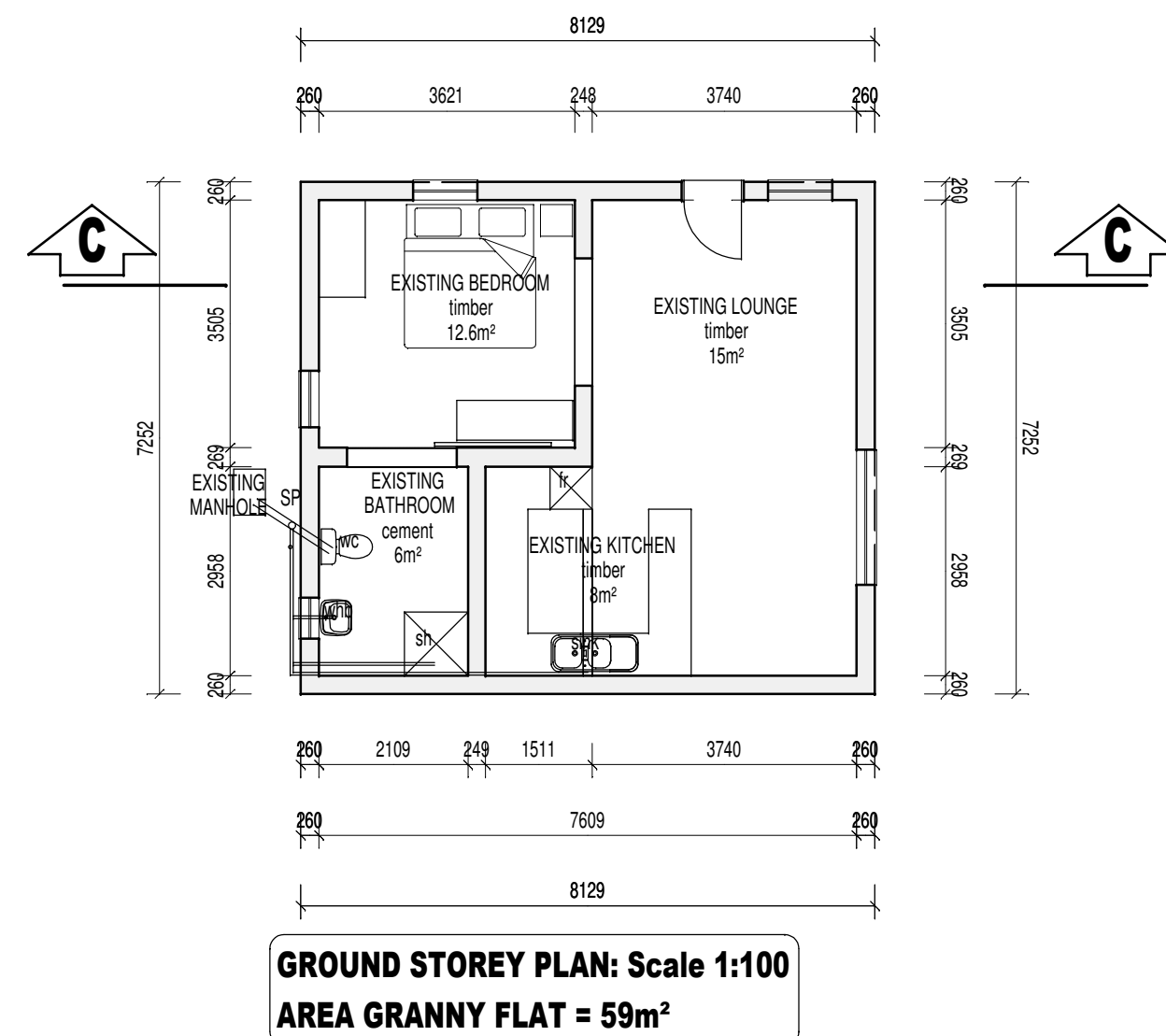
The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the mentioned By-Law.

ANNEXURE "A" - PROPOSED SITE PLAN AND BUILDING PLAN



The site plan illustrates a residential property with the following features and boundaries:

- Boundaries:**
 - ERF 817 (947m²) to the north.
 - ERF 816 to the west.
 - ERF 16806 to the east.
 - ERF 792 to the south.
 - ERF 7615 to the southeast.
- Existing Building:**
 - Includes a New Bedroom, New Bath Suite, New Scullery, Existing Kitchen, Existing Shower, and Existing Manhole.
- New Additions:**
 - New Covered Stoop (7m²).
 - New Covered Braai (43m²).
 - New Granny Flat in Existing Building.
- Parking and Driveway:**
 - Parking 1 for Dwelling (5500).
 - Parking 2 for Dwelling (7500).
 - Parking 3 for Granny (4500).
 - Driveway for ERF 817 (10.7m).
- Other Features:**
 - Access to Property (3500).
 - Connected to Main Sewer System.
 - 2m Building Line.
 - 4m Building Line.
 - ERF Boundary 22,77m.
 - ERF Boundary 43,13m.
 - ERF Boundary 21,14m.



1- ROOF CONSTRUCTION GRANNY FLAT
Roof pitch 20deg
0.47mm thick Zincalume S PROFILE roofing sheet on 75x25mm S.A. Pine purfins @ maximum 1200mm centres on timber Beams as per Manufacturer's design. Beams to be wrapped in plastic to create slip joint.
CLIMATEAL double sided Sitation insulation fixed between purfins & beams in accordance with SANS 10400 1/4 Regulations.Finish with 4mm Nutec ceiling as per manufacturer specification Isotherm 130mm thick polyester thermal insulation laid over ceiling branding closely fitted between trusses.

COVERED BRAAI AND STOEP.
Roof pitch min 7deg
IBR Roof sheeting laid to fall on beams design by Competent person

2 - CEILING:
NUTECE ceiling 4mm thick Taper edge and fixed with 30mm galvanised clout or semi-cold nail at 150mm c/c to 50x50mm SA Pine bracing at 400mm centres in both direction, all fixed to tie-beams.
Paint finish.
Isotherm 130mm thick polyester thermal insulation laid over ceiling branding closely fitted between beams.

3 - CORNICE:
70x50mm polystyrene cove cornice, fixed to wall and ceiling with water-based adhesive.
All in accordance with the manufacturer's recommendations Paint finish.

4 - RAINWATER GOODS
DURA PENTA GUTTERS AND DOWNPIPES COMPLETE

5 - FASCIA & BARGEBOARDS:
EVERITE NUTEC

6 - SUPER STRUCTURE:
Standard dry bricks and 15m thick plaster coat and paint finish.

7 - PLASTERED FINISH:
15m thick SMOOTH plaster.

8 - WINDOW SILLS
External - Everite Nutece window sill painted CHARCOAL

9 - WINDOWS AND DOORS.
Timber windows to match existing

10 - SKirting:
75x25mm Meranti skirting nailed to wall, paint finish.

11 - FLOOR CONSTRUCTION
EXISTING Timber Floor finish
NEW LBS on 25mm screed on 100mm concrete floor slab on 250MM DPC on 50mm sand on wet compacted filling

NEW ADDITIONS = 50m²

GRANNY FLAT 59m²

Tertius Conradie
Argitek & uur
PrSArchT
15 PROGRESS STREET
DORMEHLSDRIFT
GEORGE
6530
SELL 083 7227 283
E POS tersconradie@telkomsa.net

ICON Architects
Inge Conradi M.Arch. Professional, B.Arch.
Cell: 078 225 9154
Address: 15 Progress St, Dorneshsdrift George
Email: inge.architect@gmail.com

**PROPOSED NEW GRANNY FLAT
& ADDITIONS AND ALTERATIONS
ON ERF 817 SYMONDS LANE
GEORGE**

MUNISIPALE TEKENINGE	
DATUM	1-10-2023 28-02-2024
SKAAL	1/100 1/200
EIENAAR	W01 REV 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	
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ADDITIONAL DWELLING	
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PROPERTY DETAILS

ERF NUMBER	817	EXTENSION/A REA	Bodorp, George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Dwelling 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	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	082 464 7871			

OWNER DETAILS

OWNER NAME	Andaleen Chimes and Mark Jonathan Chimes					
STREET NAME	Symonds Lane			HOUSE NUMBER	18	
POSTAL ADDRESS	Postnet Suite 42, Private Bag X6590, George, 6530			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	Bodorp, George			CODE	6529	
ID NUMBER	N/a		E-MAIL ADDRESS	mchimes@mweb.co.za		
TELEPHONE NO	N/a		CELL NO	074 510 7316		

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

NAME	Jan Vrolijk Town Planner / Stadsbeplanner					
STREET NAME	Victoria Street			HOUSE NUMBER	-	
POSTAL ADDRESS	P. O. Box 710			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	George CBD			CODE	6530	
TEL / CELL NO	082 464 7871		E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za		
PROFESSIONAL CAPACITY	Town Planner		SACPLAN NO	A/1386/2010		

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

IS THE PROPERTY ENCUMBERED BY A BOND?		YES	NO
NAME OF BOND HOLDER	Nedbank		

TITLE DEED DETAILS

TITLE DEED NO.	T63055/2021		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/a			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Rear boundary building line Northern lateral building line	2.0m 2.0 m	0.0m 0.45m	To accommodate a second dwelling unit To accommodate a second 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 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

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

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
N/a	N/a	N/a	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.

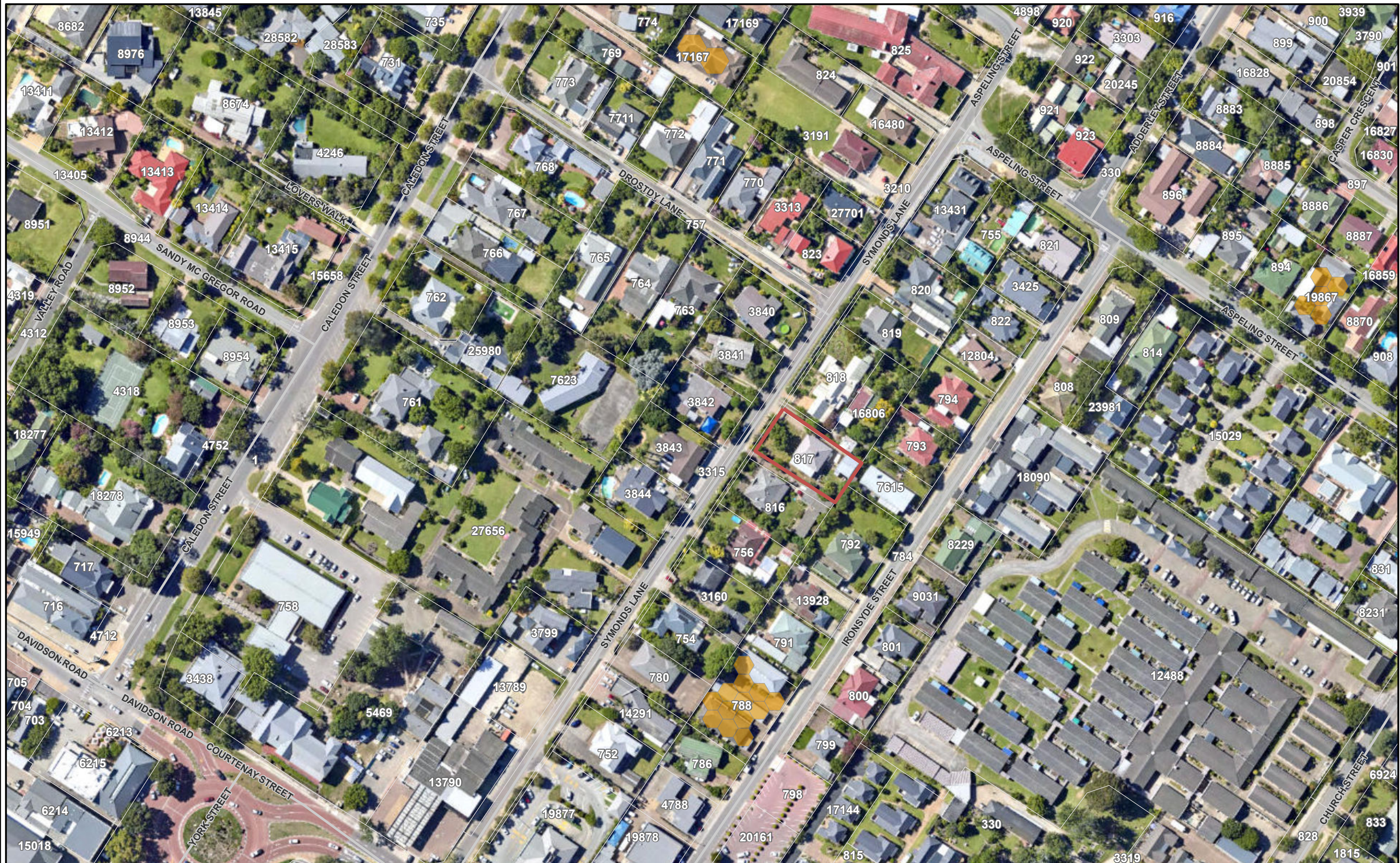
APPLICANT'S SIGNATURE		DATE	28 February 2024
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FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

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

ANNEXURE “C” - LOCALITY PLAN

Erf 817 George - Locality plan



0 0.05 0.1 0.2 km

Date: 2/28/2024 6:55 AM

Scale: 1:1,858



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

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

ANNEXURE “D” - SURVEYOR GENERAL DIAGRAM

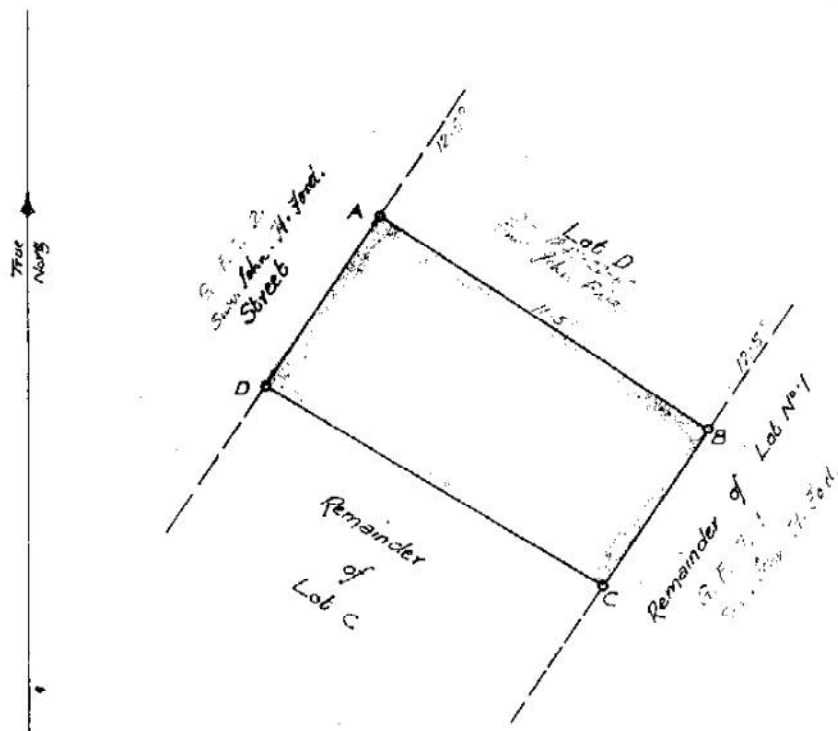
SIDES Cape Feet		ANGLES	
AB	137.00 ✓	A	90.0.0 ✓
BC	67.13 ✓	B	90.0.0 ✓
CD	137.10 ✓	C	92.10.40 ✓
DA	72.35 ✓	D	87.49.20 ✓

S. G. No. 5180/46

Approved

Ken. C. Lomborg
 Surveyor-General.

21-7-1946



A & B, flat iron pegs, pieces of wagon tyre. ✓

C & D, round iron pegs 18" long & 5/8" diameter. ✓

Now Erf 817
 GEORGE

Scale 1: 750
 Cape Feet.

The figure ABCD
 represents 9554 Square Feet of land being
Portion B (a portion of Lot C) of Erf H
 situate in the Municipality of George
 Division of George Province of Cape of Good Hope
 Surveyed in June 1946 by me J. A. Hunter
 Land Surveyor.

This diagram is annexed to deed of
 transfer No. 23104
 dt. 30.12.46 i.f.o.
 J. A. Hunter

Registrar of Deeds.

The original diagram is
 No. annexed to
 D./T. 1847-22-68

S.G. File No.
 S.R. No. E. 1191/46
 George Town sheet 1

NTQ. BL-7DD
 W.42

ANNEXURE “E” - TITLE DEED

A Chimes & Van Wyk Inc
58 Cathedral Street
George
6529

Prepared by me

CONVEYANCER
ADELE VAN WYK
(LPCM87992)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 620 000-00	R. 178-00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED	
VIR FOR R. 2 495 037,00	
B 000035421 / 2021	
14 DEC 2021	REGISTRAR

DATA / VERIFY
19-12-2021
FATGEYAH LARNEY

T 000063055 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ (LPCM60411)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

FUSION PROPERTIES 454 CC
Registration Number 2008/029334/23

which said Power of Attorney was signed at GEORGE on 26 November 2021

DATA / CAPTURE
19-12-2021
VUYELWA LAMANI

And the appearer declared that his/her said principal had, on 27 September 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **ANDALEEN CHIMES**
Identity Number 580908 0106 080
Married, which marriage is governed by the laws of ENGLAND
2. **MARK JONATHAN CHIMES**
Identity Number 930222 5372 086
Unmarried

their Heirs, Executors, Administrators or Assigns,

ERF 817 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 947 (NINE HUNDRED AND FORTY SEVEN) Square metres

FIRST TRANSFERRED by Deed of Transfer No. T23104/1946 with Diagram No. 5180/46 relating thereto and HELD BY Deed of Transfer No T52508/2008.

SUBJECT to the conditions referred to in Deed of Transfer No. T23104/1946.

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

FUSION PROPERTIES 454 CC
Registration Number 2008/029334/23

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

1. **ANDALEEN CHIMES, Married as aforesaid**
2. **MARK JONATHAN CHIMES, Unmarried**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 620 000,00 (TWO MILLION SIX HUNDRED AND TWENTY 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

14 DEC 2021

q.q.

In my presence

REGISTRAR OF DEEDS

ANNEXURE “F” - POWER OF ATTORNEY

POWER OF ATTORNEY

We, the undersigned

Andaleen Chimes and Mark Jonathan Chimes

in our capacity as the registered owners of

Erf 817 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 the relaxation of the following building lines on Erf 817 George to allow for the conversion of an existing outbuilding into a second dwelling unit:

- *the rear boundary building line from 2.0 metre to 0.0 metre, and*
- *the northern lateral building line from 2 metre to 0.45 metre.”*

Signed at George on 26 February 2024

Andaleen Chimes



Mark Jonathan Chimes



ANNEXURE “G” – BONDHOLDER’S CONSENT



A Chimes Van Wyk Attorneys
Email: andi@chimesvanwyk.co.za

7 February 2024

Your ref: Andaleen Chimes

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Mr M J & Mrs A Chimes
ACCOUNT NUMBER : 8966281886901
SECURITY DESCRIPTION : Erf 817 George

We refer to your request dated 6 February 2024 and advise as follows:

We have no objection to the relaxation of the building lines on the abovementioned property to allow for the conversion of an existing outbuilding into a second dwelling unit, subject to:-

- Local municipality approval
- All building work must be done by a recognised builder registered with the NHBRC
- Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

T. Hilder

THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

cc mchimes@mweb.co.za

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) MWT Brown (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana EM Kruger P Langeni
RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 01.01.2024.

www.nedbank.co.za

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ANNEXURE “H” - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

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

ERF 817 GEORGE

APPLICATION DETAILS

An application in terms of section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the relaxation of the following building lines on Erf 817 George to allow for the conversion of an existing outbuilding into a second dwelling unit:

- the rear boundary building line from 2.0 metre to 0.0 metre, and
- the northern lateral building line from 2 metre to 0.45 metre.

APPLICATION DATE

January 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:

T63055/2021 (current Title Deed)

in respect of:

**ERF 817 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 947 (NINE FOUR SEVEN) SQUARE METRE

HELD BY DEED OF TRANSFER NUMBER T63055/2021

REGISTERED in the name of

ANDALEEN CHIMES AND MARK JONATHAN CHIMES

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 property.

SIGNED at GEORGE on 25 January 2024

A handwritten signature in dark ink, appearing to read 'George', is written over the word 'SIGNED'.

CONVEYANCER