

ANNEXURE A.

Power of Attorney and Company Resolution

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the ~~Shareholders/ Partners/ Trustees/~~
Members held in RICHARDS BAY on the 4th day of MARCH ~~2013~~ 2014

Resolved that LOUISE PRYKE ^{HER} in ~~his~~ capacity as MEMBER, be and
is hereby authorized to do whatever may be necessary to give effect to this
resolution and to enter into and to sign such documents necessary to proceed
with the applications as specified hereunder on behalf of the ~~Company/~~
~~Partnership/ Trust/~~ Close Corporation with such modification as ~~he/ she in his/~~
her sole discretion shall deem fit, ~~his/~~ her signature to be conclusive proof that
the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

KNYSNA ERF 1167

NATURE OF APPLICATION:

TEMPORARY LAND USE DEPARTURE

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

LOUISE PRYKE

SIGNATURE:

Louise Pryke

SPECIAL POWER OF ATTORNEY

We, RG R PROPERTIES CC

..... the undersigned,

do hereby nominate, constitute and appoint
MARIKE VREKEN - TOWN AND REGIONAL PLANNERS
with power of Substitution to be *my/our lawful representatives in *my/our application for:

TEMPORARY LAND USE DEPARTURE

on

KNYSNA ERF 1167

In addition to apply for such amendments of any zoning schemes / structure plans as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at RICHARDS BAY on this 4th day of MARCH 2014

SIGNED: Louise Pyke.

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1. [Signature]

2.

ANNEXURE B.

Application Form



KNYSNA MUNICIPALITY

The Chief Town Planner
P.O. Box 21
Knysna
6570

Tel: (044) 302-6330
Fax: (044) 302-6338

TOWN PLANNING AND ENVIRONMENT DEPARTMENT

1. APPLICATION IS HEREBY MADE FOR THE FOLLOWING (Tick Applicable Box):

a) Consent in terms of the relevant Zoning Scheme conditions for a:

- ☐ i. Second Dwelling Unit (in a Single Residential Zone) or an Additional Dwelling (in a Residential Zone 1)
- ☐ ii. Place of Entertainment (in a Business Zone);
- ☐ iii. Professional Use (in a General Use Zone); Other Use (as Specified); and / or

b) A Departure (for an alteration of the conditions in respect of a particular zone) in terms of section 15(1)(a)(i) of the Land Use Planning Ordinance (No. 15 of 1985) for a relaxation of the:

- ☐ i. Lateral (side) building line(s) from m to m; and / or
- ☐ ii. Rear building line from m to m; and / or
- ☐ iii. Street building line from m to m; and / or
- ☐ iv. Coverage factor from % to %; and / or
- ☐ v. Building height restriction from m to m; and / or
- ☐ vi. Lateral / Street boundary wall / fence height restriction from m to m;
- ☐ vii. Other zoning scheme condition(s) (as specified) ; and / or

☒ c) A Temporary Use Departure in terms of Section 15(1)(a)(ii) of the Land Use Planning Ordinance (No. 15 of 1985) (for a purpose for which no provision has been made in the conditions in respect of a particular zone) in order to permit **the property to be used for for business purposes**

on Erf**1167**. **Knysna** **Sedgefield** **Buffalo Bay** **Brenton** **Belvidere** Ptn of Farm No ; as detailed on Drawing No.:1381..... dated1905.....

2. The area of the erf is**820**... m², the street / farm's address is**35 Market Street, Knysna**..... and it is zoned**Single Residential Zone**..... . In respect of a Second Dwelling Unit, the floor area of the main dwelling is m² and that of the second dwelling unit is m².

The motivation for the proposal is as follows (See back of this page for assistance) (Additional motivation may be provided on a separate sheet):

.....**see attached motivation report.**.....
.....
.....
.....

4. I hereby confirm that:

- ☒ a) There are no restrictive Title Deed conditions which may affect the application;
- ☐ b) There are restrictive Title Deed conditions which affect the application and a separate application in terms of the Removal of Restrictions Act (No. 84 of 1967) is attached.

5. ☐ a) I require the proposal to be advertised in the prescribed manner, for my account;
- ☒ b) I have obtained the written comment of the affected owners and attach originals thereof.

6. I attach a copy of the bondholder's consent

7. I hereby confirm that the information furnished is correct, accurate and complete:

Owner of Property

NAME: **RGR Property Holdings cc CK no 2003/019197/23** POSTAL CODE.....

TEL: FAX: CELL: SIGNATURE DATE: 3 April 2014

Applicant (if not owner)

NAME ...**Marike Vreken**.....

POSTAL ADDRESS ...**PO Box 2180, Knysna 6570**.....

H. H. H. H.

DATE: 3 April 2014

INSTRUCTIONS FOR ASSISTANCE IN COMPLETION OF THE APPLICATION FORM

1. Consult the checklist for the documentation required to be submitted with the application.
2. Motivation for the proposal should address the following:
 - a) For a Departure: Why it is not considered possible to develop within the Zoning Scheme parameters?;
 - b) For a Consent Use: Why the premises are considered suitable for the proposed use?;
 - c) For a Temporary Use Departure: Why the use of the erf cannot comply with the provisions of any particular zone?;
 - d) What the impacts (e.g. Traffic, noise, privacy, additional load on the municipal services) of the proposed development / use will be on the surrounding area?;
 - e) What measures will be taken to reduce the impacts noted in (d) above?

Please note that applications have previously been refused due to a lack of motivation.

3. An Additional Dwelling Unit ("Granny Flat") requires a Departure approval, except in the area of the Knysna Zoning Scheme (1992), where a 2nd Dwelling Unit is a Consent Use in a Single Residential Zone. The floor of a 2nd Dwelling Unit may not exceed $\frac{1}{3}$ of the floor area of the main dwelling, up to a maximum of 90m² (in the Knysna Zoning Scheme area) or 120m² (in the rest of the Municipal area).
4. For a relaxation of a Scheme condition (e.g. Building line), it is generally sufficient that owners of the immediately surrounding erven are consulted (including those directly across the street, if necessary). However, the Building Control Officer may require additional owners to be consulted if in his opinion they will be affected. If an applicant is able to obtain the written comment of affected owners, then the advertising deposit need not be paid. If in doubt with respect to which landowners to consult, and / or the need for advertising in the press, please contact the Town Planning and Environment Department of the Knysna Municipality.
5. Where a change in use (Temporary Use Departure) is proposed, the application must be advertised in the press (and the Provincial Gazette), and the relevant deposit is payable.
6. If the proposal is in conflict with the erf's Title Deed conditions, a simultaneous application in terms of the Removal of Restrictions Act (No. 84 of 1967) must be made on the relevant application form. A copy of the completed Removal of Restrictions application form, with payment, must accompany this application, and the original and another copy must be submitted to the Provincial Government of the Western Cape as indicated on the form. The proposal will not be advertised until instructions are received by the Municipality from the Provincial Government.
7. If there is a bond over the property, a copy of the bondholder's written consent must accompany the application.
8. The applicant must ensure that a permit is obtained for disturbance of vegetation or excavation if the erf is subject to the provisions of the Outeniqua Sensitive Coastal Area Extension regulations.
9. Please note that the application fees indicated are current at the time, and are subject to amendment. Payment is to be made to the Town Treasurer, and proof of payment is to accompany the application.
10. The person who makes the application must sign the form, but if this person is not the registered owner of the erf, then the signature / Power of Attorney of the owner must accompany the application. It is the responsibility of the applicant to ensure the correct, accurate and complete information is furnished with the application.

11. Failure to provide full and correct information in the application form and accompanying plans / documentation may result in the application being returned and the application fee forfeited. Kindly ensure that the application is correctly submitted in order to avoid delays in processing.

ANNEXURE C.

Title Deed

293
Logan - Martin Inc
P O Box 6
Knysna
6570

Prepared by me

SEELREG DUTY R	
FOOI FEE N	500,00

CONVEYANCER	
BLK1, MAP, DATA AND ETC. NO. COMPL. DATA CAPT. MARTIN PB	
E. MAGNUS DANIEL STEENKAMP	
OPGENEEM	TERE
GESTAMP	YES

VERBOD	MORTGAGED
R 700 000,00	
B0000041455 / 2004	
2004-00-04	

T0000032413 / 2004

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

VIR ENDOSSEREMENTE KYK BLADSY
FOR ENDOSSEMENTS SEE PAGE 4

MAGNUS DANIEL STEENKAMP

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said Power
of Attorney was signed at KNYSNA on 18 February 2004 granted to him by

NICO LOUW
Identity Number 500125 5026 083
Married out of community of property

And the appearer declared that his said principal had, on 11 February 2004, duly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity, aforesaid, did, by these presents, cede and transfer to and on behalf of:

RGR PROPERTY HOLDINGS CC
No. CK 2003/019197/23

or its Successors in Title or assigns, in full and free property

REMAINDER ERF 1167 KNYSNA IN THE MUNICIPALITY AND
DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;

IN EXTENT 820 (EIGHT HUNDRED AND TWENTY) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T5532/1905 with a
Diagram annexed thereto and held by Deed of Transfer No. T52589/92.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No.
T3612/1913.
- 

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

NICO LOUW, Married as aforesaid

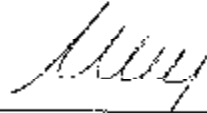
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

RGR PROPERTY HOLDINGS CC
No. CK 2003/019197/23

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 200 000.00 (ONE MILLION TWO HUNDRED THOUSAND RAND).

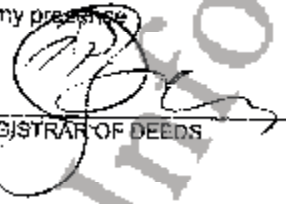
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THIS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 4 June 2004



40

In my presence



REGISTRAR OF DEEDS

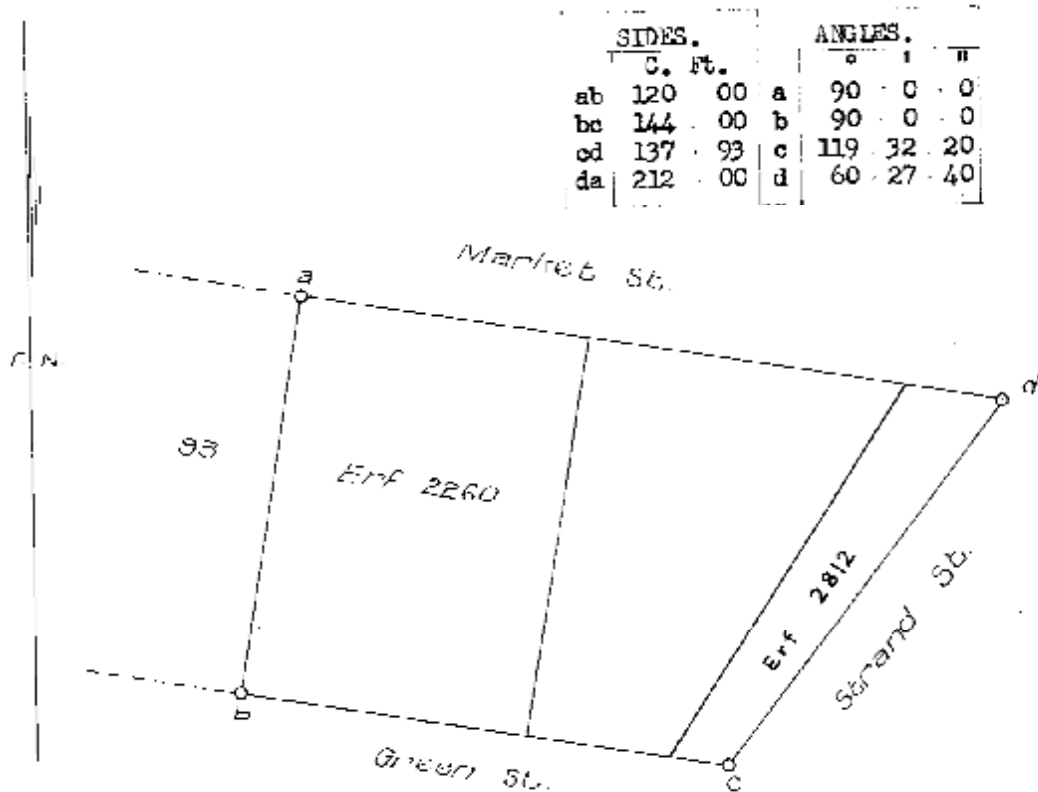
- 4 -

VERBIND		MORTGAGED	
VIA FOR R 300 200,00			
B	000084668 / 2006	[Signature]	
2006-08-16			

ANNEXURE D.

SG Diagrams

The numerical data of this diagram are sufficiently consistent.
(Sgd.) M.C. Vos.
Examiner.



Scale: Cape Ft.

* NOW ERF NO. 1167 KNYSNA.

The above diagram lettered "a b c d" represents 148 Sq. Rds. 48 Sq. Ft. of land*being Erf No. 94 which includes Lot No. 7 Strand Street and Lot No. 9 Strand Street situated in the Village of NEWHAVEN which forms part of the Township of KNYSNA, transferred from Insolvent Estate of John Sutherland to W.C. Guest, on the 22nd of January, 1873.

The above is bounded as follows:-

Bwd. by Market Street
Ewd. " Strand Street
Swd. " Green Street
Wwd. " Erf No. 93

Framed from actual survey by me.

(Sgd.) D.W. Ballot.
Govt. Surveyor.

Transfer 5532

dated 17th June, 1905

William Clark.

[Signature]

MP
22.10.60

C