

**ANNEXURE A.**

*Power of Attorney & Company Resolution*

**RESOLUTION**  
**BY**  
**T & A TRUST**  
**TRUST NUMBER 27456942**

A resolution has been passed by T & A Trust to apply for rezoning of the above property from "Single Residential" Zone to 'General Residential" Zone

Signed.

  
A.J. Berbridge.

02/08/2015

(Duly authorised to sign documents on behalf of T & A Trust

**RESOLUTION**

**BY**

**T & A TRUST**

**TRUST NUMBER 27456942**

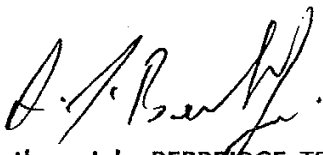
At a meeting of the Trustees held @ 15h00 on Wednesday, 8<sup>th</sup> April 2015 at Number 10, First Avenue, PARYS, 9585 it was resolved that **Anthony John BERBRIDGE, UK Passport number 093245405** be duly authorised to sign documents **on behalf of the Trustees** in matters concerning **T & A Trust**.



**Elizabeth Anne ADAMS, TRUSTEE, ID number 54 09280149087**




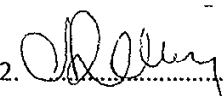
**Juanita NAUDE, TRUSTEE, ID number 681129008089**



**Anthony John BERBRIDGE, TRUSTEE, UK Passport number 093245405**

**Witness:**

1.  .....

2.  .....

**ANNEXURE B.**

---

*Application Form*



**TOWN PLANNING AND ENVIRONMENT DEPARTMENT**

# **REZONING APPLICATION**

**ERF / ERVEN: 6162**

Please Indicate

**KNYSNA**

SEDGEFIELD

BRENTON

BELVIDERE

RHEENENDAL

KARATARA

PORTION OF FARM

IF OTHER, PLEASE SPECIFY

## **REZONING OF PROPERTY(IES) FROM**

Single Residential .....

**TO**

General Residential Zone .....

**DATE:** 25 August 2015



# KNYSNA MUNICIPALITY

The Chief Town Planner  
Tel: (044) 302-6330  
Fax: (044) 302-6338

P.O. Box 21  
Knysna  
6570

---

## INSTRUCTIONS TO ASSIST IN COMPLETION OF APPLICATION FORM

1. Note that this application form relates only to rezoning proposals which do not involve simultaneous subdivision of properties.
2. The whole application form must be accurately completed in ink, and any handwriting must be legible.
3. Where applicable, place an 'X' or similar mark in the relevant block only.
4. Where additional information is attached as an annexure, it must be clearly marked as to which subsection of the application form it relates to.
5. The application for rezoning, with all accompanying documentation, must be submitted to:  

The Chief Town Planner  
Knysna Municipality  
11 Pitt Street  
Knysna  
6570
6. **5 (five) complete copies** of the application and all accompanying documentation must be submitted. This includes 5 copies of the completed application form, as well as **5 (five) copies** of all engineering reports, motivation reports, maps, diagrams, etc., which form annexures to the application form.
7. Incorrect and / or incomplete application forms will be returned to the applicant forthwith, as processing of incomplete applications often result in delays in the system, which is unfair to those whose proposals have been properly prepared and motivated.
8. In cases where the application has to be referred to State Departments or other statutory authorities for comment prior to consideration thereof by the Knysna Town Council, and this has not yet been done by the applicant, he / she may be required to submit additional copies of the completed application form together with all annexures, for forwarding to such Departments / authorities.

9. Please ensure that the most up-to-date application fees are paid.
10. It is the responsibility of the applicant to ensure that correct, accurate and complete information is furnished with the application.
11. Kindly note that receipt of an application will be acknowledged in writing. Once so acknowledged, applicants should accept that consideration of the proposal will occur as soon as is practically possible. Personal visits and telephonic enquiries regarding progress will not “speed up” the process, and are not encouraged.
12. Note that it is not the function of municipal officials to complete the application form. Some assistance to clarify “minor uncertainties” can be given, but it is strongly recommended that property owners appoint suitably qualified consultants to act on their behalf.

**SECTION A**

**PARTICULARS OF APPLICANT**

- 1. FULL NAMES: Marius Buskes .....
- 2. COMPANY / FIRM: (where applicable, e.g. ABC CONSULTANTS)  
Marius Vreken Town Planners.....
- 3. POSTAL ADDRESS:  
PO Box 2180 .....
- Knysna.....
- 6570.....
- .....

**NOTE:** All correspondence will be directed to the above address

- 4. TELEPHONE NO. :(044) 3820420 .....
- 5. CELL NO: 083 654 8480.....
- 6. FAX NO: 086 459 2987 .....
- 7. EMAIL ADDRESS: marius@vreken.co.za.....

**8. BOND DETAILS**

8.1 Is the property encumbered by a bond? 

YES	NO
-----	----

8.2 Is the Bondholder's consent attached? 

YES	NO	N/A
-----	----	-----

**NOTE:** If the property is encumbered by a bond, the consent of the bondholder to the application must be attached to this application.

## SECTION B

### PARTICULARS OF REGISTERED OWNER

**NOTE:** Where more than one property is involved in the application, this section should be completed separately for each property.

1. **FULL NAME(S) OF REGISTERED OWNER(S):**

*T&A Trust*

2. **IS THE APPLICANT THE (ONLY) REGISTERED OWNER OF THE PROPERTY CONCERNED?**

YES	NO
-----	----

3. **POWER OF ATTORNEY OF REGISTERED OWNER(S) ATTACHED?**

YES	NO	N/A
-----	----	-----

**NOTE:** [i] If the application is not made and signed by the registered owner, the power of attorney of the owner must be attached to this application.

[ii] This is also applicable if the person who is applying is still in the process of obtaining the land unit.

4. **IS THE REGISTERED OWNER A COMPANY OR SIMILAR BODY?**

YES	NO
-----	----

5. **CERTIFIED COPY OF EMPOWERING RESOLUTION ATTACHED?**

YES	NO	N/A
-----	----	-----

**NOTE:** If the registered owner is a company or similar body a properly certified resolution confirming consent to the application must be attached to this application.

6. **A COPY OF THE MOST RECENT TITLE DEED IN RESPECT OF THE PROPERTY CONCERNED;**

**OR**

**A CONVEYANCER'S CERTIFICATE CONFIRMING THAT THERE ARE NO RESTRICTIVE TITLE CONDITIONS WHICH MAY AFFECT THE PROPOSAL, IS ATTACHED.**

YES	NO
-----	----

**NOTE:** A copy of either one or the other of the above must be attached.

**SECTION C**

**DETAILS OF LAND UNIT**

**NOTE:** *Where more than one property is involved in the application, this section should be completed separately for each such property*

- 1. **ERF NO:** Erf 6162, Knysna.....
- 2. **EXTENT OF PROPERTY:** 845m2 (Eight Hundred and Forty Five square metres) .....
- 3. **STREET NAME:** 7 Commonage Close .....
- 4. **TOWNSHIP:** (e.g. Paradise, Hornlee, Central Town, etc.) Rexford .....
- 5. **ARE THERE ANY SERVITUDES REGISTERED ON THE PROPERTY WHICH MAY AFFECT THE APPLICATION?**  

YES	NO
-----	----
- 6. **IF THERE ARE ANY SUCH SERVITUDES, PROVIDE A BRIEF DESCRIPTION THEREOF:**  

There are no servitudes registered over the subject property.....  
.....  
.....  
.....
- 7. **IS IT PROPOSED THAT ANY NEW SERVITUDES BE REGISTERED AS PART OF THE APPLICATION?**  

YES	NO
-----	----
- 8. **IF ANY SUCH SERVITUDES ARE PROPOSED, PROVIDE A BRIEF DESCRIPTION THEREOF:**  

N/A.....  
.....  
.....  
.....

**SECTION D**

**DETAILS OF APPLICATION**

1. **BRIEF AND ACCURATE SUMMARY (NOT MOTIVATION) OF THE PROPOSAL:**

1.1 **PRESENT ZONING(S):**

Single Residential Zone .....

1.2 **PROPOSED ZONING(S):**

General Residential Zone .....

1.3 **EXISTING USE(S):**

Single Residential .....

1.4 **PROPOSED USE(S):**

General Residential to allow for a Guest House.....

1.5 **AMENDMENT OF THE REGIONAL STRUCTURE PLAN**

YES	NO
-----	----

1.6 **PRESENT DESIGNATION(S):** N/A.....

1.7 **PROPOSED DESIGNATION(S):** N/A .....

1.8 **ANY FURTHER COMMENTS:**

NA.....  
.....  
.....

2. **DOES THE APPLICATION ALSO INVOLVE A SIMULTANEOUS:**

2.1 **Consolidation [combination] of more than one property?**

YES	NO
-----	----

*If 'YES', briefly explain:*

.....  
.....  
.....

2.2 **Application for a Departure [deviation] from the development restrictions [height, building lines, coverage, etc] which would normally be applicable to the property(ies) concerned?**

YES	NO
-----	----

If 'YES', briefly explain:

A departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 (15 of 1985) from the Knysna Zoning Scheme Regulations (1992) from the requirement that covered parking be provided.

**2.3 Application for a Consent Use from the applicable Zoning Scheme which would normally be applicable to the property(ies) concerned?**

YES	NO
-----	----

If 'YES', briefly explain:

N/A .....

.....

.....

.....

**2.4 Application for removal / amendment of restrictive conditions of title applicable to the property(ies)?**

YES	NO	UNCERTAIN
-----	----	-----------

If 'YES' or 'UNCERTAIN' briefly explain:

N/A .....

.....

.....

.....

2.4.1 Has, in the case of a simultaneous application in accordance with 2.4 above, the application form prescribed by the Provincial Administration: Western Cape for removal / amendment of restrictive conditions of title been completed and forwarded to both the Provincial authorities as well as the Knysna Municipality?

YES	NO
-----	----

**2.5 Application for subdivision of the property(ies) concerned?**

YES	NO
-----	----

**2.6 Does the proposed rezoning involve any of the following activities?**

- 2.6.1 The construction or upgrading of:
- (a) facilities for commercial electricity generation with an output of at least 10 megawatts and infrastructure for bulk supply;
  - (b) nuclear reactors and facilities for the production, enrichment, processing, reprocessing, storage or disposal of nuclear fuel and wastes;
  - (c) with regard to any substance which is dangerous or hazardous and is controlled by national legislation –
    - (i) infrastructure, excluding road and rail, for the transportation of any such substance; and
    - (ii) manufacturing, storage, handling, treatment or processing facilities for any such substance;
  - (d) roads, railways, airfields and associated structures;
  - (e) marinas, harbours and all structures below the high-water mark of the

- (f) sea and marinas, harbours and associated structures on inland waters;
- (g) above ground cableways and associated structures;
- (g) structures associated with communication networks, including masts, towers and reflector dishes, marine telecommunication lines and cables and access roads leading to those structures, but not including above ground and underground telecommunication lines and cables and those reflector dishes used exclusively for domestic purposes;
- (h) racing tracks for motor-powered vehicles and horse racing, but not including indoor tracks;
- (i) canals and channels, including structures causing disturbances to the flow of water in a river bed, and water transfer schemes between water catchments and impoundments;
- (j) dams, levees and weirs affecting the flow of a river;
- (k) reservoirs for public water supply;
- (l) schemes for the abstraction or utilization of ground or surface water for bulk supply purposes;
- (m) public and private resorts and associated infrastructure;
- (n) sewerage treatment plants and associated infrastructure;
- (o) buildings and structures for industrial, commercial and military manufacturing and storage of explosives or ammunition or for testing or disposal of such explosives or ammunition.

2.6.2 The change in the use of land from:

- a) agricultural or zoned undetermined use or an equivalent zoning, for any other land use;
- b) use for grazing to any other form of agriculture use
- c) use for nature conservation or zoned open space to any other land use.

YES	NO
-----	----

If **“YES”**, stipulate the activity(s) (i.e. 2.6.1(e), 2.6.2(b), etc.):

N/A .....

.....

.....

.....

**NOTE:** The abovementioned activities are subject to regulations promulgated in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) and the National Environmental Management Amendment Act (No.56 of 2002).

2.7 If the answer to 2.6 above is **“YES”** has an application for authorisation in terms of Act 73 of 1989 been submitted to the Provincial Department of Environmental Affairs and Development Planning?

YES	NO
-----	----

If **“YES”**, indicate the date of submission, as well as the specific office (and responsible person) to which / whom it has been submitted:

N/A .....

.....

.....

.....

.....  
.....  
.....  
.....  
.....

3. **MOTIVATION FOR PROPOSAL:**

**NOTE:** Even if a full motivation report is submitted separately, an executive summary should still be provided here: The potential effect of the proposed new land use on the general environment and nearby properties and/or residents should be specifically addressed.

See attached Motivation Report .....  
.....  
.....  
.....  
.....  
.....  
.....

4. **LOCALITY PLAN ATTACHED?**

YES	NO
-----	----

**NOTE:** A locality plan, a zoning plan and a land use plan must be attached to this application, and should clearly identify the property/properties in respect of which the application is being made as well as the cadastral boundaries and Erf numbers of all other registered properties in the general area concerned.

5. **ZONING PLAN ATTACHED?**

YES	NO
-----	----

**NOTE:** The zoning plan should clearly reflect the current zonings of all properties in the general area concerned.

6. **LAND USE PLAN ATTACHED?**

YES	NO
-----	----

**NOTE:** The land use plan should clearly reflect the actual land use of all properties in the general area concerned.

7. **PROPOSED SITE DEVELOPMENT PLAN ATTACHED?**

YES	NO
-----	----

**NOTE:** A site development plan, clearly indicating all existing and proposed structures on the property/properties under consideration, proposed parking, landscaping, elevational treatment of buildings, etc. will facilitate consideration of the application, and may in certain cases, depending on the scale and nature of the proposed rezoning, even be a compulsory requirement.

8. **ARE THERE ANY EXISTING MUNICIPAL SERVICES (WATER, STORMWATER OR SEWERAGE, ELECTRICITY CABLES, ETC.) WHICH ARE NOT CURRENTLY PROTECTED BY SERVICED ON THE PROPERTY(IES) CONCERNED?**

YES	NO
-----	----

If 'YES', briefly explain:

N/A .....  
.....  
.....

9. **ARE ANY PORTIONS OF THE PROPERTY(IES) INVOLVED, STEEPER THAN A GRADIENT OF 25% (1:4)?**

YES	NO
-----	----

10. HAS A CONTOUR PLAN BEEN SUBMITTED?

YES	NO
-----	----

**NOTE:** If any portion is steeper than 25%, a contour plan as well as a contour analysis, clearly indicating those areas steeper than 1:4, must be attached to this application.

11. ARE ANY PORTIONS OF THE PROPERTY(IES) INVOLVED:

- SITUATED BELOW THE 1 IN 50 YEAR FLOODLINE?
- SUBJECT TO FLOODING?
- SITUATED IN A NATURAL DRAINAGE COURSE?
- SITUATED IN A WETLAND AREA?

YES	NO
YES	NO
YES	NO
YES	NO

12. IF THE ANSWER TO ANY OF THE QUESTIONS IN 11 ABOVE IS "YES", PROVIDE **BRIEF** DETAILS IN THIS REGARD, INCLUDING MITIGATING MEASURES TO BE IMPLEMENTED, IF ANY:

.....  
 .....  
 .....

13. ARE THERE ANY PROTECTED TREE SPECIES IN TERMS OF THE NATIONAL FORESTS ACT (1989) ON THE PROPERTY(IES) CONCERNED?

YES	NO
-----	----

**NOTE:** If there are, the location of these trees must be clearly indicated on the site development plan.

14. WILL DEVELOPMENT, INCLUDING INSTALLATION OF SERVICES OR CONSTRUCTION WORK, AS A RESULT OF THE PROPOSED REZONING REQUIRE SUBSTANTIAL EARTHWORKS AND / OR REMOVAL / DISTURBANCE OF INDIGENOUS VEGETATION?

YES	NO
-----	----

If 'YES', briefly explain, and include mitigating measures to be implemented, if any:

N/A .....  
 .....  
 .....

15. IS / ARE THE PROPERTY(IES) SITUATED ALONG OR WITHIN 95m OF A PROVINCIAL OR NATIONAL ROAD OR IS ACCESS PROPOSED FROM ANY OF THESE ROADS?

If 'YES', indicate clearly on relevant plan(s).

YES	NO
-----	----

16. IS / ARE THE PROPERTY(IES) CONCERNED SITUATED IN A SENSITIVE NATURAL ENVIRONMENT (CLOSE PROXIMITY TO AND / OR EFFECT ON THE KNYSNA ESTUARY, SWARTVLEI, GROENVLEI, ANY RIVER, OCCURRENCE OF INDIGENOUS FAUNA AND / OR FLORA, VISUAL SENSITIVITY, ETC.)?

YES	NO
-----	----

If 'YES', explain briefly:

.....  
.....  
.....

17. IS / ARE THE PROPERTY(IES) CONCERNED, OR ANY STRUCTURE(S) SITUATED ON IT / THEM:

- DECLARED AS A NATIONAL MONUMENT, OR LISTED IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NO. 25 OF 1999)?

YES	NO
-----	----

- DECLARED AS A NATURAL HERITAGE SITE?

YES	NO
-----	----

OR

IS / ARE ANY STRUCTURE(S) OR PORTION(S) THEREOF ON THE PROPERTY(IES) CONCERNED IN EXCESS OF 60 YEARS OF AGE?

YES	NO
-----	----

18. IF THE ANSWER TO ANY OF THE QUESTIONS IN 17 ABOVE IS "YES", PROVIDE BRIEF DETAILS IN THIS REGARD, AND INDICATE ON THE SITE DEVELOPMENT PLAN, WHERE APPROPRIATE:

N/A .....  
.....  
.....

19. FURNISH A BRIEF DESCRIPTION OF THE MANNER IN WHICH THE FOLLOWING MUNICIPAL SERVICES WILL BE PROVIDED

NOTE: Even if a full engineering report is submitted separately, an executive summary should still be provided here.

19.1 **Water:**

Knysna Municipality .....  
.....  
.....

19.2 **Sewerage:**

Knysna Municipality .....  
.....  
.....

19.3 **Electricity:**

Knysna Municipality .....  
.....  
.....

19.4 **Stormwater:**

Knysna Municipality .....  
.....  
.....

19.5 **Refuse Removal:**

Knysna Municipality .....  
.....  
.....

**SECTION E**

**PARTICULARS OF CONSULTANT**

1. **WERE ANY PROFESSIONAL CONSULTANTS INVOLVED IN THE PREPARATION OF THIS APPLICATION?**

<b>YES</b>	<b>NO</b>
------------	-----------

**NOTE:** Where applicable this section should be completed separately for each consultant; If no consultants were used this fact must be indicated with a line through Section E.

2. **FULL NAME OF CONSULTANT:**

Marius Buskes.....

3. **NAME OF COMPANY/FIRM:** (Where applicable, e.g. ABC Consultants)

Marika Vreken Town Planners.....

4. **CURRENT POSITION IN COMPANY/FIRM:**

Candidate Town Planner .....

5. **QUALIFICATIONS / RELEVANT FIELDS OF EXPERIENCE / PROFESSIONAL AFFILIATIONS, ETC.:**

BT&RP (UP).....

6. **CONTRIBUTION TO THE STUDY:**

Motivation Report .....

7. **CONTACT DETAILS OF CONSULTANT**

POSTAL ADDRESS:

PO Box 2180 .....

Knysna .....

6570 .....

**NOTE:** Should any correspondence be required to the consultant it will be directed to the above address.

TELEPHONE NO.:(044) 382 0420 .....

CELL NO.:083 654 8480.....

FAX NO.:086 459 2987 .....

EMAIL ADDRESS: [marius@vreken.co.za](mailto:marius@vreken.co.za).....

**SECTION F**

**DETAILS OF CONSULTATION AND / OR SCOPING PROCESS**

1. HAS THIS APPLICATION BEEN DISCUSSED WITH ANY REPRESENTATIVE OR RESPONSIBLE OFFICIAL OF THE KNYSNA MUNICIPALITY OR ANY OTHER AUTHORITY PRIOR TO SUBMISSION THEREOF?

YES	NO
-----	----

2. IF IT HAS BEEN DISCUSSED, PROVIDE IN A SEPARATE SCHEDULE BRIEF DETAILS IN THIS REGARD UNDER THE FOLLOWING HEADINGS:

- Name of Official / Representative
- Rank / Position
- Authority / Organisation
- Date of Discussion
- Manner of Discussion (telephonic / meeting / correspondence etc.)
- Issues raised and discussed

3. HAS A COPY OF THIS APPLICATION BEEN MADE AVAILABLE TO ANY AUTHORITY OTHER THAN THE KNYSNA MUNICIPALITY?

YES	NO
-----	----

*If 'YES', provide the name and address of such authority(ies) and the date of submission to it / them.*

Name of Authority	Date Submitted

**NOTE:** Proof of submission to this Authority (registered postal notice or acknowledgement of receipt by the Authority), as well as a copy of the covering letter to this Authority, must be attached to this application.

4. WAS IT A STIPULATION OF ANY OTHER AUTHORITY THAT THE APPLICATION SHOULD BE ADVERTISED FOR COMMENT IN TERMS OF ANY OTHER LEGISLATION?

YES	NO
-----	----

*If 'YES', detail in this regard should be attached separately.*



**SECTION G**

**APPLICATION FEES**

- 1. See current schedule of fees.
- 2. Please include proof of payment of the application fees with the application.

**SECTION H**

**DECLARATION**

I, Marius Buskes.....

*(FULL NAMES AND SURNAME OF APPLICANT)*

**HEREBY CERTIFY AS FOLLOWS:**

- THAT THE INFORMATION APPEARING IN THIS FORM IS CORRECT AND ACCURATE;
- THAT THE INFORMATION APPEARING IN THE ANNEXURES TO THIS FORM IS CORRECT AND ACCURATE;
- THAT I UNDERSTAND THE APPLICATION.

**SIGNATURE**

**OF APPLICANT:**



**DATE:** .2015-08-25

**ANNEXURE C.**

---

*Title Deed*

**DEED OF TRANSFER**

**NO T2525/2015**

**in favour of**

**COPY**


**T & A TRUST**

**ERF 6162 KNYSNA**

*YOWLES CALLAGHAN & BOSHOFF INC  
24 QUEEN STREET / P O BOX 47  
KNYSNA 6570  
TEL: 044 382 3111  
FAX: 044 382 5050  
E-MAIL: [deon@vcblaw.co.za](mailto:deon@vcblaw.co.za)*

Vowles Callaghan & Boshoff Incorporated  
 24 Queen Street  
 Knysna  
 6570

Prepared by me

  
 CONVEYANCER  
~~CARL CHRISTIAAN BURGER~~  
 RONEL ELS

Fee endorsement	
Price/Value	Office fee
2050 000 1100 00	
Reason for exemption	Exempt i.t.o
Cat. section Act	

T 000002525 / 2015

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONEL ELS

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 the 5<sup>th</sup> of DECEMBER 2014 granted to him by

1. KEITH GEORGE LE'FLAY ✓  
 Identity Number 310109 5105 18 8 ✓  
 Unmarried ✓
2. PATRICIA ANN ASQUITH ✓  
 Identity Number 380828 0181 18 4 ✓  
 Unmarried ✓

DATA / VERIFY  
 10 FEB 2015  
 BARLOW MARLYN

DATA / CAPTURE  
 04 FEB 2015  
 LAMANI VUYELWA

22



And the Appearer declared that his said principal had, on 15 November 2014, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of the  
T & A TRUST  
Registration Number IT954/11**

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

ERF 6162 KNYSNA IN THE MUNICIPALITY AND DIVISION OF KNYSNA,  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 845 (EIGHT HUNDRED AND FORTY FIVE) Square metres

FIRST TRANSFERED by Deed of Transfer No T67869/1990 with General Plan No TP10956 relating thereto and HELD BY Deed of Transfer No T19929/2001

- A. SUBJECT to the conditions referred to in Deed of Transfer No.T9492/1908 and Deed of Transfer No.T9493/1908
- B. SUBJECT FURTHER and ENTITLED to the benefit of the terms of the following omnibus endorsements, namely:

Dated 11th April 1938 on Deed of Transfer No.T9492/1908.

Dated 30th April 1948 on Deed of Transfer No.T12031/1944.

Dated 30th December 1948 on Deed of Transfer No.T29458/1948, and

Dated 11th April 1938 on Deed of Transfer No.T9493/1908

from which endorsements it appears that by various transfers by which portions of Erf 1399 Knysna, were conveyed:

"certain restrictions relating to the use of the land for residential purposes, ....., value of buildings which shall be erected, drainage and sewerage and building line have been imposed against the land thereby conveyed for the benefit of the owners and their successors in title to the remainder of the land held hereunder as will more fully appear on reference to the respective Deeds of Transfer."

the various Deeds of Transfer aforesaid being the following:



102

No.3476/1938. Nos T5881/1938 and T5882/1938, No T8582/1938, No T3256/1939, No T11762/1939, No T3494/1940, No T3759/1940, No T13522/1943, No T13523/1943, No T13524/1943, No 13525/1943; No.T14035/1943, No T9927/1944, No. T968/1945, No. T5411/1945, No. T5412/1945, No. T5858/1945, No. T12799/1945, No. T1928/1946, No. T2143/1946, No. T3813/1946, No. T16569/1947, No. T16663/1947, No. T17138/1947, No. T17964/1947, No.T18271/1947, No.T19639/1947, No. T24923/1947, No. T2195/1948, No. T29457/1948, No. T29459/1948, No. T29460/1948, No. T29461/1948, No. T29462/1948, No. T29463/1948, No. T13523/1949.

C. SUBJECT FURTHER to the terms of the following endorsement dated 25 July 1984 on Deed of Transfer No.T21493/1979, reading as follows:

"Para 1

By Deed of Transfer No. T38151/1984 dated this day the within property is subject to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No.33 of 1934:

1. The owner of this erf shall, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, 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 constructing, altering, removing or inspecting any works connected with the above.
2. 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."

D. SUBJECT FURTHER to the following condition contained in Deed of Transfer No. T67869/1990 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance 33/1934 when approving of the establishment of Rexford Township namely:

101

20. Jul. 2015 16:05

No. 1198 P. 1

Page 4

1. This erf shall be used for such purposes as are permitted by the Town Planning Scheme of the Local Authority and subject to the conditions and restrictions stipulated by the scheme. ✓

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

1. **KEITH GEORGE LE'FLAY, Unmarried** ✓
2. **PATRICIA ANN ASQUITH, Unmarried** ✓

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

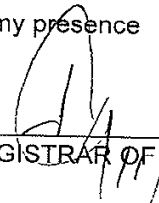
**The Trustees for the time being of the T & A TRUST**  
**Registration Number IT954/11**

its Successors in Office 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 R2 050 000,00 (TWO MILLION FIFTY 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 **29 JAN 2015**

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

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

MC



**ANNEXURE D.**

---

*SG Diagrams*



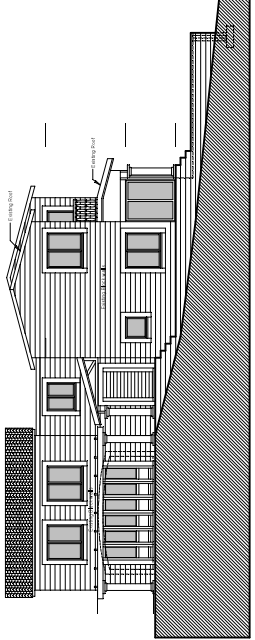
**ANNEXURE E.**

---

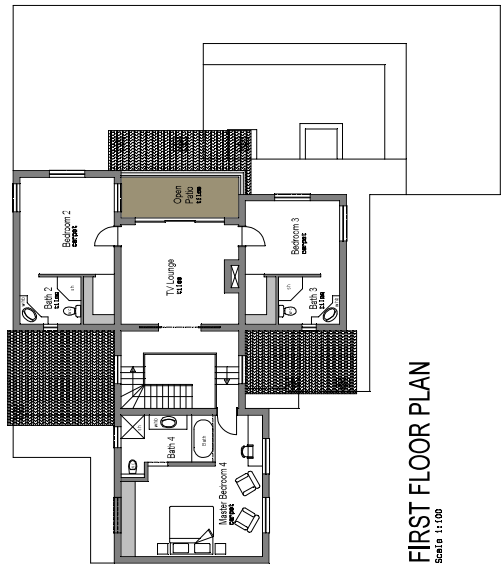
*Architectural Designs*



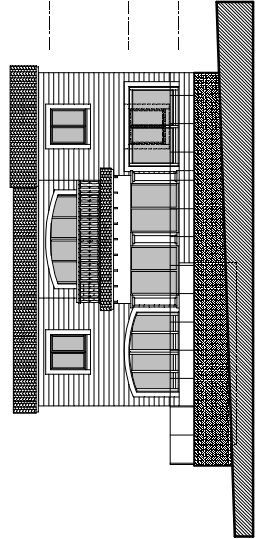
1. All items are dimensioned to the exterior unless otherwise noted.  
 2. All items are dimensioned to the exterior unless otherwise noted.  
 3. All items are dimensioned to the exterior unless otherwise noted.  
 4. All items are dimensioned to the exterior unless otherwise noted.  
 5. All items are dimensioned to the exterior unless otherwise noted.  
 6. All items are dimensioned to the exterior unless otherwise noted.  
 7. All items are dimensioned to the exterior unless otherwise noted.  
 8. All items are dimensioned to the exterior unless otherwise noted.  
 9. All items are dimensioned to the exterior unless otherwise noted.  
 10. All items are dimensioned to the exterior unless otherwise noted.



**NORTH-EAST ELEVATION**  
 Scale 1:100



**FIRST FLOOR PLAN**  
 Scale 1:100



**NORTH-WEST ELEVATION**  
 Scale 1:100

DATE: 15/03/2011, 09:11  
 PROJECT: K15/03/02(01) - 01  
 ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS  
 THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

**NICO VREKEN** Professional Engineer  
 P.O. BOX 2180  
 KINGSNA  
 1210  
 Cell: 082 927 6070

**KNYSNA**  
 ALTERNATIONS TO THE EXISTING HOUSE  
 1210  
 KINGSNA  
 1210  
 CELL: 082 927 6070

PROJECT NO.	K 15/03/02(01)
DATE	15/03/2011
SCALE	1:100