

## **ANNEXURES**

---

<b>ANNEXURE A</b>	POWER OF ATTORNEY
<b>ANNEXURE B</b>	DEED OF SALE
<b>ANNEXURE C</b>	CADASTRALS
<b>ANNEXURE D</b>	PHOTOS OF SITE
<b>ANNEXURE E</b>	HOUSE PLANS
<b>ANNEXURE F</b>	TITLE DEED T23292/1991
<b>ANNEXURE G</b>	HOUSING AND LAND NEED
<b>ANNEXURE H</b>	PRELIMINARY CIVIL ENGINEERING SERVICES STATEMENT

---

**POWER OF ATTORNEY**

---

I, the undersigned,

**Stella Winifred Olivier (ID – 3712010037080)**

the registered owner of

**PORTION 9 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD**


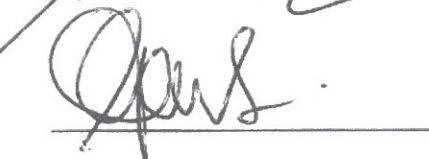
hereby nominate, constitute and appoint **METROPLAN TOWN AND REGIONAL PLANNERS** with powers of substitution in, and to be my lawful agent in my name, place and stead in:

1. **APPLICATION FOR SUBDIVISION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT 70 OF 1970.**
2. **APPLICATION FOR REZONING AND SUBDIVISION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013)**
3. **APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT 107 OF 1998.**
4. **APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS (IF REQUIRED) IN TERMS OF ACT NO. 84 OF 1967**

In respect to the abovementioned property, and in general, to achieve the abovementioned goals and to do or have done just as completely and effectively as I would have done it had I been present and acted therein - and I ratify, allow and confirm herewith and promise and agree to ratify, allow and to confirm anything and everything that my abovementioned **AGENT** may herewith lawfully do or have done.

SIGNED AT KRANSHOEK THIS 17<sup>th</sup> DAY OF AUGUST 2018

**AS WITNESSES:**

1.   
2. 





Farmers Choice  
The Craggs  
P O Box 106  
The Craggs  
6602



Tel: 044-533 5981  
Fax: 044-533 5980  
Mobile: 082 - 448 7953  
Lucinda@farmerschoice.co.za

## DEED OF SALE

MADE AND ENTERED BY AND BETWEEN

**STELLA WINIFRED OLIVIER**

ID number : 371201 0037 080

widow

SARS income tax registration number:.....

Herein after called the **SELLER** of the one part;

and

**STATUS HOMES PROPERTY  
DEVELOPERS (PTY) LTD**

Registration number 2012/149202/07

SARS income tax registration number.. 923 936 5183..

Represented by Alphonso Les Lamour ID 520127 5082 088

Duly authorized to sign on its behalf  
herein after called the **PURCHASER** of the other part.

**WHEREAS** the **SELLER** is desirous to sell the property to the **PURCHASER**;

**AND WHEREAS** the **PURCHASER** is desirous to purchase the said property.

Handwritten signatures of the parties involved. There are three distinct signatures: one at the top, one in the middle, and one at the bottom right, all in dark ink.

**NOW THEREFORE IT IS AGREED AS FOLLOWS:-**

1. That the SELLER sells the property hereinafter described and the PURCHASER purchases the said property subject to the terms and conditions of the Deed of Sale :-

The property hereby sold is described as :

**PORTION 9 OF THE FARM KRANSHOEK NO.432, KNYSNA RD,** as described on Surveyor-General Diagram No. A3593/1924, 25,9487 ha in extent – see attached

Together with all buildings and erections thereon and all fixtures and fittings of a permanent nature pertaining thereto.

SUBJECT to all the conditions and servitudes mentioned or referred to in the current and prior Title Deeds and/or Sectional Title Register of the Property, and to all such conditions and to the extent such as it now lies, "voetstoots", upon the following terms, namely :-

**2. PURCHASE PRICE**

The purchase price of the said property shall be the sum of

**R 5 000 000 (FIVE MILLION RANDS ONLY)** plus three houses in the development at a value of R200 000 each – see clause 21.1 below. Payable as follows :-

- 2.1 a deposit in the amount of 10% payable within 10 working days from date of fulfillment of all the suspensive conditions, which shall be paid directly to the trust account of the transferring attorneys, who are hereby authorized in terms of Section 78(2A) of the Attorneys Act 1979 (Act No 53 of 1979), to invest the said amount in an interest bearing trust account pending date of registration of transfer, the interest to the credit of the Purchaser.
- 2.2 an acceptable, unconditional and irrevocable bank guarantee for the balance purchase price, payable free of exchange, via ACB, at Plettenberg Bay on date of registration of transfer, to be delivered to the offices of the transferring attorneys within 30 days, after all suspensive conditions have been fulfilled, payable on date of registration of transfer.

**3. TRANSFER**

Transfer of the property shall be effected by the SELLER's Conveyancers, PAUL JORDAAN ATTORNEYS of Plettenberg bay, within a reasonable time after the PURCHASER has complied with the provisions of Clause 2 hereof, and made payment of the costs of this Agreement and of all costs associated with registration of transfer of the Property and matters incidental thereto, according the prescribed conveyancing tariffs tables calculated in accordance with the guidelines prescribed by the various Law Societies with Deeds Office charges according to the list in the Notice in the Government Gazette that is applicable from time to time together with disbursements associated therewith for all of which the PURCHASER shall be liable and obliged to make provision upon demand.

#### 4. POSSESSION AND OCCUPATION

4.1. Possession of the property shall be given to the Purchaser on registration of transfer.

4.2. Vacant occupation shall be given to the Purchaser on registration of transfer notwithstanding all other conditions referring to occupation as set out in this agreement.

#### 5. WAIVER

Notwithstanding any express or implied provisions of this Agreement to the contrary any latitude of time may be allowed by the SELLER to the PURCHASER in respect of any payment provided for herein or any matter or thing which the PURCHASER is bound to perform or observe in terms hereof shall under no circumstances be deemed to be a waiver of the Seller's rights at any time, and without notice, to require strict and punctual compliance with each and every provision of the terms hereof.

#### 6. NOTICES

Each and every notice, reminder for any of the parties to this Agreement shall be sent by registered post and shall be taken as delivered 6 (six) days after the date on which it was posted :-

THE SELLER :

STELLA OLIVIER  
C/O PAUL JORDAAN ATTORNEYS  
PLETTENBERG BAY

Tel. no. 044 – 533 2140

THE PURCHASER :

C/O MICHAEL WHITE  
LEXICON  
CORNER WESTBOIURNE AND CLEVEDON ROADS  
CENTRAL  
PORT ELIZABETH 6001

Tel. 041 373 7434

E-mail: Michael@lex-icon.co.za

Either party may from time to time vary its/his/her address chosen as domicilium citandi et executandi provided that any new address to the substituted shall only become effective on the date written acknowledgment of receipt of the notice to that effect, given by the other party has been received.

Sweco  
GAC



## 7. DESCRIPTION

If the property has been erroneously described herein such error shall not be binding upon the parties but the description of the Property as set out in the current and/or prior deeds shall apply and in such event the parties agree to the rectification of this contract to conform to their intention. The SELLER shall not be required to indicate to the PURCHASER the position of the beacons and/or pegs upon the Property.

## 8. ESTATE AGENTS COMMISSION

The Seller undertakes to pay to FARMERS CHOICE ESTATE AGENTS, a brokerage fee in respect of the sale at 5% plus VAT, which brokerage shall be deemed to have been earned upon conclusion of the sale and if applicable, the waiver or fulfillment of any suspensive conditions. Payment of the brokerage fee shall be made upon registration of transfer. The brokerage fee plus VAT is a first charge against the deposit and/or proceeds of the sale referred to above. The Agent shall be entitled to negotiate any shortfall in this respect with the Purchaser. If the sale is cancelled through a breach of contract on the Purchaser's part, or by mutual consent then the Agent shall be entitled but not obliged, to claim such brokerage fee from the Purchaser in which case, such claim will not be dependent upon transfer of the property. The Seller by their signature hereto irrevocably authorizes and instructs the said conveyancer in rem suam to pay the Agent its brokerage fee and VAT in terms of this agreement from the proceeds of the sale. In the event that the deposit referred to in 4.1 above is insufficient to cover the payment of brokerage fee and VAT, the Seller hereby irrevocably instructs his conveyancer to furnish the Agent with a written undertaking for this purpose. Should the Purchaser commit any breach of the terms and conditions of this sale, the Purchaser shall be liable to pay Farmers Choice Estate Agents the brokerage fee set out above. The brokerage fee shall be payable on demand. The provision of clause 8 is applicable to the Seller mutatis mutandis.

The Conveyancer is duly and irrevocably instructed to keep the Agent covered for the brokerage fee in terms of this clause.

## 9. RATES AND TAXES AND LEVIES

The present financial year for local authorities will end 30 June 2017.

General Rates is an annual charge that is raised on the 1<sup>st</sup> of July every year. The municipality's Customer Care and Revenue Management By-Law stipulates that the owner of a property on the 1<sup>st</sup> of July of a particular calendar year, is therefore liable for the General Rates in respect of that property, for the entire financial year.

When the transfer of a property is registered early in the new financial year (e.g. 5 July) the seller is therefore still liable for the General Rates for that entire financial year. This creates a problem, as the old owner is usually under the impression that such rates will be charged to the account of the new owner, including the total of any arrears.

Section 118 of the Local Government Municipal Systems Act requires that a local authority certify in a clearance certificate, that all outstanding monies in connection with the property

being transferred, have been paid in full for a period not exceeding two years prior to the date on which clearance is applied for.

The sellers are therefore advised that they will be liable for the new year's rates and that such rates will be charged to their accounts. The municipality will not apportion rates between the buyer and seller, as the charge is one undivided debt.

The transferring attorneys will, on date of registration of transfer, calculate the apportion rates between the parties and will attend to payment thereof accordingly. Therefore provision is made in the pro forma cost account for payment of pro rata rates and taxes.

#### **HISTORICAL MUNICIPAL DEBT RELATING TO PROPERTY**

The parties acknowledge that the rates clearance certificate mentioned above, only covers historical debt for a maximum of 2 years prior to transfer. The Seller furthermore indemnifies the Purchaser against any claims for debt which may have occurred at any time prior to this 2 year period, and not yet accounted for.

The Seller further undertakes to settle any historical municipal debt, not covered by the clearance certificate mentioned, that comes to light before or after transfer, immediately on request by the Purchaser, directly to the Municipality and furnish the Conveyancer or Purchaser, as the case may be, with proof of payment forthwith.

#### **10. ELECTRICAL, GAS AND ELECTRIC FENCE AND BEETLE /ENTOMOLOGY CERTIFICATES**

Not applicable

#### **11. INVASIVE SPECIES REGULATION**

It is recorded that as far as the Seller is aware, there is presence of listed invasive plant species on the property being sold and the Purchaser therefore accepts the property, inclusive of the vegetation on the property.

#### **12. BREACH**

In the event of the Purchaser failing to fulfill on due date any of the terms and conditions of this Deed of Sale, the Seller shall furnish the Purchaser with 7 (seven) days written notice to remedy such default and should the Purchaser remain in default, then the Seller shall have the right either:-

- (a) To cancel the sale by registered letter addressed to the Purchaser, in which event the Purchaser shall, at the option of the Seller, and without prejudice to any other rights which the Seller may have, either forfeit all monies paid to the Seller or his agent in terms hereof, as "rouwkoop", or alternatively be liable to the Seller in pre-agreed damages. In the latter event the Seller shall be entitled to withhold any monies repayable to the Purchaser until his damages have been determined and then to apply set-off against such damages; or



- (b) To claim immediate payment of the whole of the purchase price and the fulfillment of all the terms and conditions hereof.

In the event of the Seller failing to fulfill on due date any of the terms and conditions of this Deed of Sale, the Purchaser shall furnish the Seller with 7 (seven) days written notice to remedy such default and should the Seller remain in default, then the Purchaser shall have the right either:-

- (a) To cancel the sale by registered letter addressed to the Seller and to recover from the Seller all amounts paid towards the purchase price plus costs as well as such damages as she may have suffered; or
- (b) To claim the immediate fulfillment of all the terms and conditions hereof.

### 13. ENTIRE AGREEMENT

The PURCHASER and the SELLER solemnly declare that :-

- (a) This Agreement constitutes the entire Agreement between them and no other conditions, amendments, additions or cancellation shall be of any force or effect unless such other conditions, amendments, additions or cancellations or representations have been made in writing and signed by both the PURCHASER and the SELLER;
- (b) The SELLER shall not be bound by any representation expressed or implied made by whomsoever other than contained in this Agreement;
- (c) Any concession or condonation made by the SELLER to the PURCHASER in regard to any of the terms and conditions of this Agreement shall be without prejudice to the Seller's rights in terms of this Agreement and shall in no way be construed as a waiver of the SELLER or his rights in terms hereof;
- (d) The PURCHASER has acquainted himself with all the facts concerned which may effect this Agreement before becoming a party hereto and the SELLER shall not be liable for failure to disclose any details that may be within his knowledge, including the vegetation on the property.
- (e) The SELLER shall not be liable to point out any pegs or beacons in respect of the PROPERTY, nor be responsible for the payment of the costs of location thereof.
- (f) The PURCHASER shall receive possession and occupation of the property on date of transfer.

### 14. VOETSTOOTS

The Purchaser hereby declares that the property was duly inspected, that it is satisfied therewith and accepts it unconditionally. The property is sold "voetstoots" subject to all the conditions and servitudes mentioned, set out in the title deeds of the property and to all such other conditions and servitudes that may exist in regard thereto.

## 15. NOMINATION

Not applicable

## 16. MAGISTRATE'S COURT JURISDICTION

The parties hereby agree that in the event of any action being instituted between them and resulting from this Deed of Sale, that the Magistrate Court shall have jurisdiction in terms of Section 28 of the Magistrate's Court Act and consent in terms of Section 45 of the said Act to institute action in the Magistrates Court, notwithstanding that the amount so claimed may exceed the jurisdiction as set out in Clause 29 of the said Act.

## 17. WARRANTIES

17.1 The Seller hereby warrants in favour of the Purchaser that both at the date of signature of this agreement, and as at the date of transfer of the property:

- 17.1.1 There are no unlawful occupants living on the property;
- 17.1.2 The Seller warrants that there are no claims pending in terms of the Restitution of Land Rights Act No 22 of 1994 or any other acts, ordinances, or regulations, in connection with the farm and no one is entitled to make any such claim;
- 17.1.3 The Seller warrants that no person has any right or claim to occupy the property or any portion thereof, save as specifically disclosed in this agreement.
- 17.1.4 No personal or other servitudes or rights have been granted to any person in respect of the property, other than those mentioned in the present Title Deed;
- 17.1.5 The Seller has not received any notice that any part of the property is required for road widening or other schemes;
- 17.1.6 The Seller has not received any expropriation notices;
- 17.1.7 There is only one signed lease agreement for the use of two of the houses on the property. The lessee is the Kranshoek Kleuterskool. The Lease is effective from the 8<sup>th</sup> August 2012 for 5 years, with an option to renew for a further 5 years, taking the legal term to 7<sup>th</sup> August 2022.
- 17.1.8 The Seller warrants that no person or entity has a prior right to purchase the property.

Handwritten signatures and initials are present at the bottom right of the page, including a large signature, the word 'Sudo', and other initials.

- 17.2. The above warranties shall be deemed to be a representation and an undertaking by the Seller in favour of the Purchaser;
- 17.3. The above warranties shall prima facie be deemed to be a representation of facts inducing the Purchaser to enter into this agreement;
- 17.4. The above warranties shall be presumed to be material.

**18. WITHHOLDING TAX : SECTION 35A OF THE INCOME TAX ACT NO 58 OF 1962  
WHERE PURCHASE PRICE IS R2MILLION OR MORE**

Not applicable

**19. SUSPENSIVE CONDITIONS**

- 19.1 This offer is subject to the application for the rezoning of the PROPERTY as proposed by the PURCHASER, out of Agriculture (as envisaged by the Scheme Regulations in terms of section 8 of the Land Use Planning Ordinance 15/1985) be approved by all relevant authorities on or before 30 September 2018, provided that should the application for rezoning of the PROPERTY not be approved timeously the aforesaid period shall be automatically extended with a further period of 12 months. The Seller will, immediately upon being requested to do so, sign all documentation and do all things necessary in order to facilitate the Purchaser making application to the requisite authorities for all approvals required in order to fulfil this suspensive condition and facilitate the proposed development for the property.
- 19.2 That the PURCHASER concludes a mortgage loan agreement for the balance of the purchase of the property, within 45 days from date of the rezoning approval mentioned in clause 19.1 above, and guarantees to be submitted as per clause 2.2 above.
- 19.3 It is hereby recorded that the abovementioned suspensive conditions have been imposed for the sole benefit of the PURCHASER and the PURCHASER shall be entitled to waive any or all of the suspensive conditions by giving written notice to the SELLER to that effect.

A

SAWID  
GMA



## 20. CONDITION PRECEDENT - REZONING AND CONSOLIDATION

- 20.1 This Agreement is subject to the further condition precedent in favour of the Purchaser in that the Purchaser must be able to obtain approval of:
- 20.1.1 the rezoning of the Property to residential 3, or such other zoning to the satisfaction of the Purchaser in its sole discretion, which zoning must enable the Purchaser to develop the Property in accordance with the intention of the Purchaser,
  - 20.1.2 the upliftment of any restrictive title conditions, and
  - 20.1.3 the approval of the building plans, in respect of the development of the Property by the Local Authority.
- 20.2 The Parties agree that the abovementioned approvals and consents must be obtained by the Purchaser at its costs, and the terms and conditions of the abovementioned approvals must be to the satisfaction of the Purchaser in its sole discretion.
- 20.3 Should the Purchaser not be able to obtain fulfilment of these conditions from the controlling authorities within the time frames as set out above, due to no fault of the Purchaser, the parties agree that a further extension may be agreed upon. This further extension, will not be unreasonably withheld. However, it is understood that due to the elapse of time since signature, certain conditions in this contract may need to be amended.

## 21. SPECIAL CONDITIONS

- 21.1 It is a special condition that the Purchaser will build three houses at an agreed value of R200 000 per house, for the Seller or her Nominee, which will be constructed in the same style as the development and with similar finishes. House no.1 will be at least 120m<sup>2</sup> and will be built in Phase 1, House no.2 and 3 will be at least 100m<sup>2</sup> and built in phases 2 and 3 respectively. All such houses will have at least 2 bedrooms each. All houses will be ready and painted for the Seller or nominee, to move in within 18 months from date of registration of the property into the name of the Purchaser. The final layout will be by mutual agreement.
- 21.2 It is a special condition that the Purchaser will commission a plaque to be made in memory of the Sellers family. The design, the wording and the position of the plaque to be discussed with the Seller, the cost to be paid by the Purchaser.
- 21.3 It is a special condition that the PURCHASER build a Gazebo for the Seller as discussed. It is agreed that the design and dimensions will be reduced to writing and signed by all parties prior to registration.

21.4 Subject to Addendums attached  
hereto and signed by both  
parties

SEWO QED

## 22. ACCESS

- 22.1 As from date of signature hereof, the Purchaser, its agents and contractors shall have reasonable access to the property for purpose of investigation, survey and soil testing, carrying out market surveys, accepting offers to purchase homes in the purchaser's proposed development on the property, erecting for sale boards, advertising and any other investigations, testing or surveys which the purchaser may in his sole discretion deem necessary.
- 22.2 As from date of signature hereof, the Purchaser shall at its own cost proceed with the application for the establishment of a township, sectional title or group housing development on the property and the seller hereby irrevocably undertakes, without making claim for any change or additional compensation, to sign all applications, including a Power of Attorney for the appointment of the Purchaser or his nominee as the seller's agents and attorney substantially in accordance with the Power of Attorney, as well as all other documents presented to the Seller by the Purchaser as may be required by the Purchaser.
- 22.3 All costs charges relating to any application referred to above, and any investigation work undertaken by the Purchaser shall be borne by the Purchaser. Should this agreement be cancelled or lapse for any reason, or should the parties mutually agree to cancel the agreement, the Seller shall in such event accept and retain the property notwithstanding any change to its land status, jurisdiction, land use or other zoning status which may have been brought about pursuant to any of the application referred to above, and neither party shall have any claim against the other arising for any such change.
- 22.4 Save and except for the above, actual possession and occupation of the property shall be given to the Purchaser upon date of registration of transfer into the name of the Purchaser, as from such date sole risk and profit shall pass to the Purchaser who shall be liable for all rates, taxes and other imports leviable in respect thereof.

## 23. SURETY

In the event that the Purchaser is a company, the signatory for the Purchaser by his signature hereto binds himself as surety for and co-principal debtor in solidum with the Purchaser under renunciation of the benefits of excussion, division, no value received, on cause debiti and all other legal exceptions which might be raised to the Seller for the performance by the Purchaser of all its obligations in terms of this Agreement.

## 24. FICA REQUIREMENTS:

The Seller and the Purchaser warrant that their tax affairs in South Africa are up to date, and will be in order at all relevant times during the course of this transaction. The parties furthermore undertake to comply forthwith with all the requirements of the Financial Intelligence Centre Act, as requested by the Agent and the Transferring Attorneys from time to time.



## 25. THE STELLA OLIVIER CRECHE – KRANSHOEK KLEUTERSKOOL

- 25.1 It is understood that the Seller has applied for and received written consent to subdivide a certain piece of the property measuring 0.46ha on the basis that it only be used for Institutional Zone 1 (crèche). Consent number 51650 Ref 2016\_07\_0070 – see attached.
- 25.2 It is understood that the Stella Olivier Crèche will be granted a right of habitation on the depicted portion of land as set out in clause 25.1 above.
- 25.3 It is understood that the Purchaser may wish to relocate the Stella Olivier Crèche to a position which will not impact on the proposed development – see attached Crèche Site Plan for Status Homes dated Feb 2017.
- 25.4 It is agreed that in the event that the Purchaser may need to relocate the Stella Olivier Crèche as a result of the development, the Purchaser will make available an area with a minimum size of 2000m<sup>2</sup> within the development, on the basis that the Purchaser will construct a new school building, using green technology, to the same standard and size as currently exists, and ensures that there is sufficient outside "play area". The building will be the same style as the development.

## 26. VALIDITY OF OFFER

*This offer becomes a binding agreement if accepted by the seller on or before noon of the*

*.....  
Provided the Seller signs the acceptance below before expires of this offer a binding Contract of Sale shall upon such signature exist between the Seller and Purchaser.*

SIGNED AT

this Tue 7 day of MARCH 2017

AS WITNESSES:-

1. [Signature]  
2. GK Miller

[Signature]  
SELLER

[Signature]  
[Signature]  
SWO GK

SIGNED AT CHARENTON

this 7<sup>th</sup> day of MARCH

2017

AS WITNESSES:-

1. [Signature]

2. [Signature]

[Signature]  
PURCHASER

SWD



**agriculture,  
forestry & fisheries**

Department  
Agriculture, Forestry and Fisheries  
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2016\_07\_0070

**TOESTEMMING**  
**KRAGTENS DIE WET OP DIE ONDERVERDELING**  
**VAN LANDBOUGROND, 1970**

**CONSENT**  
**IN TERMS OF THE SUBDIVISION OF**  
**AGRICULTURAL LAND ACT, 1970**

51650

By virtue of the powers delegated to me by the Minister of Agriculture, Forestry and Fisheries consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

**PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES**

PORTION 9 OF THE FARM KRANSHOEK NO. 432, IN EXTENT 25,9487 HECTARES, DIVISION KNYSNA, WESTERN CAPE PROVINCE

**PARAGRAPH 2: CONSENT GRANTED**

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 0,46 hectares and 25,58 hectares represented by the figures marked Ptn A and Rem. as shown on the sketch plan which is attached to this Consent.

**PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT**

- 3.1 Simultaneously with registration of transfer written proof will have to be submitted that all the conditions imposed by the Bitou Municipality have been complied with.
- 3.2 Simultaneously with registration of transfer a condition must be registered against the relevant title deeds of portion measuring approximately 0,46 hectares (Ptn A), to the effect that it may only be used for Institutional Zone I (crèche) and related purposes.
- 3.3 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.4 This consent does not exempt the property from the provisions of any other law, with special reference to the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.

SWD

GRN

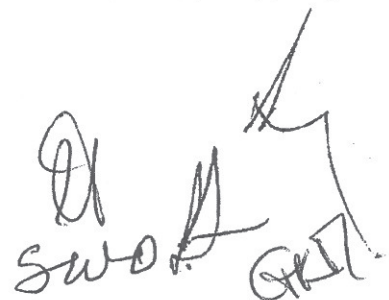
- 3.5 This consent is valid for 5 years from date of this grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

06.09.2015

DATE



DR ME TAU  
DEPUTY DIRECTOR-GENERAL: FORESTRY  
AND NATURAL RESOURCES MANAGEMENT  
DELEGATE OF THE MINISTER







## **ADDENDUM**

TO THE OFFER TO PURCHASE entered into by and between

**STELLA WINIFRED OLIVIER** ID 371201 0037 080

And

**STATUS HOMES PROPERTY DEVELOPERS (PTY) LTD**

Registration number 2012/ 149202/07

It is agreed between the parties that Clause 8 and Clause 21 in the Agreement of Sale will be amended to:

Clause 8 will read as follows that:

The Seller and the Purchaser will split the commission as follows:

Clause 8

**Seller :** R135 000.00 incl Vat ( One Hundred and Thirty Five Thousand )

**Purchaser:** R150 000.00 incl Vat (One Hundred and Fifty Thousand)

### **Special Conditions**

#### *Clause 21.1*

It is a special condition that the Purchaser will build three brick, well insulated and well ventilated houses for the Purchaser . House no.1 will be 3bedrooms, 2 bathrooms main bedroom en-suite and a single garage and will be built in Phase 1, House no.2 and 3 will be at least 100m2 and built in the following phases( 1&2). Houses 2 and 3 will be at least 2 bedrooms each.

All houses will be ready and painted for the Purchaser ( All 3 houses must be registered in the name of Stella W Olivier, to move in within 18 months from date of registration of the property into the name of the Purchaser. The final layout will be by mutual agreement.



SWO



Signed at PUETTENBERG BAY  
On the 24<sup>th</sup> day of MARCH 2017

Witness [Signature]

[Signature]

SELLER

Signed at CLAREMONT  
On the 23 day of MARCH 2017

Witness [Signature]

[Signature]

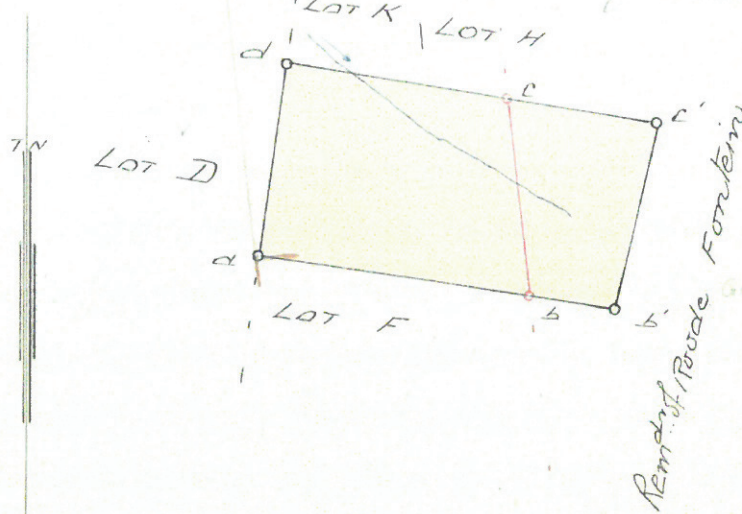
PURCHASER

Swo

[Signature] GKS  
[Signature]

N<sup>o</sup> A3590 192

APPROVED  
2. R. Brooke  
for Surveyor General.



Portion 7 ( )

(a portion of Portion ) of the farm

Krans Hock

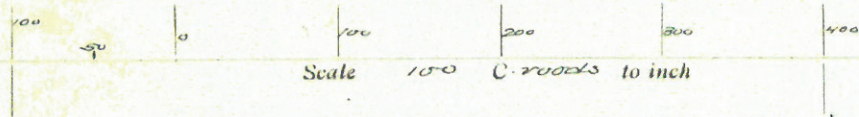
No 432

Tracing

File No. 10242

KNYSNA

Sides	Angles	Coordinates
ab 168.22	$\alpha$ 90.22.50	+ 513.07 + 301.04
bc 123.00	b 74.38.0	+ 501.31 + 468.85
cd 136.43	c 106.3.50	+ 385.28 + 428.04
da 120.26	d 88.55.20	+ 393.16 + 291.84
Area = 30 Morgen 1782 5/8		



The above Figure, lettered a b' c' d' d represents 44 Morgen, 578 Square Rods, — Square feet of Ground, situated in Krans Hock Division, being LOT G of Krans Hock granted to N. Loomans on 30<sup>th</sup> June 1832

Bounded as indicated above

This Diagram is the Transfer made  
by  
for of El. van der Linde M. van der Linde  
4 AC B. van der Linde  
CHIEF CLERK.

DT 9755/1956

Surveyed and beaconed by me according to regulations.

Oct 1923

W. M. P. J. P.  
Government Surveyor.

T. MASEW MIDER,  
STATIONER, CAPETOWN.

m4809  
m4812



## Red Line Report

In connection with Subdivision of  
Kraus Hock situate in division of Knapna  
Sketch Plan attached - ①

Beacons were found by me at the  
points a - b - c + d  
Beacons b + c consist of large stones  
planted in the ground.

Beacon "d" consist of a large stone  
dressed square - a hole drilled in  
centre for fixing of flag staff in -  
planted in the ground.

Beacon "a" is a square concrete beacon  
erected by the Forest Department on the  
spot where there was a heap of stones  
claimed by owners of Kraus Hock  
as their beacon.

Beacon "d" was reported as having been  
moved from its original position. A surveyor  
was appointed by the Forest Department to  
check its position - about a week before  
I started before I started the survey of Kraus Hock.  
The surveyor reported that beacon "d's"  
position was correct.

As the original diagram of Kraus Hock is  
of no assistance in determining whether  
the existing beacons are the original beacons,  
I had to decide on the matter from the  
most reliable evidence. No other beacons  
are known or claimed & therefore based my  
subdivision of the farm on these beacons.

Oct 1923 H.M. Pafford G.L.S

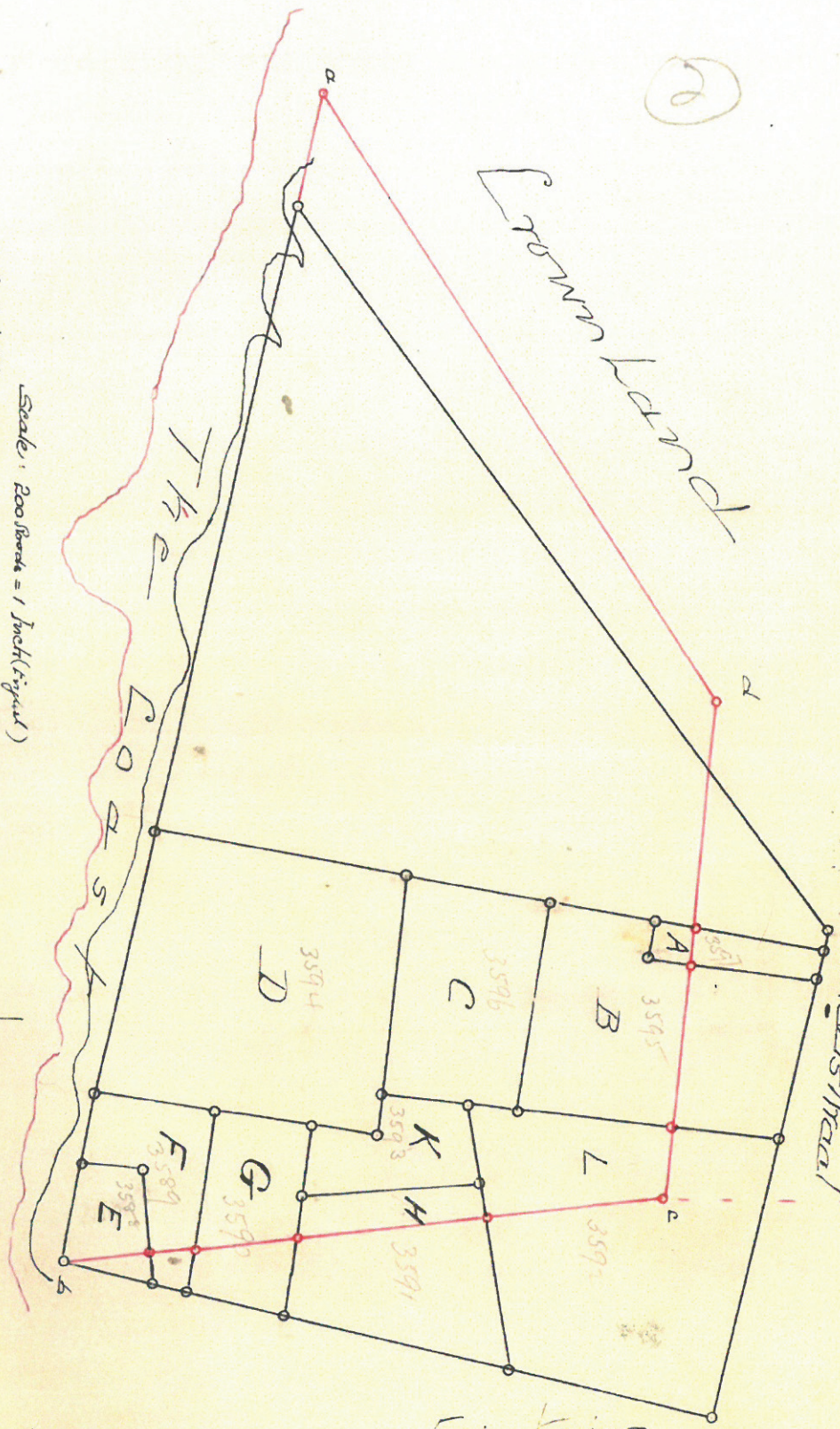


2

Low Land

Jackalskraal

Ronde Fontein



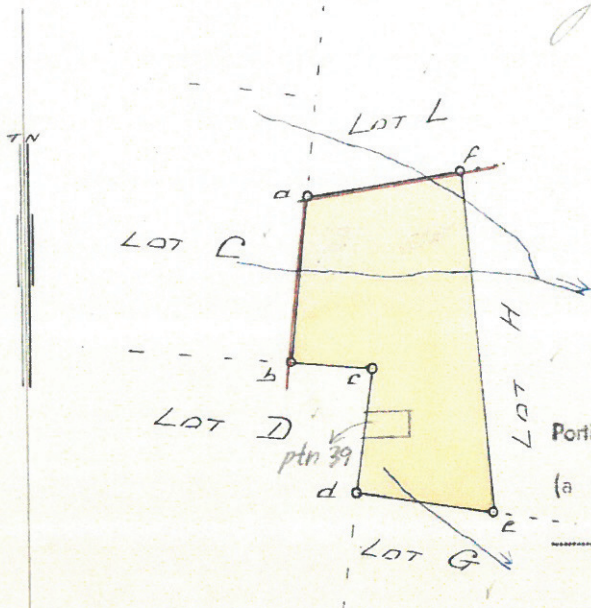
Scale: 200 rods = 1 inch (approx)

Sketch Plan of subdivision of Kraathok  
in division of Krugema - attached to  
Recline Report  
Oct 1923  
W. M. G. L. S.



N° A3593,924

APPROVED.  
1 DEC. 1924  
J. R. Brooke  
Surveyor-General



Portion 9  
(a portion of Portion ) of the farm  
Kranshoek No. 432

KNYSNA  
Tracing,  
File No. 10242

Sides	Angles	Coordinates
ab 103.60	a 104.50.20	+ 220.35 + 224.00
bc 50.94	b 89.11.10	+ 323.32 + 235.45
cd 76.41	c 272.46.10	+ 316.97 + 285.99
de 85.76	d 91.4.40	+ 393.16 + 291.84
ef 212.33	e 75.28.40	+ 388.21 + 377.46
fa 94.83	f 86.39.0	+ 186.08 + 312.43
Area = 30 Morgen 177 Sq Rds		

1:15000

Scale 100 0 100 200 300 400  
C. roads to inch

The above Figure, lettered a b c d e f a represents 30 Morgen,  
177 Square Roods, — Square feet of Ground, situated in  
Knyana Division, being Lot K of Kranshoek granted  
to N. Coomans on 30<sup>th</sup> June 1832

Bounded as indicated above

This Diagram belongs to the Transfer made  
in favour of *Matthys Lourens Fransz Kapp.*  
CHIEF CLERK

DT. 9757/1956

B

Surveyed and beaconed by me according to regulations.

Oct 1923

*W. P. Gaff*  
Government Surveyor.

M 4807  
M 4809

T. MASKEW MILLER,  
STATIONER, CAPETOWN.

FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM

SHEET 13C

C

432/9



**PROPOSED REZONING, SUBDIVISION & DEPARTURE**  
**PORTION 9 OF KRANSHOEK No. 432**  
*situate in BITOU MUNICIPALITY*  
*Administrative District of Knysna*  
*Province of the Western Cape*



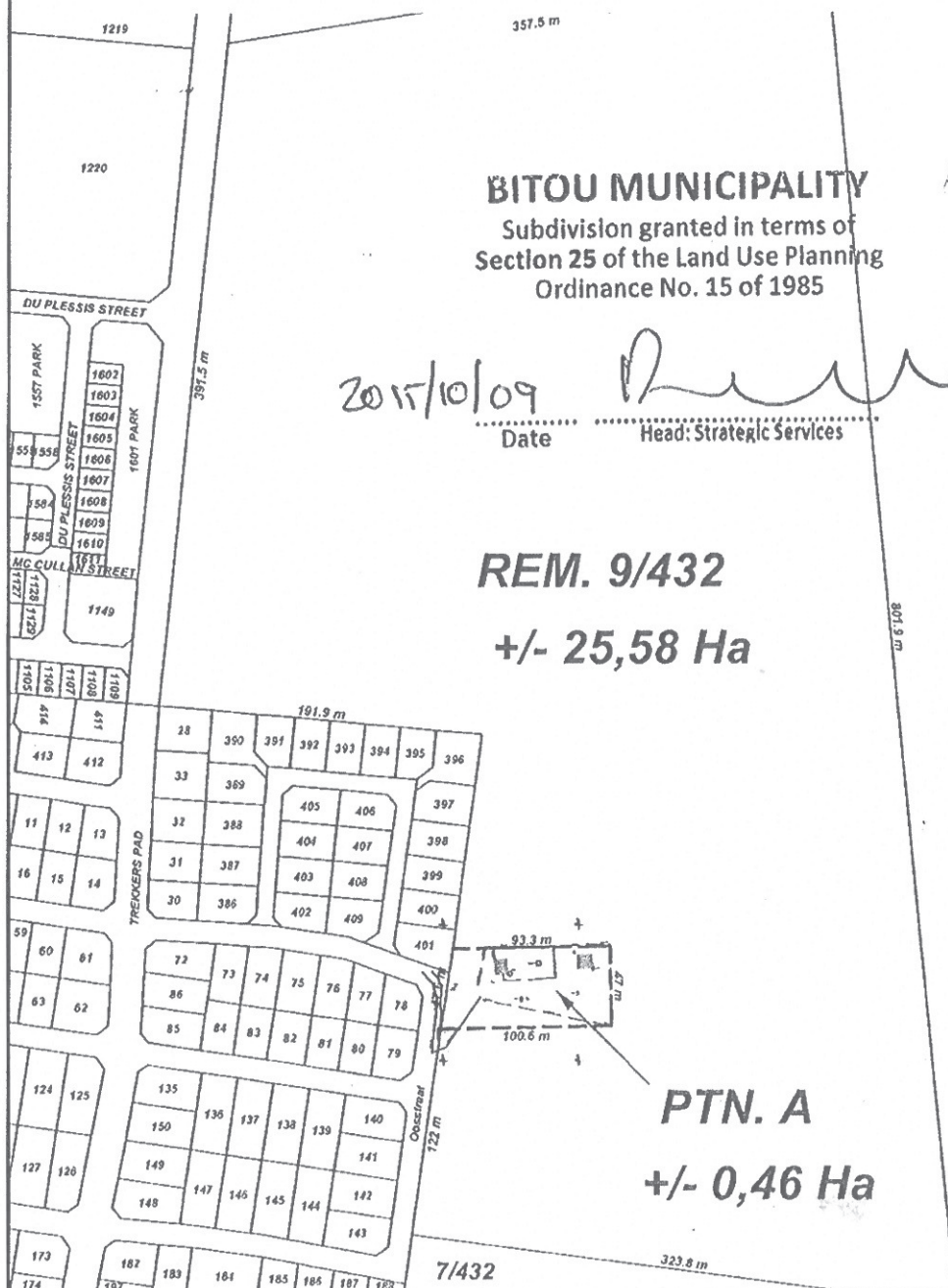
**SCALE 1:4000**

**BITOU MUNICIPALITY**  
 Subdivision granted in terms of  
 Section 25 of the Land Use Planning  
 Ordinance No. 15 of 1985

2015/10/09   
 Date Head: Strategic Services

**REM. 9/432**  
**+/- 25,58 Ha**

8/432

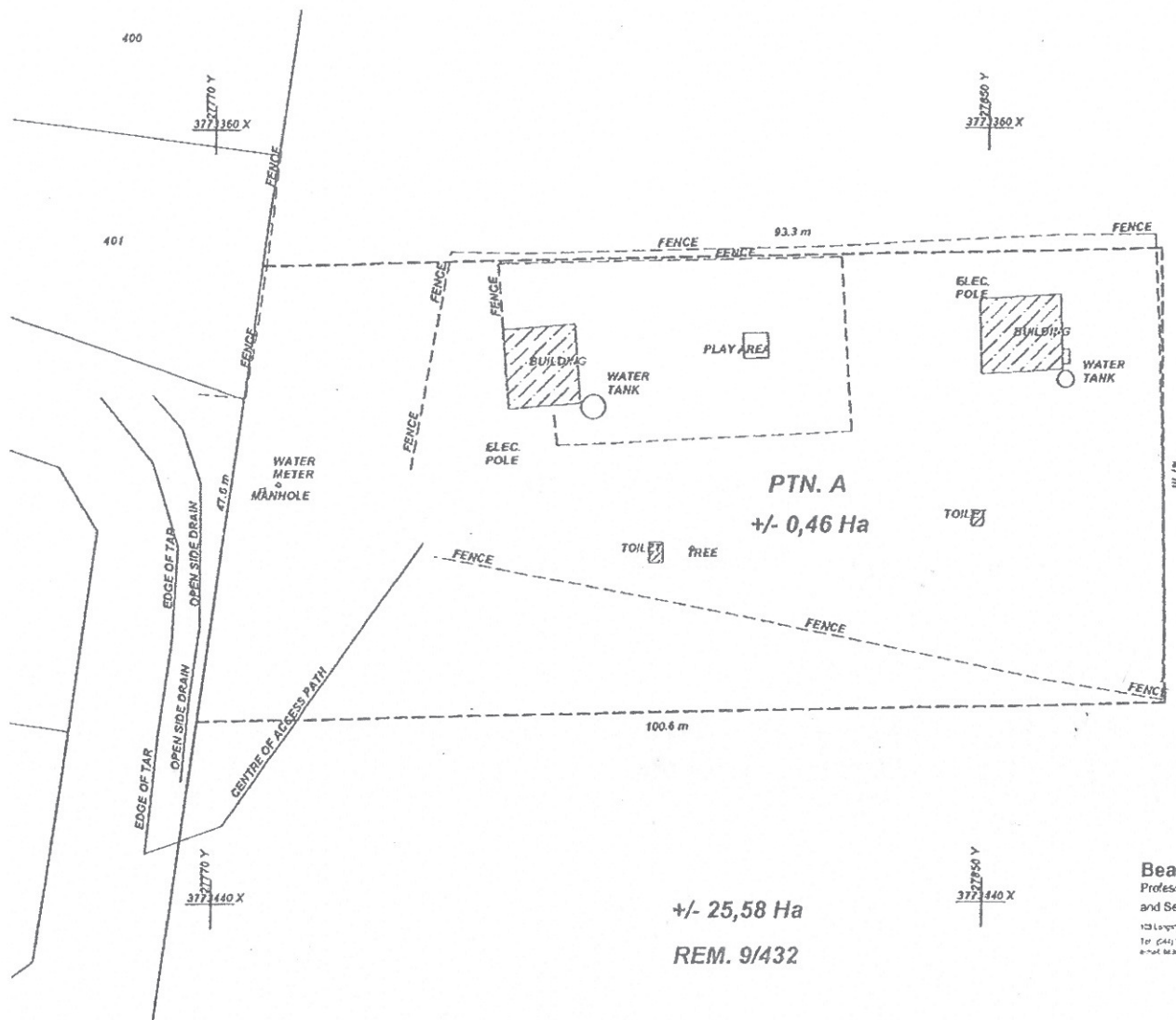


**PTN. A**  
**+/- 0,46 Ha**

**Notes:**

1. Cadastral info from Surveyor-Generals GIS.
2. Areas & dimensions are approximate and subject to final final survey.

**Beacon Survey**  
 Professional Land Surveyors  
 and Sectional Title Practitioners  
 103 Longships Drive P.O. Box 350 Plettenberg Bay  
 Tel: (044) 533 2230 Fax: (044) 533 0264  
 e-mail: beaconsurvey@mweb.co.za  
**Date: MARCH 2014**  
**PLAN NO.F432P9/SUB**



**+/- 25,58 Ha**  
**REM. 9/432**

**Beacon Survey**  
Professional Land Surveyors  
and Sectional Title Practitioners  
123 Langenhoven Street P.O. Box 363 Port Elizabeth  
Tel: (041) 313 2700 Fax: (041) 313 1754  
e-mail: beacon@beaconsurvey.co.za

# **BITOU MUNICIPALITY** Subdivision granted in terms of Section 25 of the Land Use Planning Ordinance No. 15 of 1985

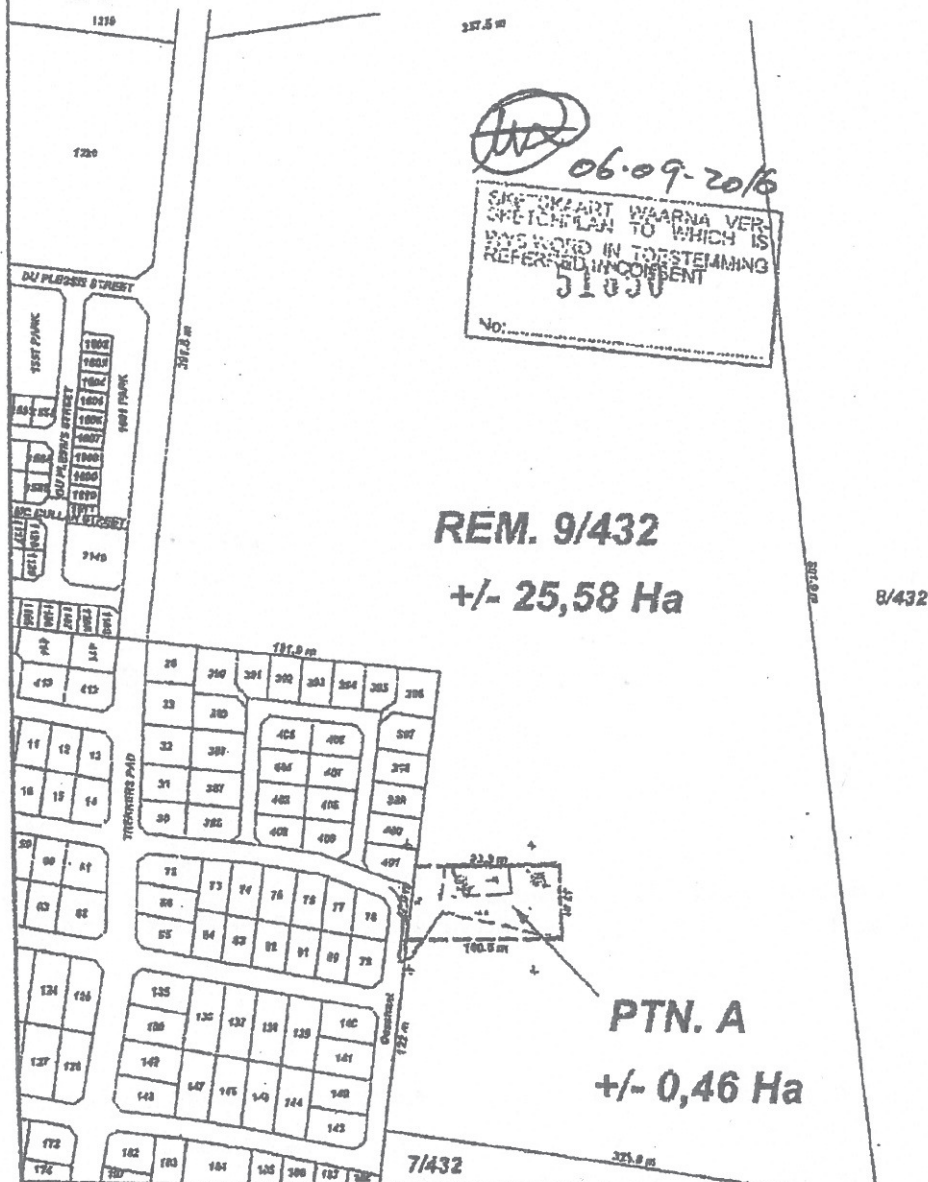
2015/10/09  
Date Head: Strategic Services



**PROPOSED REZONING, SUBDIVISION & DEPARTURE**  
**PORTION 9 OF KRANSHOEK No. 432**  
 situate in BITOU MUNICIPALITY  
 Administrative District of Knysna  
 Province of the Western Cape



**SCALE 1:4000**





*06.09.2016*  
 SKETSKAART WAARNA VER-  
 SKETCHPLAN TO WHICH IS  
 WYS KOND IN TOESTEMMING  
 REFEREERD INKONSENT  
 51030  
 No:

**Notes:**  
 1. Cadastral info from Surveyor-Generals GIS.  
 2. Areas & dimensions are approximate and  
 subject to final final survey.

**Beacon Survey**  
 Professional Land Surveyors  
 and Sectional Title Practitioners  
 103 Longhills Drive P.O. Box 360 Plettersburg Bay  
 Tel: (044) 833 2220 Fax: (044) 533 0254  
 e-mail: beaconsurvey@beacon.co.za  
**Date: MARCH 2014**  
**PLAN NO. F432P9/SUB**

*SAVO.* *GAL.*

# BEACON SURVEY

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG23 X	
		Constants		-0,00	+3700 000,00
A B	93,27	269.02.10	A	-27 775,50	+73 374,16
B C	46,99	359.02.10	B	-27 868,75	+73 372,60
C D	100.61	89.02.10	C	-27 869,54	+73 419,58
D A	47,56	187.55.20	D	-27 768,94	+73 421,27
(111) KNYS 55				-27 480,89	+73 721,18
(112) KNYS 56				-32 280,94	+73 666,88

SG No.

327/2017

Approved

*[Signature]*

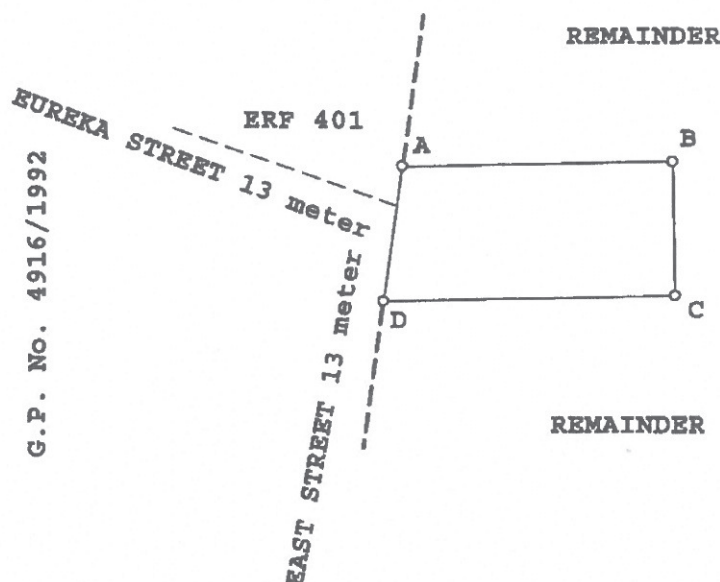
for

SURVEYOR-  
GENERAL

07.03.2017

SCALE 1:2500

THIS PORTION IS SUBJECT TO  
CONDITIONS REFERRED TO IN  
SECT. 11(1) OF ACT 21/1940.



## Description of Beacons

A,B,C,D ..... 12mm iron peg

The figure A B C D  
represents 4555 square metres of land being  
PORTION 39 (a portion of Portion 9)  
OF THE FARM KRANS HOEK No. 432

Situate in the Bitou Municipality,  
Administrative District of Knysna, Province of the Western Cape  
Surveyed in February 2017

by me Professional Land Surveyor (P.G.TEGGIN - PLS 1118)

This diagram is annexed to  
No.

d.d.

i.f.o.

Registrar of deeds

The original diagram is

No. A3593/1924

Transfer

No. T 9757. .1956

File Knys 432 v3

S.R. No. 193/2017

Comp. AM-1BC (3609)

LPI C0390000

Knysna Farm 432 ptn 39

APPROVED IN TERMS OF SECT. 25  
OF ORD. 15/1985

REF. 18/9/432/PB

DATE 12.10.2015

APPROVED IN TERMS OF SECT. 4  
OF ACT 70/1970

REF. 51650

DATE 06.09.2016





*Disturbed Sections of Portion 9 of the Farm Kranshoek No. 432.*



*Housing structures on Portion 9 and old grazing areas with exotics (Pines, Wattle and Bluegum).*





*Old disturbed grazing areas.*



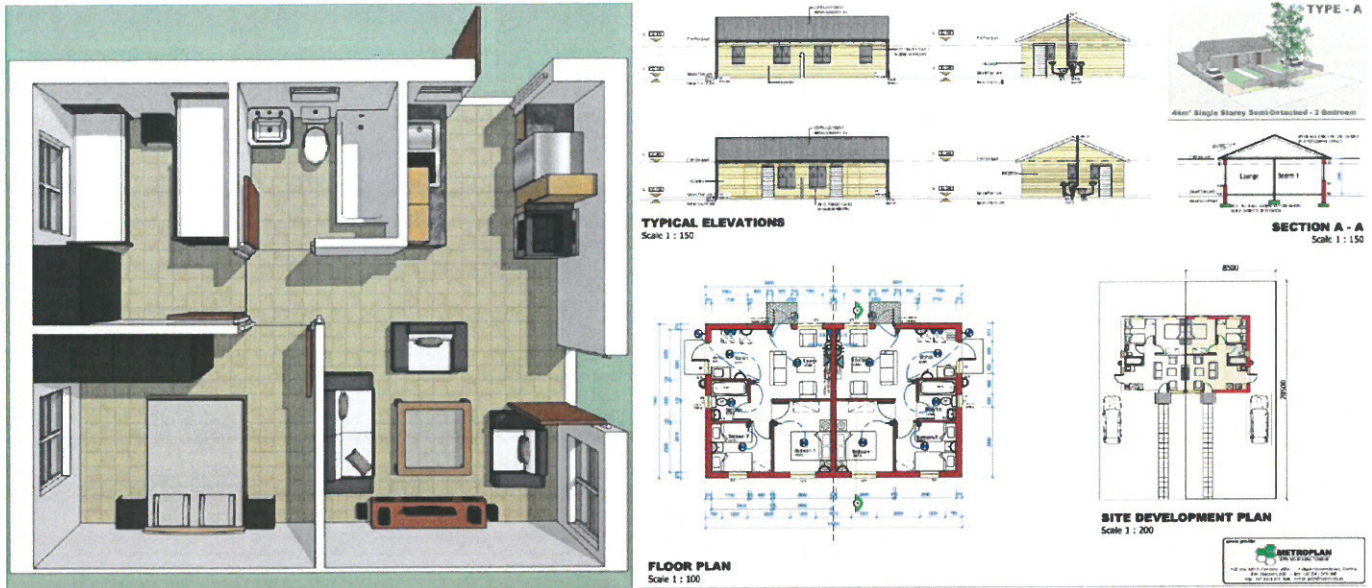
*Areas of Fynbos*



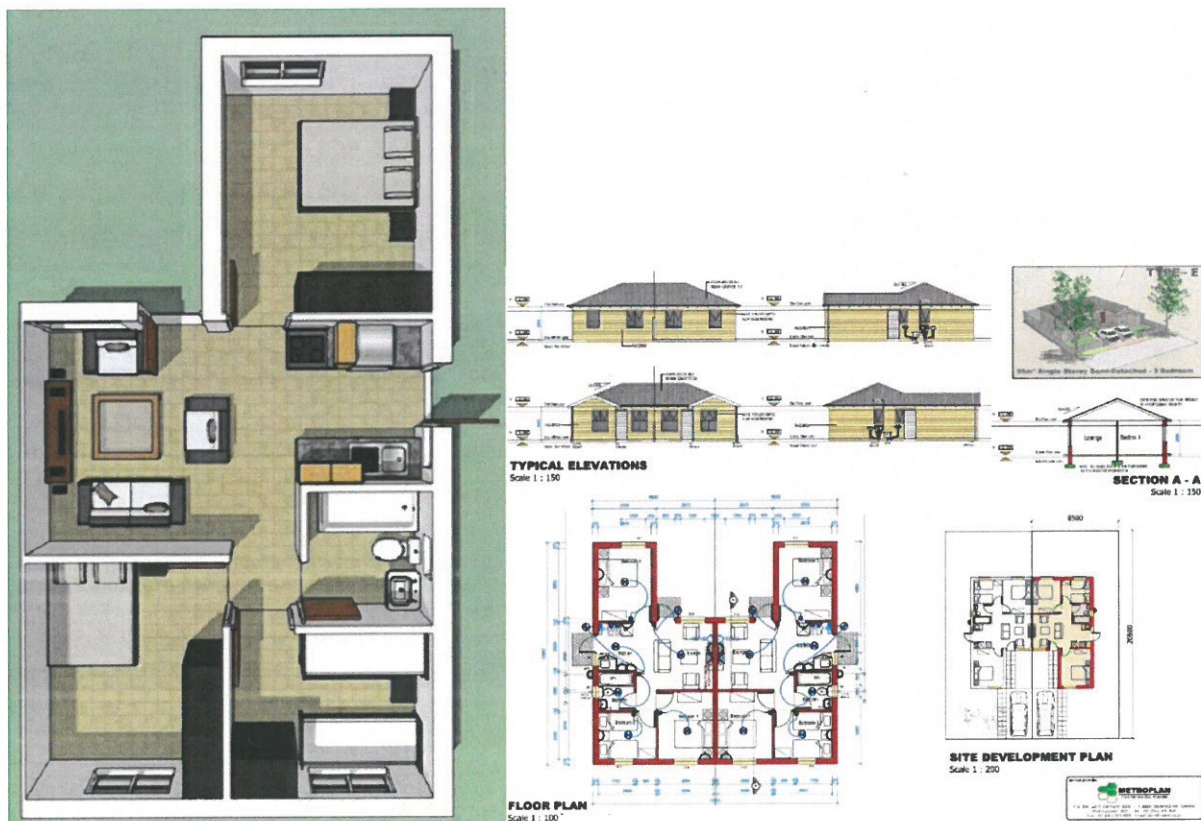
## HOUSING PRODUCTS

### 1. FIRST TIME HOME OWNER USING FLISP

#### 1.1 Two Bedroom 44m<sup>2</sup> Unit

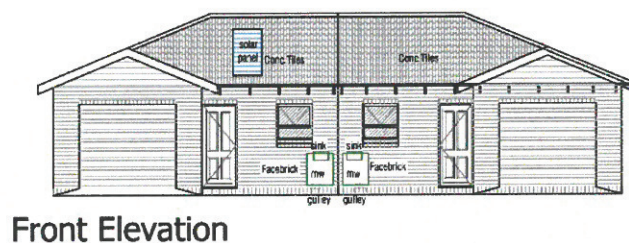
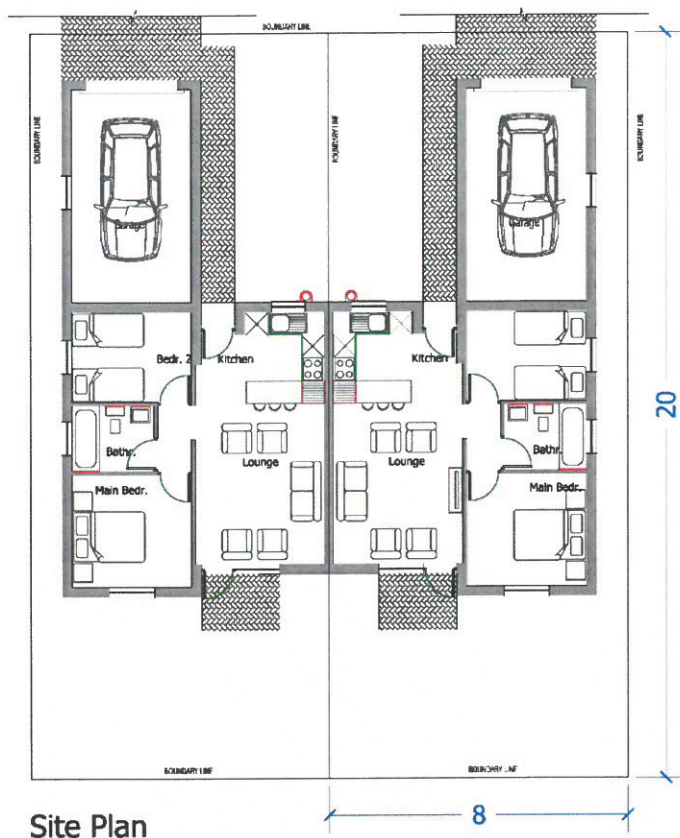


#### 1.2 Three Bedroom 57m<sup>2</sup> Unit

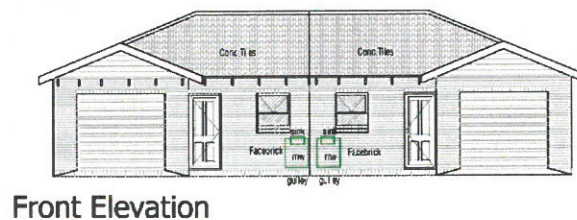
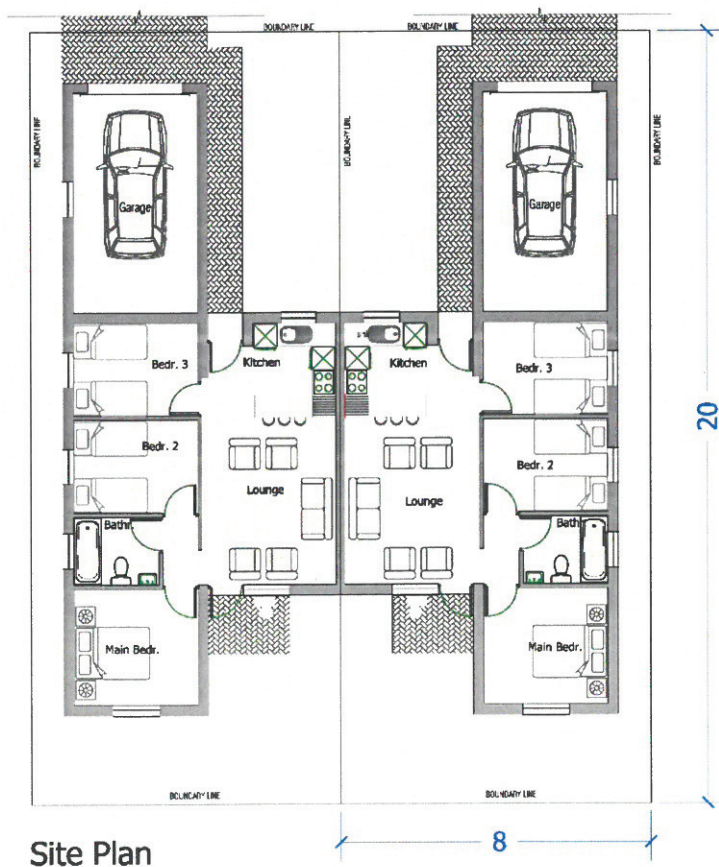


## 2. NON-GOVERNMENT SUBSIDISED AFFORDABLE HOUSING

### 2.1 Two Bedroom 73m<sup>2</sup> Unit

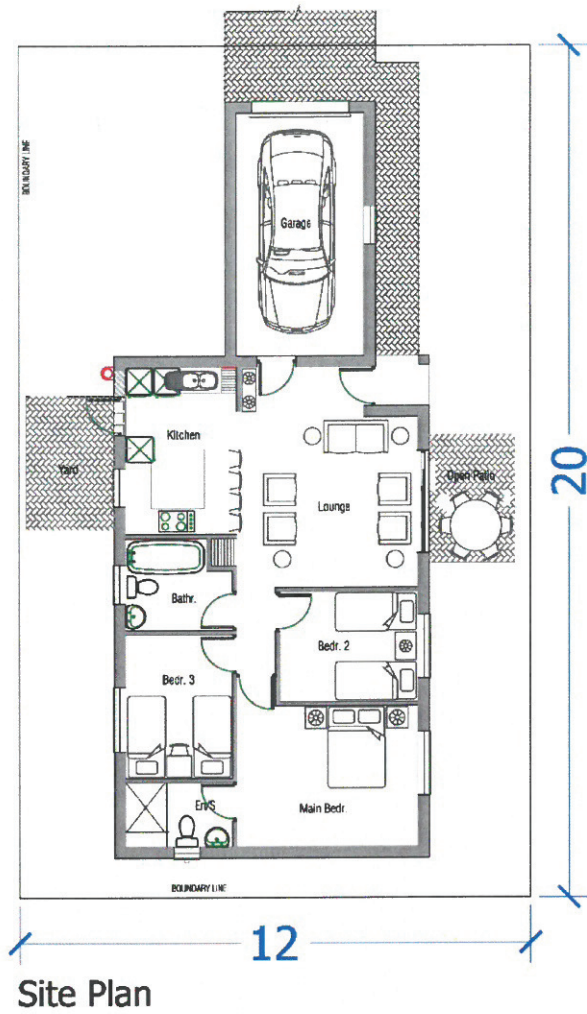


### 2.2 Three Bedroom 82m<sup>2</sup> Unit





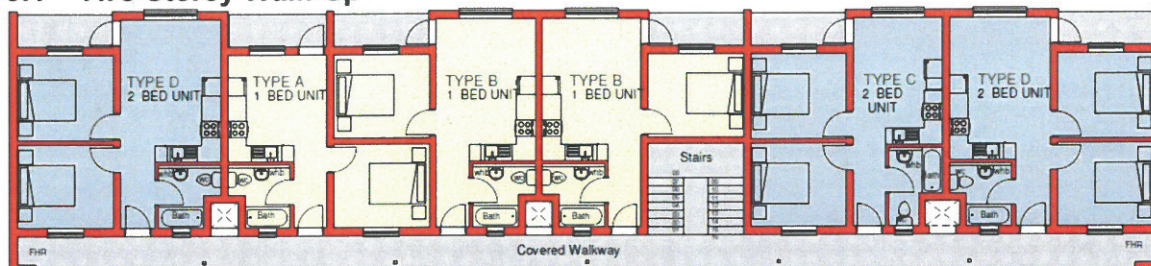
### 2.3 Three Bedroom 108m<sup>2</sup> Unit



### 3. SOCIAL (RENTAL) HOUSING

#### One and Two Bedroom – Two and Three Storey Walk-Up Apartments

##### 3.1 Two Storey Walk-Up



Typical Storey Plan (Scale 1:100)

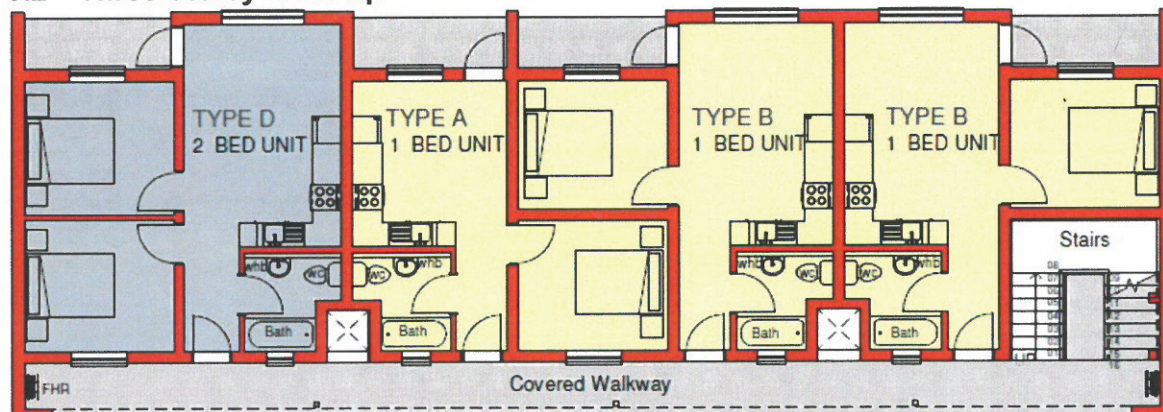


Typical Front Elevation



Typical Rear Elevation

##### 3.2 Three Storey Walk-Up



Typical Storey Plan (Scale 1:100)



Typical Front Elevation





*Typical Rear Elevation*



*One and Two Bedroom – Two and Three Storey Walk-Up Apartments*

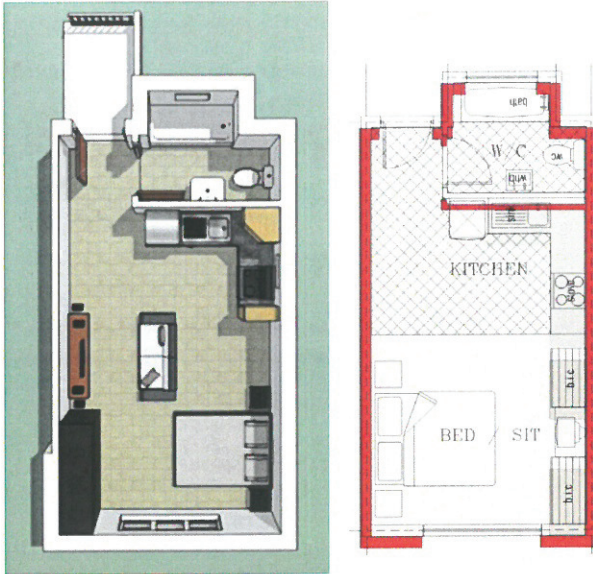


*One and Two Bedroom – Two and Three Storey Walk-Up Apartments*

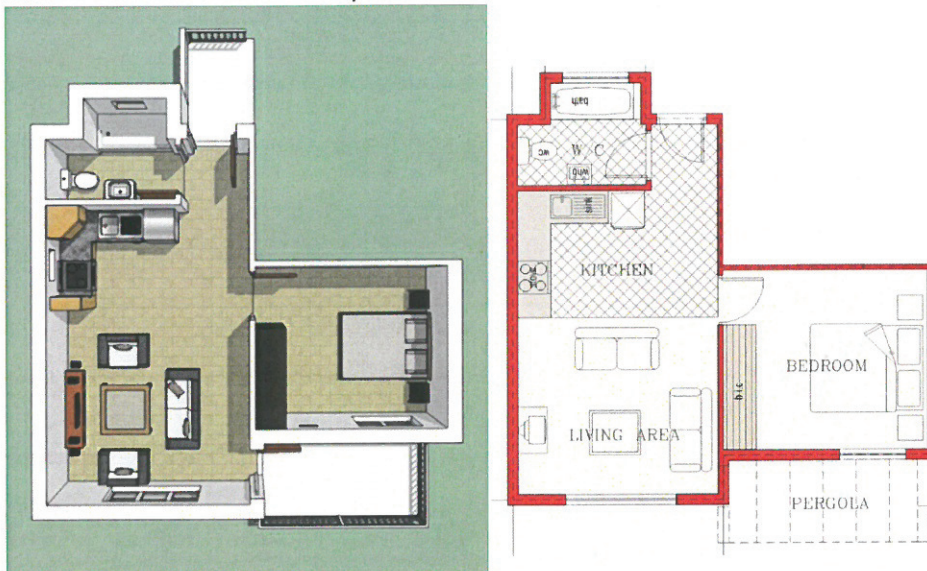


### 3.3 Apartment Size

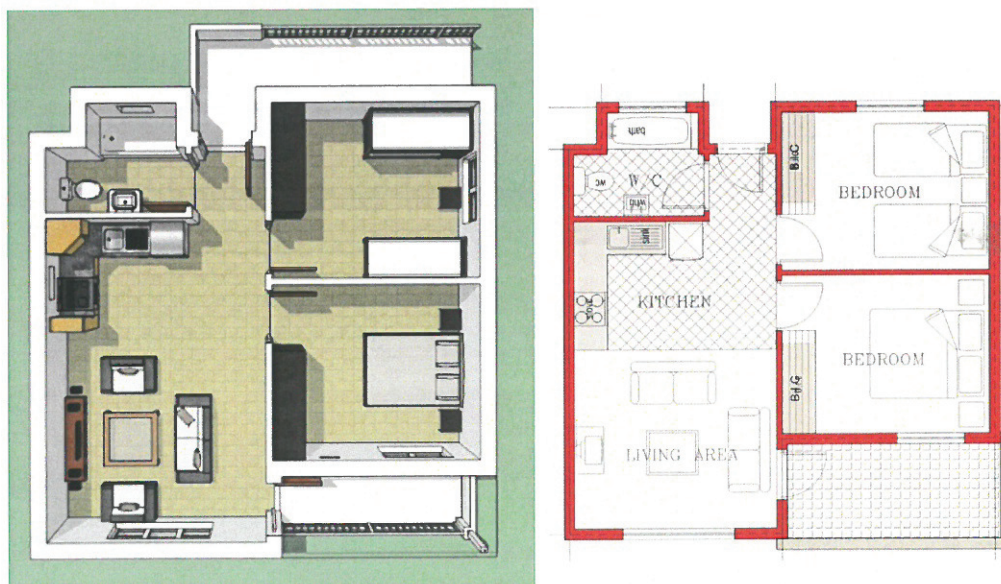
#### 3.3.1 30m<sup>2</sup> Studio Apartments



#### 3.3.2 43m<sup>2</sup> One Bedroom Apartments



#### 3.3.3 54m<sup>2</sup> Two Bedroom Apartments





12.JAN S.DE VILLIERS & SEUN.  
JV.

Opgestel deur my,

AKTEBESORGER.  
J.G.L.VISAGIE.

T 23292/91

## TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK

**HENDRIK ANDRIES KOTZE**

DAT ~~GUILAUME DONAL PRETORIUS~~  
Aktebesorger, voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik  
daartoe gemagtig deur 'n volmag geteken te PORT ELIZABETH

op die 13de dag van FEBRUARIE 1991 en aan hom verleen deur

**WILLEM HENDRIK JACOBUS GOOSEN**

daartoe gemagtig kragtens 'n Volmag geteken te Port Elizabeth op 25 Oktober 1990  
verleen deur

**DIE EKSEKUTEUR IN DIE**

Boedel van wyle MAUDE DELIA OLIVIER

wat op 26 Julie 1990 oorlede is

- GEKLEURDE GROEP -

EN DIE KOMPARANT HET VERKLAAR dat

NADEMAAL die genoemde oorledene kragtens haar testament gedateer 31 Maart 1983

die hiernagenoemde eiendom aan die hiernagenoemde transportneemster bemaak het

SO IS DIT DAT hy die Komparant in voormelde hoedanigheid hiermee in volkom en vrye

eiendom sedeer en transporteer aan en ten gunste van:-

STELLA WINIFRED OLIVIER  
Identiteitsnommer 371201 0037 01 5  
WEDUWEE

- GEKLEURDE GROEP -

Haar Erfgename, Eksekuteurs Administrateurs of Regsverkrygendes

Gedeelte 9 van die plaas Kranshoek Nr. 432  
Afdeling van KNYSNA

GROOT : 25,9487 (VYF EN TWINTIG KOMMA NEGE VIER AGT SEWE) Hektaar

OORSPRONKLIK oorgedra kragtens Verdelings Transportakte Nr. T.9757/1956 met 'n

Kaart Nommer A.3593/1924 daaraan geheg en gehou kragtens Transportakte Nr.

T.6474/1965.

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr.

T.713/1925.



2.

WESHALWE die Komparant, q.q., afstand doen van al die reg en titel wat die bogenoemde

### BOEDEL

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

### TRANSPORTNEEMSTER

Haar Erfgename, Eksekuteurs, Administrateurs of Regsverkrygendes

tans en voortaan daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat; en ten slotte verklaar hy dat die eiendom vir boedeldoeleindes gewaardeer is teen R175 000,00 (EEN HONDERD VYF EN SEWENTIG DUISEND RAND).

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes, tesame met die Komparant, q.q., hierdie Akte onderteken en met die Ampsöel bekragtig het.

ALDUS GEDOEN en geteken op die Kantoor van die Registrateur van Aktes

in Kaapstad, Provinsie van die Kaap die Goeie Hoop,

op die 19 dag van die maand

April

Een

In die jaar van onse Heer Eenduisend Negehonderd en Negentig (1990) 1991.

In my teenwoordigheid,

Registrateur van Aktes

DESPATCH

SERTIFIKAAT KRAGTENS ART 42(1) VAN DIE BOEDELWET

Ek sertifiseer dat die eiendom in die boedelrekening toegeken is  
soos hierin vermeld, en dat dit vry van besware ter insae gele het.

**Prokurasie om Transport uit te maak**

CAMPHER D. TRANSPORTBESORGER

Ek, die ondergetekende, WILLEM HENDRIK JACOBUS GOOSEN, gemagtig deur  
STELLA WINIFRED OLIVIER kragtens Speciale Volmag geteken te PORT  
ELIZABETH op die 25ste dag van Oktober 1990 in haar hoedanigheid as  
EKSEKUTRISSE in BOEDEL WYLE MAUDE DELIA OLIVIER (Boedelnommer  
7426/90) uitgereik deur die Meester van die Hooggeregshof, Grahamstad op 16  
Oktober 1990;

*datum van dood is 26/7/1990*

benoem, konstitueer en stel hiermee aan GUILLAUME RONEL PRETORIUS OF PAUL  
ALEXIS KLOPPERS OF HANS WERNER MENNEN

met mag van substitusie om my/ons wettige Prokureur en Agent te wees, in my/ons  
naam en names my/ons te verskyn in die Kantoor van die Registrateur van Aktes te  
Kaapstad en dan en daar namens my/ons transport uit te maak aan

STELLA WINIFRED OLIVIER  
Identiteitsnommer 371201 0037 01 5  
Gekleurde Groep *weduwee*

van die volgende eiendom, naamlik :

Gedeelte 9 van die plaas Kranshoek Nr. 432,  
Afdeling van KNYSNA

GROOT: 25.9487 (VYF EN TWINTIG PUNT NEGE VIER AGT SEWE)  
Hektaar

GEHOU deur genoemde (nou wyle) MAUDE DELIA OLIVIER kragtens  
Transportakte Nr T6474/1965 en vir boעדeldoeleindes gewaardeer vir die  
som van R175000 (EEN HONDERD VYF EN SEWENTIG DUISEND) RAND

WELKE voormelde eiendom deur genoemde STELLA WINIFRED OLIVIER  
toegeval het vanuit die boedel voornoemd kragtens en in terme van die Testament  
gedateer 31 Maart 1983;

en.../....





6

Grasvallei 9 v.d. plaas Kranshoek nr. 452

<b>SUID-KAAP STREEKSDIENSTE RAAD</b> <b>SOUTH CAPE REGIONAL SERVICES COUNCIL</b>	
Registrasie van ooreenkomstige ooreenkomstig Registration of transfer authorized in terms of artikel 96(1) Ordinance 18 van 1976 section 96(1) Ordinance 18 of 1976	
1/3/91 DATUM / DATE	<i>ABouwman</i> TESOURIER / TREASURER

<b>SUID-KAAP STREEKSDIENSTE RAAD</b> <b>SOUTH CAPE REGIONAL SERVICES COUNCIL</b>	
Registrasie van ooreenkomstige ooreenkomstig Registration of transfer authorized in terms of artikel 96(1) Ordinance 18 van 1976 section 96(1) Ordinance 18 of 1976	
1/9/0 DATUM / DATE	<i>ABouwman</i> TESOURIER / TREASURER



WET OP GROEPSGEBIEDE NO 36 VAN 1966

DEUR TRANSPORTNEMER VAN ONROERENDE EIENDOM

BEËDIGDE VERKLARING 4

DEUR TRANSPORTNEMER VAN ONROERENDE EIENDOM

EK, die ondergetekende,

STELLA WINIFRED OLIVIER

Identiteitsnommer 371201 0037 01 5

Gekleurde Groep

verklaar hiermee soos volg onder eed :

1. DAT op die datum van dood van wyle MAUDE DELIA OLIVIER (tewete waarop die volgende eiendom 'n bate gevorm het in voornoemde boedel, naamlik :

Gedeelte 9 van die plaas Kranshoek Nr. 432,  
Afdeling van KNYSNA

GROOT: 25.9487 (VYF EN TWINTIG PUNT NEGE VIER AGT SEWE)  
Hektaar

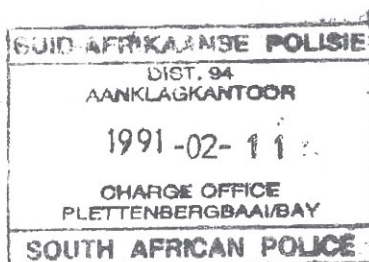
ek 'n lid was van die GEKLEURDE GROEP soos omskrywe in Wet nr. 36 van 1966 en dat en nog altyd 'n lid van die GEKLEURDE GROEP is.

2. DAT ek na die beste van my wete en kennis sodanige onroerende eiendom wettiglik mag verkry en besit ingevolge die bepalinge van genoemde Wet.

*Stella Winifred Olivier*

Die verklaarder het erken dat sy ten volle op hoogte is met die inhoud van hierdie verklaring en dit begryp toe sy dit beëdig en onderteken het te op die dag van 19.

VOOR MY,



*David Frederick ...*  
KOMMISSARIS VAN EDE  
DAVID FREDERICK ...  
Sgt B. ...  
HOOFSTADT  
PLETTENBERG BAY  
6600  
ATY SHABANE.

## NOTAS VAN ONDERSOEKERS • EXAMINERS' NOTES

- (6) Titelverwysing in die uitstrekkingsklousule is foutief. Hertik bladsy 2 van akte.

R. MÜLLER

(R)

- (7) Parafeer te x bladsy 3 van akte.

R. MÜLLER

Nuwe akte  
kennende  
fu.

C. H. THOM

- (8) Verder tot nota 2: Parafeer langesoon verbetering.

- (9) Nota 1 staan. ✓



# Conradie, Campher & Kirsten

Prokureurs, Notarisse en Aktebesorgers  
Attorneys, Notaries and Conveyancers  
Boedelberedderaars/Administrators of Estates  
Waardeerders/Appraisers

DANIEL CAMPHER  
IVAN PIETER KIRSTEN B.A.(REGTE) (STEL.)  
PIERRE KEMP

HOOFSTRAAT 20 MAIN STREET  
DESPATCH 6220  
POSBUS / P.O. Box 12  
DESPATCH 6220

TELEFOON / TELEPHONE  
(0422) 9335111 - 9335155/6/7/8

TELEGRAMME / TELEGRAMS  
"INTEGRITAS"  
FAX: (0422) 9336761  
TELEX: (0422) 24-4158

Ons verw/Our ref: P Kemp/mw  
A257

U verw/Your ref:

22 November 1991

Mej S.W. Olivier  
Posbus 76  
PLETTENBERGBAAI  
6600

## PER AANGETEKENDE POS

Geagte Mejuffrou

### TRANSPORT: BDL WYLE MD OLIVIER // USELF

Ons heg hierby aan transportakte Nr T23292/91 wat u in veilige bewaring moet hou.

Geliewe ontvangs te erken op die afskrif van ons skrywe soos hierby aangeheg.

Hooggagend die uwe  
**CONRADIE CAMPHER & KIRSTEN**

per:

P KEMP

Recd 4 original Deed 4 Transport T 23292/91  
acknowledged - see file OLIVIER SW / KRANTZHOEK

29/8/95

G A LOGAN  
FISHER & LOGAN INC  
9 WOODMILL LANE CENTRE  
WYRNA

# Property Enquiry Details



Property enquiry results for "KNYSNA, 432, Kranshoek, 9" in the Deeds Registry at "CAPE TOWN"

## Property detail:

Deeds registry	CAPE TOWN
Property type	FARM
Farm name	KRANS HOEK
Farm number	432
Portion	9
Province	WESTERN CAPE
Registration division/Administrative district	KNYSNA RD
Local authority	MUN PLETTENBERG BAY
Previous description	-
Diagram deed number	T9757/1956
Extent	25,94.87HA UNKNOWN
LPI Code	C03900000000043200009

## Title Deeds detail:

Document	Registration date	Purchase date	Amount	Microfilm reference	Document copy?
T23292/1991	19910419	-	ESTATE	1991 0664 1591	<a href="#">Yes</a>

## Owners detail:

Document	Full name	Identity Number	Share	Person Enquiry?
T23292/1991	OLIVIER STELLA WINIFRED	3712010037015	-	<a href="#">Yes</a>

## Endorsements / Encumbrances:

Endorsement / Encumbrance	Holder	Amount	Microfilm reference	Document copy?
VA2083/91-23292/91T	-	-	-	Not available
FARM KN 432/9	-	-	1985 0045 0032	<a href="#">Yes</a>

## History:

Document	Holder	Amount	Microfilm reference	Document copy?
T6474/1965	OLIVIER MAUDE DELIA	-	1991 0664 1588	<a href="#">Yes</a>



[Back to top of page](#)

Requested by **A0009408** with user reference **None** on: Monday, 03 September 11 15:22

DeedsWeb Version 4.0.1

Copyright © 2001-2009, Chief Registrar of Deeds.

Therefore, it is suggested that the prime issue is restoring and enabling access to the rural economy in whatever form it now finds itself. Land ownerships' role as a means to achieving that goal.

**For these reasons it is proposed that land reform should apply to ALL rural land outside of urban settlements.**

### 5.3.10 HOUSING AND LAND NEED

Table 5.3.10.1 below summarises the housing and land need in the municipality for the main settlements and the rural areas. It is derived from the work on the waiting list databases of the municipality and DHS is checked by the consultants. How it is proposed to accommodate the housing need in the main settlements is dealt with in detail in their respective sections later on in this report.

Housing Land and Need				
Settlement	Current Housing Backlog (hh)	Future Need (no. of hh)	Total Need (units)	Land Need (ha)
Kurland	674	1341	2015	60.17
Covie	6	37	43	1.32
Wittedrift/Green Valley	277	633	910	27.22
Kranshoek	486	1007	1493	44.66
Kwanokuthula	1373	3874	5247	157.77
New Horizons (Qolweni/Pinetree/Bossiesgif)	1142	5275	6417	194.58
<b>Total</b>	<b>3958</b>	<b>12167</b>	<b>16125</b>	<b>486</b>

**Table 5.3.10.1 Housing unit need: Backlog and Forecast to 2030** (Waiting list IQVision)



The present need for subsidized housing per area according to the Municipal Department of Housing is as follows – this excludes the 1800 unregistered households:

Area	Households
Bossiesgif	1753
Covie	1
Green Valley	282
Harkerville	8
Kranshoek	821
Kurland	326
Kwanokuthula	2520
Natures Valley	4
New Horizons	754
Plettenberg Bay	34
The Craggs	301
<b>Total households</b>	<b>6804</b>

The existing projects and areas that are being planned can provide the following residential opportunities within the present constraints:

Area	Number of units planned*	Potential for extension**
Bossiesgif/Qolweni	945	
Green Valley	720	650
Kranshoek	1 400	
Kurland	957	
Kwanokuthula	1 570	
New Horizons (Ebenhaezer)	2 000	2 000
<b>Total units</b>	<b>7 592</b>	<b>2 650</b>

\*Based on current planning information \*\*Rough estimate only.

This allocation of units to the various areas where projects are being planned, shows that there will still be a shortfall of about 7 400 units in few years time if the growth rate mentioned continues. The land that is earmarked for urban development can provide in a further 2 650 units and therefore land for a further 4 750 units has to be found. Possible areas for further extension is north of New Horizons, west of Ebenhaezer and in Green Valley. However, this aspect will have to be attended to in the new revision of the BSDF.

The larger portions of land for which the urban edge is to be amended are at Green Valley, Ebenhaezer and other surrounding properties, Kurland and Kranshoek. The projects in these areas will provide land for about 5 000 units (included in the above figures).

## 7. PROPOSED AMENDMENTS TO URBAN EDGE

The proposed amendment of the urban edge as explained hereunder must be read together with the set of plans that accompany this document. The plans show the new alignments of the edge and should form part of the formal SDF documents when approved.

# ANNEXURE H: PRELIMINARY CIVIL ENGINEERING SERVICES STATEMENT



## **Bau-afrika**

**Consulting Engineers & Project Managers**

Bau-afrika (Pty) Ltd  
PO Box 2950  
Durbanville 7551  
South Africa  
tel +27 21 975 6073  
fax +27 21 976 7500  
info@bau-afrika.co.za  
www.bau-afrika.co.za

Your reference  
Our reference 337-01-02L

4 September 2018

Status Homes Property Developers (Pty) Ltd  
Main Road, Office 7  
SEDFIELD  
6573

**Attention: Mr Alphonso Les Lamour**

**PROPOSED SUBDIVISION AND DEVELOPMENT, PORTION 7, 8 & 9, FARM NO. 432, KRNASHOEK KNYSNA**

### **PRELIMINARY CIVIL ENGINEERING SERVICES STATEMENT**

#### **1. TERMS OF REFERENCE:**

Our client, Status Home Property Developers, requested Bau-afrika Consulting Engineers to prepare a civil engineering services statement for the new subdivision and development on Portions 7, 8 & 9 of Farm 432 Kranshoek.

Refer to the **Site Locality Plan** produced by Metroplan.

The purpose of this statement is to:

- Investigate the location of all existing civil engineering services in and around the site.
- Establish the civil engineering services requirements to serve the proposed development.

#### **2. STUDY AREA:**

The development of Portions 7, 8 & 9 of Farm 432 forms a 65.75ha multi-use complex with access off Trekkers Road. The site is located South-East of the existing Kranshoek Primary School.

The site is bounded by:

- **West** – Kranshoek residential houses
- **East** – A 22m servitude opening
- **South** – Portion 6 of Farm 432
- **North** – Portion 10 of Farm 432



DIRECTORS: R Schwaeble PrEng FSAICE, F R Josephs PrTech Eng AMSAICE  
ASSOCIATE: K Siebert AMSAICE,  
Member: Consulting Engineers South Africa  
2000/014727/07



### 3. EXISTING CIVIL ENGINEERING SERVICES:

An investigation into the existing civil engineering services and roads has been partially completed in the vicinity of the site and some information was obtained from the Bitou Municipality.

Existing services around the site include the following:

- A sewer rising main that runs along the Northern boundary of the site that turns and runs along the Western boundary of the site into the Kranshoek residential development.
- A bulk water main that runs parallel to the sewer rising main mentioned above and turns into the Kranshoek residential development west of the site.

### 4. PROPOSED CIVIL ENGINEERING SERVICES:

#### (A) STORMWATER

- New stormwater system to discharge overland into a new regional detention pond situated in the top North Eastern public open space adjacent to the institutional zone which will then be discharged into the existing pond to the east.
- New stormwater system to discharge overland into a new regional detention pond situated in the bottom South Eastern public open space adjacent to the institutional zone.
- Two new areas have been proposed for "services servitudes" to allow for the drainage of low points.
- An internal stormwater system will be further investigated and designed to discharge the stormwater run-off adequately as per the ***"Guidelines for Provision of Engineering Services and Amenities in Residential Developments"*** as published by the CSIR.

#### (B) SEWER

- The new internal sewer system will connect to the existing sewer system mentioned above in section 3 and will consist of a uPVC sewer reticulation system of various sizes.
- A new sewer servitude is proposed to run along the Norther boarder of the site.
- With the further full capacity analysis done with the application for rezoning and subdivision it will be determined what the impact of the proposed development on the existing external reticulation system will be and what upgrades will need to be implemented.
- The following design flow criteria will be applicable to the internal sewer reticulation system requirements:



DOMESTIC SEWER DEMAND RESULTS			
LAND USE	No of UNITS	DISCHARGE AADD	SEWER AADD (l/day)
Dwelling Houses	1361	500	680 500
Flats	316	315	99 540
Shopping Centre	18662m <sup>2</sup>	2.8	52 254
School & Crèche	4.13ha	4000	16 520
Place of Worship	4	1400	5 600
Health Clinic, Community Hall	26621m <sup>2</sup>	3.5	93 174
<b>TOTAL</b>			<b>947 587</b>

The domestic sewer demands will be designed for as per the ***"Guidelines for Provision of Engineering Services and Amenities in Residential Developments"*** as published by the CSIR using 70% of the domestic water demands.

### **(C) WATER**

- The new internal water system will consist of a uPVC water reticulation system of various sizes.
- Installation of water meters will be done as per the regulations of the Bitou Municipality.
- With the further full capacity analysis done with the application for rezoning and subdivision it will be determined what the impact of the proposed development on the existing external reticulation system will be and what upgrades will need to be implemented.
- The following design flow criteria will be applicable to the internal water reticulation system requirements:

DOMESTIC WATER DEMAND RESULTS			
LAND USE	No of UNITS	DEMAND AADD	WATER AADD (l/day)
Dwelling Houses	1361	600	816 600
Flats	316	450	142 200
Shopping Centre	18662m <sup>2</sup>	4	74 648
School & Crèche	4.13ha	5714	23 600
Place of Worship	4	2000	8 000
Health Clinic & Community Hall	26621m <sup>2</sup>	5	133 105
Public Parks	10.986ha	4286	47 083
<b>TOTAL</b>			<b>1 245 236</b>

The domestic water demands will be designed for as per the ***"Guidelines for Provision of Engineering Services and Amenities in Residential Developments"*** as published by the CSIR.





#### (D) ROADS AND ACCESS

- Access to the development will be provided off Trekkers Road which runs on the top Western boundary of the site.
- A Transport Impact Study to determine the transport related constraints and appropriate mitigation measures within the Kranshoek area will be done in due course.
- The geometric design, cross section and structural design of the roads will be based on the accepted standards for the class of roads proposed.
- Road layer works requirements will be finalised during the detail design stage.

#### (E) TELECOMMUNICATION AND DATA

- New Telkom and Data ducting sleeves are to be installed in accordance with the requirements of SABS 1200LC.

#### (F) ELECTRICAL

- Electrical service assessment will be done by BDE Consulting and guide the space to be provided for positioning of electrical cables and structures.
- New Electrical ducting sleeves are to be installed in accordance with the requirements of SABS 1200LC.

### 5. CONCLUSIONS:

Based on the above findings, suitable civil engineering services and road access can be provided to the proposed development. At this stage we do not foresee any engineering constraints which would make the proposed town planning framework unsuitable for development.

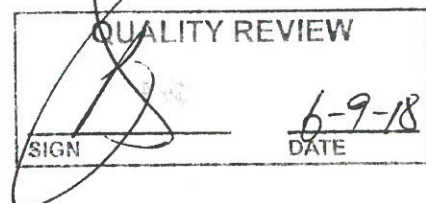
Yours faithfully



Sebastian Rogalski

For: **Bau-afrika** (Pty) Ltd.

Email: [farrell@bau-afrika.co.za](mailto:farrell@bau-afrika.co.za)



**From:** Rohann Steenekamp <rsteenekamp@cmbgeorge.co.za>  
**Sent:** Tuesday, 04 September 2018 4:08 PM  
**To:** Lance del Monte <lance@mplan.co.za>  
**Cc:** Alphonso Lamour <alfons@statushomes.co.za>; Mzwanele Gatyeni <mgatyeni@cmbgeorge.co.za>  
**Subject:** 11684: Portion 7 of the Farm 432 Kranshoek

Hi Lance

Please see below paragraph that you can use in your report and application.

*The electrical supply authority for the area is Eskom therefore the distribution network will have to comply with their requirements and standards.*

*It has been assumed that the existing Eskom 22kV overhead line across the site will be relocated to follow the road reserves and that the network will be extended and augmented to accommodate the planned development.*

*The electrical demand is at this stage estimated as follows:*

559 Dwelling houses @ 6.9kVA each x 0.3df	1 157kVA
316 Flats @ 6.9kVA each x 0.3df	654kVA
Shops @ 500kVA x 0.7df	350kVA
School / creche @ 100kVA x 0.7df	70kVA
Place of worship @ 40kVA x 0.7df	28kVA
Health Clinic @ 40kVA x 0.7df	28kVA
Total	2
287kVA	

We understand that detailed Services Reports will only be required at a later stage. Please contact me should you require any additional information.

Regards

Rohann Steenekamp Pr Eng

**CLINKSCALES MAUGHAN-BROWN**  
**Consulting Mechanical & Electrical Engineers**  
39 Victoria Street, George, 6529  
P.O. Box 2551, George, 6530  
Tel: (+27) 044 8741511  
Fax: (+27) 044 8741510  
Cell: (+27) 082 8532625  
E-mail: [rsteenekamp@cmbgeorge.co.za](mailto:rsteenekamp@cmbgeorge.co.za)

CONFIDENTIALITY CAUTION: The information in this e-mail is confidential and is legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted in reliance on it is prohibited and may be unlawful. Whilst all reasonable steps are taken to ensure the accuracy and integrity of information and data transmitted electronically and to preserve the confidentiality thereof, no liability or responsibility whatsoever is accepted if information or data is, for whatever reason, corrupted or does not reach its intended destination.