

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 2 Groeneweide Street, Stellenbosch, 7600

Application Property Number: Erf 15887, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Campuskey (Pty) Ltd – M Mouton (contact details: +27 86 178 83368)

Application Reference: LU/13777

Description of Proposed Development:

- Application is made in terms of Section 15(2)(f) of the Land Use Planning By-Law (2015) for the removal of restrictive title deed conditions numbers B.1, B.6, E1 and E.6 on Deed of Transfer T41628/2013 pertaining to Erf 15887, Stellenbosch to facilitate the use of a portion of the existing building of Erf 15887, Stellenbosch for business purposes (deli / coffee shop).
- Application is made in terms of Section 15(2)(c) of the Land Use Planning By-Law (2015) for a temporary departure to use a portion ($\pm 36\text{m}^2$) of the existing building as a communal dining area for the students living on site and in the surrounding area, including the under provision of 2 parking bays that is required for the facility. The facility will provide light meals, pre-prepared food, coffee and drinks (deli / coffee shop) to the students living on site and in the surrounding area. The facility will operate from 7am till 5pm daily.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **27 June 2022**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: 2 Groenweidestraat, Stellenbosch, 7600

Aansoek eiendom beskrywing: Erf 15887, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Campuskey (Pty) Ltd – M Mouton (kontak besonderhede: +27 86 178 83368)

Aansoek Verwysing: LU/13777

Tipe Aansoek:

- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(f) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir die opheffing van beperkende titelvoorwaardes nommers B.1, B.6, E1 en E.6 van die Titelakte nommer T41628/2013 van Erf 15887, Stellenbosch sodat 'n gedeelte van die bestaande gebou vir sake doeleindes (deli / koffie winkel) gebruik kan word.
- Aansoek word hiermee gemaak in terme van Afdeling 15.(2)(c) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2015 vir 'n tydelike afwyking sodat 'n gedeelte ($\pm 36\text{m}^2$) van die bestaande gebou vir sake doeleindes (deli / koffie winkel) gebruik kan word, asook vir die onder voorsiening van 2 parkeerplekke wat vir die fasiliteit benodig word. Die fasiliteit sal ligte maaltye, vooraf gemaakte kos, koffie en koeldrank (deli / koffie winkel) aan inwonende studente en studente wat in die area woon, verkoop. Die fasiliteit sal daaglik oop wees vanaf 7vm tot 5nm.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;

- Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **27 Junie 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

22 / 02 / 2022

Campuskey Bordeaux :: Erf 15887 Motivation of LUM application

The development consists of a private student residence for 112 students and forms part of Campuskey De Weides Portfolio of 534 students. The property is situated on the corridor between the university and De Wiedes Student Village. Due to the zoning scheme (Boarding House) which must provide a communal dining area, the building will house a facility that provides pre-prepared food and drinks as well as coffee. This facility will be open to students passing by.

It is foreseen that 50% of the Campuskey students will make use of the facility by walking past the facility on their way to class.

The facility will consist of a food counter, small back kitchen area from where pre-prepared food can be heated up and coffees can be served, fridges as well as an area for washing dishes. As per the Health Department requirements, a separate toilet and storeroom will be provided for the workers. The facility will have trading hours of 7am to 5pm. The demarcated area will be 36m²

Access to the property will be access controlled via turnstile from 17h00 to 07h00 for residents. The Ground Floor will be accessible to other students from 07h00 to 17h00.

The intention is to reduce traffic as students will walk to the facility to buy something to eat and drink instead of driving to town as there are no facilities in the immediate area. Therefore the facility will not create additional parking requirements. No additional traffic is foreseen as this will be a community facility walking distance from clientele.

The facility will have huge positive impact on the surrounding area. It will be a service to all students. It will bring activity back to the prominent fenced off properties with social interaction between students. A walk way has been introduced on the pavement of the property to provide safe walking movement to the facility and campus.

This will become an Institute in the area where students can interact on a social level as well as at an educational level where ideas can developed and a place for students to take a break on their way to and from classes.

Regards,

WP Bosch

082 774 4475



Director

WP Bosch & Associates

CONVEYANCER'S CERTIFICATE

I,

**TASLEEMA RINQUEST
CONVEYANCER**

hereby certify that a search was conducted in the records of the Deeds Registry, Cape Town regarding the following properties and title deeds, including both current and pivot deeds of transfer, namely:

1. Stellenbosch Quitrent Volume 07 Folio 12 dated 27 March 1905;
2. Deed of Transfer T41628/2013

In respect of:

1. **ERF 15887 STELLENBOSCH**

In respect of which it was found that the following conditions might prohibit the supply of pre-prepared food, drinks and coffee from the property, namely:

Condition B.1, B.6, E.1 and E.6 on Deed of Transfer T41628/2013 which reads as follows:

B (1)
AND E(1)

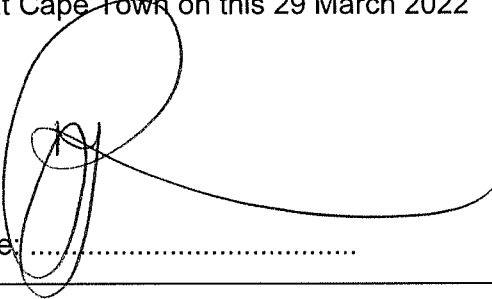
The lots shall be utilised for residential purposes only and only one residence shall be erected on each lot; provided however that semi-detached residence may be erected on any lot subject to the conditions of Clause 4 hereof.

B. (6)
AND E(6)

The lot to be sold being exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses shall be carried on upon any lot.



Signed at Cape Town on this 29 March 2022



Signature:

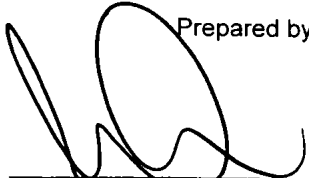
Kindly endorse certificate by
affixing firm's official stamp
here and initialling it.



■
VANDERSPUY
CAPE TOWN
ATTORNEYS CONVEYANCERS NOTARIES

10

BILL TOLKEN HENDRIKSE INC.
1 SAREL CILLIERS STREET
BELLVILLE
TEL: (021) 944 3000

Prepared by me

CONVEYANCER
WILLEM JOHANNES TOLKEN

Fee endorsement		
	Amount	Office fee
Purchase price/Value	R. 41 593 719-66	R. 4000-00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i. t. o	
	Cat.	section. Act.

BC
~~GEKANTREKKEER~~
~~CANONNED~~
 REGISTRATEUR/REGISTRAR

DATA/CAPTURE
 29 AUG 2013
 MTYADYAMBRANOLUWUJO

For Release see Bond

VERBIND MORTGAGED
 VIR FOR R. 45 000 000-00
 D 00023174 / 2013 4
 2013-08-22
 REGISTRATEUR/REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

000041628 / 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARTINA TOMÉ

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 Bellville on 20 May 2013 granted to him by

SCARLET IBIS INVESTMENTS 70 PROPRIETARY LIMITED
REGISTRATION NUMBER: 2005/040510/07

03 SEP 2013

ELIZABETH

And the appearer declared that his said principal had, on 10 May 2013, 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:

**URBANE STONE DEVELOPMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER: 2011/112758/07**

or its Successors in Title or assigns,

1. **ERF 15887 STELLENBOSCH
IN THE MUNICIPALITY STELLENBOSCH
DIVISION STELLENBOSCH
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 3246 (THREE THOUSAND TWO HUNDRED AND FORTY SIX)
Square Metres

FIRST REGISTERED by Certificate of Consolidated Title No T26437/2009 with
General Plan SG No. 1773/2009 relating thereto and HELD BY Deed of Transfer
No T9875/2010

I. **IN RESPECT OF** the figure x B C D on Diagram SG No 1773/2009:-

A. **SUBJECT** to the following special condition referred to in the Deed of
Grant issued on 22 March 1905 in terms of Section 10 of Act 15 of
1887, Stellenbosch Quitrents Volume 7 Nr. 12:

"Subject, however, to all such Duties and Regulations as are either
already or shall in future be established with regard to such lands."

B. **SUBJECT FURTHER** insofar as figure A.B.F.E. on Diagram No.
10229/1953 is concerned to the following special conditions referred to
in Deed of Transfer Nr. T2231/1925, imposed to the benefit of all
owners of lots which forms part of that section of the Town
Stellenbosch now known as "The University Area":-

(1) The lots shall be utilised for residential purposes only and only
one residence shall be erected on each lot: provided however
that semi-detached residence may be erected on any lot
subject to the conditions of Clause 4 hereof;

(2) Buildings, in terms of Clause 4 hereof, shall be erected on each
lot by the owner within three years from the date of purchase,
failing which the owner shall pay the Council annually an
amount equal to 2½% on the original purchase price of the Lot,
which annual payment shall continue until such time as the
buildings are erected and completed.

- (3) In the event of one party purchasing two adjacent lots, he shall be allowed to build on the one lot and be exempted from the penalty provided for in Clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be erected on either lot.
- (4) Plans for all proposed buildings must be submitted in duplicate to the Council for approval, and no building shall be commenced until the Council's approval thereto has been granted. The building on each lot shall be of a minimum value of R1 500,00. The architectural features of all elevations, and in regard of lots abutting on the Jan Marais Park, the hedges, fences and walls, shall harmonise with the scheme of Town Planning as designated by the Council, and with the surrounding properties.
- (5) All buildings shall be erected not less than 6,30 metres from the front of the street boundary line of the lot, and not less than 3,15 metres from the side and back boundary lines of the lot.
- (6) The lot to be sold being exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on upon any lot.
- (7) No subdivision of any lot shall be made without the sanction of the Council first had and obtained.
- (8) The said Council and their Successors in Title of those portions of Lot LIII held under deed of grant dated 8th January, 1908 Stellenbosch Freeholds Volume 8 No. 5 and of Lot M held under deed of grant dated 22nd March 1905 (Stellenbosch Freeholds Volume 7 No. 12) excluded from General Plan S102 shall in the event of a sale or alienation of any portion or portions of the said land within 200 yards of the Eastern and Western boundaries of the said General Plan S102 only sell such portion or portions on similar conditions to the above.

C. **ENTITLED** insofar as letters E.F.C.D. on Diagram Nr. 10229/1953 is concerned, to the benefits of the conditions referred to in the following notes to the abovementioned Deed of Grant Stellenbosch Quitrents Volume 7 Nr. 12:

Note dated 11 March 1925:

"REMDT.

REGISTRATION OF SERVITUDE:

In terms of special condition No. 8 of transfers Nos. 2231 & 2230 dated 11th March 1925 certain portion or portions of this land and the land held by Grant dd 8th January 1908 made in favour of the Municipality of Stellenbosch shall be sold on similar conditions to those set out in the said transfers and numbered 1 to 7 as will more fully appear on reference to the said transfer."

Note dated 25 June 1938:

"REMAINDER

REGISTRATION OF SERVITUDE

In terms of special condition 8 of transfers Nos. 6378/1938 d.d. 25.5.1938, 12486 dd. 1.12.1938, No. 3182 dd. 8.4.1940. 9297/1943, 13280/1943, 13281/1943, 14521/1943, 15797/1943, 16622/1943, 4231/1944, 7703/1944, 7949/1946, 21259/46, 21260/46, T10324/47 T19309/1949. Certain portion or portions of the land and the land held by Grant d.d. 8th January, 1908 made in favour of the Municipality of Stellenbosch shall be sold on similar conditions as set out in the said Transfer and numbered 1 to 7. As will more fully appear from said trfrs."

II. IN RESPECT OF the figure A x E F on Diagram SG No 1773/2009:-

D. SUBJECT to the following condition referred to in the Deed of Grant issued on 22 March 1905 (Stellenbosch Quitrents Volume 7 Nr. 12):-

"Subject, however, to all such duties and regulations as are either already or shall in future be established with regard to such lands."

E. SUBJECT FURTHER to the following special condition referred to in Deed of Transfer No. 6378/1938 imposed in favour of the owners of lots forming part of that section of the Town of Stellenbosch now known as the New University Areas as will more fully appear on General Plan S 102:-

1. That the above shall be utilised for residential purposes only, and only one residence shall be erected thereon; provided, however, that a semi-detached residence may be erected on the said lot subject to the conditions of clause 4 hereof.
2. Buildings, in terms of Clause 4 hereof, shall be erected on the above lot by the owner within three years from the date of purchase, failing which the owner shall pay to the Council annually an amount equal to 2,5 per cent, on the original purchase price of the lot, which annual payment shall continue until such time as the buildings are erected and completed.
3. In the event of one party purchasing two adjacent lots, he shall be allowed to build on the one lot and be exempted from the penalty provided for in clause 2 in respect of the other lot. Should the purchaser choose to build a residence standing on both lots, he may do so, provided that no other residence shall be created on either lot.
4. Plans of all proposed buildings must be submitted in duplicate to the Council for approval, and no building shall be commenced until the Council's approval thereto has been granted. The buildings on the above lot shall be of minimum value of R1 500,00. The architectural features of all elevations, and in regard of lots abutting on the Jan Marais Park, the hedges, the fences and walls, shall harmonise with the scheme of Town Planning as designed by the Council, and with the surrounding properties.
5. All buildings shall be erected not less than 6,30 metres from the front or street boundary line of the lot, and not less than 3,15 metres from the side and back boundary lines of the lot.

6. The above lot being sold exclusively for residential purposes, no trade or business with the exception of private hotels or boarding houses, shall be carried on thereon.
7. No sub-division of the above lot shall be made without the sanction of the Council first had and obtained.
8. The said Council and their successors in title of those portions of Lot L111 held under Deed of Grant dated 8th January 1908 (Stellenbosch Freeholds Volume 8 No. 5) and of lot M held under Deed of Grant dated 22 March 1906 (Stellenbosch Freeholds Volume 7 No. 12) excluded from the General Plan S102, shall in the event of a sale or alienation of any portion or portions of the said land within 188,91 metres of the Eastern and Western boundaries of the said general plan S102, only sell such portion or portions on similar conditions to the above."

F.

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**2. ERF 2388 STELLENBOSCH
IN THE MUNICIPALITY STELLENBOSCH
DIVISION STELLENBOSCH
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 1021 (ONE THOUSAND AND TWENTY ONE) Square Metres

FIRST TRANSFERRED by Deed of Transfer No T3197/1946 with Diagram No 6430/1945 relating thereto and HELD BY Deed of Transfer No T27756/2011

- A. **SUBJECT** to the conditions as contained in Deed of Transfer No T42408/2010.
- B. **SUBJECT FURTHER** to the following conditions contained in Deed of Grant issued on 22 March 1905 (Stellenbosch Freehold Volume 7 Nr 12) namely:

"Subject, however, to all such duties and Regulations as are either already or shall in future be established with regard to such lands."

C.

- D. **SUBJECT FURTHER** to the special conditions contained in mentioned Certificate of Consolidated Title No T3704/1941 which states as follows:

That the Government shall at all times have the right of resuming a portion or the whole of the said land if required for public purposes, on payment of such sum of money in compensation as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be awarded by three Appraisers one to be appointed by each side and the third to be chosen by the two others."

E. SUBJECT FURTHER to the conditions imposed in favour of any registered Owner of an Erf in the "Township of Universiteitsoord" and subject to amendments and changes by the Administrator by virtue of the provisions of Section 18(3) of Ordinance Nr 33 of 1934 which conditions are contained in Deed of Transfer T3197/1946 dated 8 March 1946 and reads as follows:

- (1) Dat hierdie erf slegs vir bewoningsdoeleindes gebruik word.
- (2) Dat net een woonhuis of 'n woongebou, tesame met die nodige buitegeboue op hierdie Erf opgerig word.
- (3) Dat nie meer as een-derde van die oppervlakte van hierdie Erf bebou mag word nie.
- (4) Dat geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings binne 6.30 meter van 'n straatlyn wat 'n grens van hierdie erf vorm opgerig mag word nie. Geen sodanige gebou of struktuur mag binne 3.15 meter van die sygrens van 'n aangrensende Erf geleë wees nie.

F. SUBJECT FURTHER to the conditions contained in said Deed of Transfer No T3197/1946 dated 8 March 1946 imposed in favour of the Adminsitrator:

"Dat hierdie erf nie sonder skriftelike toestemming van die Administrateur onderverdeel mag word nie."

G. SUBJECT FURTHER to the conditions contained in said Deed of Transfer No T3197/1946 dated 8 March 1946 imposed in favour of the Council of the Municipality of Stellenbosch:

- (a) Dat die Eienaar van hierdie Erf verplig is om toe te laat dat die dreinerig, riolering en afloopwater van enige ander Erf of Erwe oor hierdie Erf gevoer word indien dit deur die Munisipaliteit van Stellenbosch nodig geag word en wel op so 'n wyse en so 'n ligging as wat van tyd tot tyd deur die Raad redelikerwys vereis mag word.
- (b) Dat die Eienaar van hierdie Erf verplig is om:
 - (i) Tot tyd en wyl 'n afsonderlike skatting van die Erf deur die person wat deur sy Edele die Administrateur aangestel is, gemaak is, jaarliks 'n bedrag aan die Stadsraad te betaal gelykstaande aan die eiendomsbelasting wat andersins sou betaalbaar wees as die koopskat as die Munisipale skatting beskou word.
 - (ii) Binne 'n tydperk van drie jaar gereken vanaf die verkoopsdatum van hierdie Erf en woonhuis of woongebou of te rig, wat deur die Munisipaliteit saam met die nodige buitegeboue op nie minder as R1 500,00 geskat sal word nie.

- (iii) Na verstryking van 'n tydperk van drie jaar wat in Klousule (ii) genoem is, tot tyd en wyl hy op hierdie Erf 'n woonhuis of woongebou met of sonder buitegeboue opgerig het en tot tyd en wyl genoemde woonhuis of woongeboue met of sonder buitegeboue behoorlik deur die persoon wat deur die Administrateur aangestel is geskat is, behalwe die bedrag wat in Klousule (i) genoem is, ook 'n bedrag aan die Stadsraad te betaal gelykstaande aan die eiendomsbelasting wat jaarliks betaalbaar sou wees op 'n woonhuis met of sonder buitegeboue waarop 'n Munisipale skatting van R1 500,00 geplaas is, met dien verstande dat ingeval 'n Koper twee aangrensende Erwe koop hy op die een Erf mag bou en hy als dan ten opsigte van die ander Erf van die voorwaardes wat in Klousule (ii) vervat is vrygestel word en met dien verstande dat dit hom vrystaan om een huis te bou wat op altwee Erwe staan maar in die geval sal op geen van beide Erwe 'n ander huis opgerig mag word nie.
- (iv) Ingeval 'n woonhuis of 'n woongebou met of sonder buitegeboue soos in (ii) genoem opgerig is en daarna gedeeltelik of geheel en al vernietig is, die geboue wat die oorspronklike vervang aan bostaande vereistes te laat voldoen en om ingeval genoemde geboue nie soos uiteengesit binne 12 maande herbou word nie, tot tyd en wyl die geboue tot bevrediging van die Stadsraad voltooi is en weer die bedrae te betaal wat in (iii) genoem is.
- (c) Dat die Eienaar van hierdie Erf verplig is om te sorg dat die geboue wat hy op hierdie erf gaan oprig wat die boukundige hoedanighede daarvan betref aan die vereistes van die Bouregulasies van die Munisipaliteit van Stellenbosch voldoen wat van toepassing is wanneer die gebou opgerig word, en ook voldoen aan die beleid van die Raad wat betref die ontwerp, konstruksie en aansigte van geboue.
- (d) Dat Planne van alle omheinings van hierdie Erf van watter materiaal dit ook al mag wees aan die Stadsraad van Stellenbosch vir goedkeuring voorgelê moet word en geen sinkplaat omheinings of blik omheinings van enige aard mag op hierdie Erf aangebring word nie.
- (e) Dat die dakke van alle geboue op hierdie Erf eenvormig moet wees wat materiaal of styl betref. Platdakke vir buitegeboue sal slegs toegelaat word as die hoofgebou ook 'n plat dak het.

H. **SUBJECT FURTHER TO and ENTITLED** to the following conditions as contained in the herein mentioned Deed of Transfer T3197/1946 dated 8 March 1946 imposed in favour of all Owners of the properties which forms part of that part of the Town of Stellenbosch now known as the "New University Area" as shown on the General Plan Nr S 102 which said conditions are imposed in terms of the Endorsement dated 11 March 1925 and 25 June 1938 on the mentioned Deed of Grant issued on 22 March 1905 (Stellenbosch Freehold Volume 7 Nr 12) as referred to in Condition III in Paragraphs (1) of the herein mentioned Certificate of Consolidated Title Nr T3704/1941 dated 28 April 1941 namely:

- (1) The above Lot shall be utilized for residential purposes only, and only one residence shall be erected on any Lot, subject to the conditions of Clause 4 hereof.
- (2)
- (3) In the event of one party purchasing two adjacent Lots, he shall be allowed to build on the one Lot, and be exempted from the penalty provided for in Clause 2 in respect of the other Lot. Should the Purchaser choose to build a residence standing on both Lots, he may do so, provided that no other residence shall be erected on either Lot.
- (4) Plans of all proposed buildings must be submitted in duplicate to the Council for approval and no building shall be commenced until the Council's approval thereto has been granted. The buildings on the above Lot shall be of a minimum value of R1 500,00. The architectural features of all elevations and in regard to Lots abutting on the Jan Marais Park, the hedges, fences and walls, shall harmonise with the scheme of Town Planning, as designed by the Council and with the surrounding properties.
- (5) All buildings shall be erected not less than 6,30 metres from the front or street boundary line of the above Lot, and not less than 3,15 metres from the side and back boundary lines of the said Lot.
- (6) The Lot sold being exclusively for residential purposes, no trade or business with the exception of Private Hotels or Boarding Houses shall be carried on the above Lot.
- (7) No subdivision of the above Lot shall be made without the sanction of the Council first had and obtained.

I. **SUBJECT FURTHER** to the following special conditions as contained in Deed of Transfer No T3197/1946 dated 8 March 1946 imposed in favour of the Council of the Municipality of Stellenbosch as Owner of the Remainder of the property which is held by the herein mentioned Certificate of Consolidated Title No T3704/1941 dated 28 April 1941 and his successors in title:

"Dat die eenaar van hierdie Erf nie geregtig sal wees nie om woonstelle op hierdie Erf op te rig nie en verder dat die ontwerp, konstruksie en aansigte van die geboue wat hy gaan oprig by die omgewing moet pas."

- J. **SUBJECT FURTHER** to the following condition contained in said Deed of Transfer No T3197/1946 dated 8 March 1946 namely:

"Bogemelde grond is getranspoteer aan die Transportnemer sonder dat hy geregtig is op die voordele van die voorwaardes verwys na in die twee Endossemente gedateer 16 Junie 1941 op die gesegde Sertifikaat van Eenvormige Titel No T3704/1941 wat betrekking het op dreineringsregte oor Lot 21 gehou onder Transportakte No T5635/1941 gedateer 16 Junie 1941 behalwe sodanige regte as wat deur die gesegde Munisipaliteit aan die Transportnemer van tyd tot tyd mag toegeken word."

For Information Only



2



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

SCARLET IBIS INVESTMENTS 70 PROPRIETARY LIMITED
REGISTRATION NUMBER: 2005/040510/07

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

URBANE STONE DEVELOPMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER: 2011/112758/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto,
conformably to local custom, the State, however reserving its rights, and finally
acknowledging the purchase price to be the sum of R41 593 719,66 (FORTY ONE
MILLION FIVE HUNDRED AND NINETY THREE THOUSAND SEVEN HUNDRED
AND NINETEEN RAND AND SIXTY SIX CENTS).

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 2013-08-22 2013



q.q.

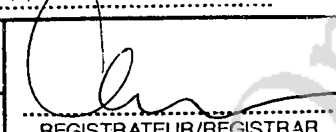
In my presence




REGISTRAR OF DEEDS



- 11 -

DIE NAAM VAN DIE	THE NAME OF THE
TRANSFEREE	
IS VERANDER NA	HAS BEEN CHANGED TO
CAMPUSKEY PROPRIETARY LIMITED	
BC000039273/2014	
2014-08-13	

Paca 2

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREK	
CERTIFICATE OF CONSOLIDATED TITLE ISSUED	
NUU BEKEND AS	ERF 16375 MEAS 4114 m ²
NOU KNOWN AS	
000055828/2015	
2015-10-05	

LOCALITY PLAN

Erf 15887, Stellenbosch
located at 2 Groene-
weide Street,
Universiteitsoord.

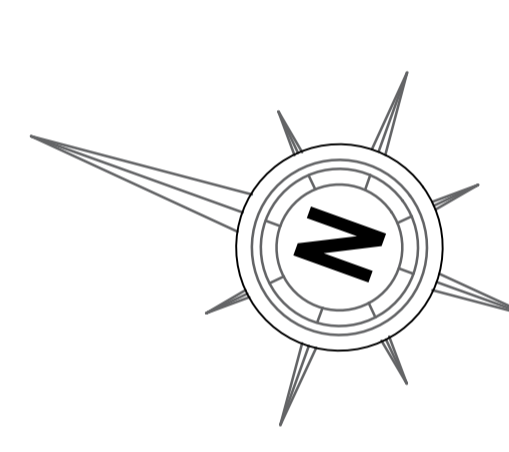


Sumeyor General W. De...
Erf 15887, Stellenbosch
located at 2 Groene-
weide Street,
Universiteitsoord.

SOETEWIJD ROAD.



GROUND STOREY
SCALE 1:100



PROPOSED ALLOCATION FOR PRE-
PREPARED FOOD KIOSK.

Client: **Architect:** W P Bosch
Engineer:

REV. NO.	DESCRIPTION	REV. NO.	DESCRIPTION
01	SCHEMATIC DESIGN	01	SCHEMATIC DESIGN
02	CONCEPT DESIGN	02	CONCEPT DESIGN
03	PRELIMINARY DESIGN	03	PRELIMINARY DESIGN
04	FINAL DESIGN	04	FINAL DESIGN
05	AS-BUILT	05	AS-BUILT

WP BOSCH & ASSOCIATES	WP BOSCH BARCH (UDVS) MTA
PROPOSED ALTERATIONS AND ADDITIONS	GROUND STOREY
DE WEDDES STELLENBOSCH	
7600-189-101	

11	REINFORCED CONCRETE SLAB - SCREENED TO FALL		
12	PEDESTRIAN ENTRANCE TO HAVE POLISHED CONCRETE FLOOR FINISH		
13	NO KNOCK OFF OF SOWER PIPE. DOWNWALL ALSO OMITTED AT BOARDROOM		
14	REVISED WOODEN TYPERS ON NORTH WESTERN CORNER		
15	1 THE FIRE RATED CEILING BOARD ON ROLLER SHUTTER LEVEL - MAIN STAIRS		

16	CONCRETE STEPS		
17	WOODEN DECK		
18	REINFORCED CONCRETE SLAB BY ENGINEERS' SPECIFICATIONS		
19	EXISTING FIRE ESCAPE		
20	EXISTING PARKING		
21	EXISTING BOUNDARY WALL TO BE REPAIRED		

22	EXISTING BOUNDARY WALL TO BE REPAIRED		
23	EXISTING BOUNDARY WALL TO BE REPAIRED		
24	EXISTING BOUNDARY WALL TO BE REPAIRED		
25	EXISTING BOUNDARY WALL TO BE REPAIRED		
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39	EXISTING BOUNDARY WALL TO BE REPAIRED		
40	EXISTING BOUNDARY WALL TO BE REPAIRED		

CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTION INFORMATION BEFORE ANY WORK COMMENCES.
ALL DIMENSIONS TO BE CHECKED ON SITE.
IT IS ASSUMED THAT ALL CONTRACT DOCUMENTS ARE REFER TO GENERAL SPECIFICATIONS.