

Date 06/05/2021

ATTENTION TO:

The following document is to inform selected affected parties of the intention of the owner of

Erf 878 KYLEMORE situated on the **CORNER ROOI & BRANDT STREET KYLEMORE STELLENBOSCH**
To **Subdivide Erf 878, Kylemore into two properties namely, Portion A (311sq.m) and the Remainder Portion (300 sq.m).**

Owner: Joles Eiendom Proprietary Limited represented by Mr. Jan Schlimann

Application Reference: LU/ 11654

Applicant: 27STUDIO/Arch. Riccardo Panzeri - CELL. 0823749832

Email: riccardo@27studio.co.za

Address: Doornbosch Homestead, Strand Road, 7600, Stellenbosch

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said by-law 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, or by registered mail at the following address:

Email: riccardo@27studio.co.za

Postal Address Doornbosch Homestead, Strand Road, 7600, Stellenbosch |

Please Note: The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 05/06/2021

Yours faithfully

27STUDIO / Arch. Riccardo Panzeri on behalf of Joles Eiendom Proprietary Limited

2020

Prepared by
**27Studio for Joles Eiendom
Proprietary Limited**



ERF 878 KYLEMORE

Proposed Subdivision of Erf 878 Kylemore

Lat: -33.917355 | Lon: 18.953380

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**Application for the Subdivision of Erf 878 Kylemore, corner Rooi &
Brandt streets**

April 2020

Prepared by 27Studio

1. BACKGROUND

1.1 Brief

27Studio was appointed by the owners of **Erf 878 Kylemore**, **Joles Eiendom Proprietary Limited** to submit an application to Stellenbosch Municipality for the subdivision of Erf 878 in order to create to separate properties for future development as is allowed within the new Stellenbosch Municipality Zoning Scheme By-Law of 2019.

The application entails the subdivision of Erf 878 into two equally sized properties in terms of section 15(2)(d) of Stellenbosch Municipality Land Use Planning (PG 7512 of 20 October 2015) See attached **Annexure A** for the power of attorney.

1.2 Property Description

Erf 878 is a vacant property 611sqm in size and un-serviced. It is situated on the western corner of Rooi and Brandt streets in **Kylemore**. It was previously registered and zoned under single residential. The current zoning is conventional residential zone. See attached **Annexure B** for SG Diagram 5984/77 approved October 1977. It is held under Title Deed NO. T 67465/2017, see **Annexure C**.

1.3 Ownership & Mortgage Bond

Registered owners of **Erf 878 Kylemore** is **Joles Eiendom Proprietary Limited**. (reference to title deed in **Annexure C**)

1.4 Size

Erf 878 Kylemore is 611qm in extent.

1.5 Deed Search and Title Conditions

There are no conditions mentioned that specifically prohibit the proposed subdivision and usage for the purposes therein.

2. Site Analysis and Planning Context



Figure 1 : location in Kylemore

2.1 Location & Context

The property is situated on the western corner of Rooi and Brandt streets in Kylemore about halfway up the north eastern edge. It is bordered on that side by farmland. To the south east is a church in the opposite corner of Brandt street. Abutting the property on the right (south west) and behind (west and north west) are residential properties.



Figure 2: location on streetblock



Figure 3 : location in corner

2.2 Surrounding Land Use and Zoning

The surrounding land is primarily residential in zoning and land use with only the church directly across the road on Brandt street having a community zoning and the farm across the road from Rooi street having an agricultural zoning.

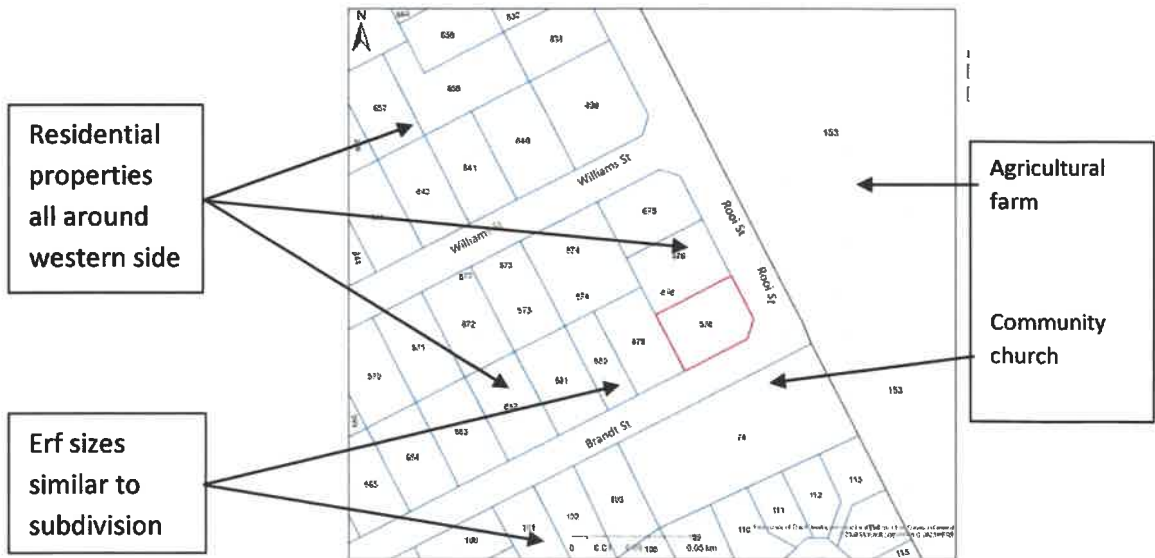


Figure 4: Surrounding Land Use



Figure 4.1: Surrounding Land Use: Church to south opposite Brandt Street



Figure 4.2: Surrounding Land Use: Houses to north down Rooi Street



Figure 4.3: Surrounding Land Use: Farm to east opposite Rooi Street



Figure 4.4: Surrounding Land Use: Properties to west along Brandt Street



Figure 4.5:

Surrounding Land Use: Capolavoro development further west in Kylemore

2.3 Current Land Use and Zoning

Erf 878 is a vacant and un-serviced. It was previously zoned under single residential. The current zoning is conventional residential zone.



Figure 5: zoning map

3. Physical Characteristics

3.1 Green field

The site is located on even terrain with no significant slope. There are some trees with some reeds growing in the middle . It has no visible furrows or ditches. At present it is used as crossing for pedestrian traffic.

3.2 Building Lines

The building lines prescribed for the current erf has 4m street and 2.5m common boundaries for erven over 501sqm, whereas the intended subdivision will allow a 3m street building line and a 1m lateral and rear building line for erven under 500sqm.

3.3 Existing Access

Access is from Rooi street on the south side of the property.

4. Development Proposals

4.1 Proposed Subdivision

The proposed subdivision will be for two separate properties, one of 300sqm and one of 311sqm. Their use will fall within the parameters for conventional residential zoning and will make use of a permanent departure should it be required to execute the desired aesthetic. This developmental parameter will however only be challenged on the new common boundary that will be created between the two new erven.

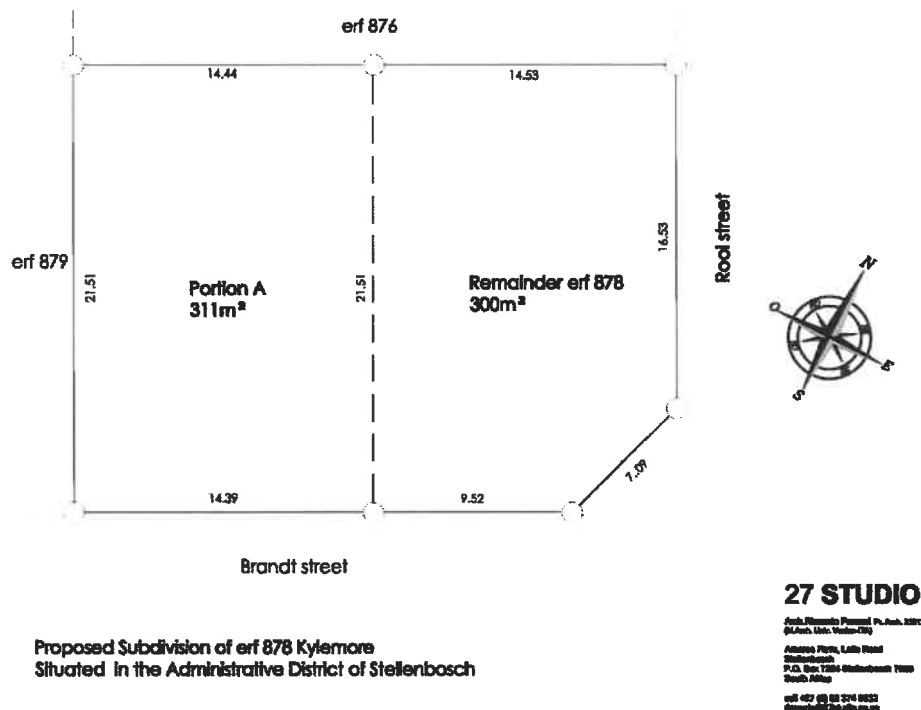


Figure 7: subdivision diagram

4.2 Coverage

Each of the two new erven will have a coverage not exceeding 60% and will include carports and balconies.

4.3 Access

Access for portion A on the west will be from Brandt street and for remainder of erf 878 from Rooi street on the eastern border.

5. Motivation for the Proposed Development

5.1 Applicable Legislation

In terms of the Stellenbosch Municipality Land Use Planning By-law under section 15: Land development requiring approval section 2(d) provides for a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement.

The Stellenbosch Municipality Zoning Scheme By-Law that came into effect on 1 November 2019 stipulates the following under **Chapter 4:**

14. Subdivision of land

(1) The Municipality shall not grant a new subdivision unless it is satisfied that, for each land unit created, there is adequate and lawful means of:

(a) access to and from a public road, which may include access via an appropriately registered right of way servitude; (b) water supply, if required; (c) sewerage disposal, if required for the land use; and (d) any other engineering services which are deemed a requirement for the intended use, to the municipality's satisfaction.

(2) When the Municipality grants an approval for subdivision of a land unit containing one or more existing approved buildings or structures, the Municipality's approval is deemed to have been granted for any departure which may arise out of the subdivision, without having to identify each departure individually, provided that all structures are adequately shown on a plan and any new structures or buildings constructed after the confirmation of said subdivision, shall comply with the parameters of the Scheme.

(3) At the same time as applying for a subdivision, the applicant may submit a site development plan to the Municipality for the buildings to be developed for the intended development on the subdivided portions. Upon approval of such a subdivision application and its accompanying site development plan, the Municipality's approval is deemed to have been granted for all internal departures which may arise out of the subdivision without having to identify each departure individually, provided that all parameters which have an external impact or apply to external boundaries shall either be complied with or an application is made for a departure.

(4) An application for the subdivision of any land zoned Agriculture shall be accompanied by a site development plan to indicate how farm buildings and uses are to be divided.

(5) After granting a subdivision permitting two or more adjoining land units with attached dwelling units to be held under separate title, the departures on the common boundary relating to common building lines will deem to have been granted. The owners of such land units shall always: (a) maintain such part of any retaining wall, roof, pipe, gutter, wiring or other structure that is common to the adjoining land units or attached dwelling units; (b) maintain every part of such wall, roof, pipe, gutter, wiring, or other structure which is on or traverses

such land units or attached dwelling units; (c) permit access to such land units or dwelling units for the purposes of maintaining, repairing, renewing or altering of any wall, roof, pipe, gutter, wiring or any other structure; (d) not make any alterations to or demolish any part of the buildings erected on such land units, including boundary walls and fences, or change the exterior colour scheme or materials of such buildings, without the technical approval of the Municipality. (6) If a property that has been granted a temporary departure or consent use right is subdivided, the Municipality may: (a) revoke the consent use right or temporary departure approval if the original conditions of approval cannot be satisfied after subdivision, or (b) apply the approval and the conditions relating thereto to only one of the subdivided portions; or (c) may amend conditions, as determined by the Municipality when approving the subdivision.

(7) Upon approval of a subdivision the Municipality shall impose conditions relating to the creation of an owners' association to take ownership of any communal land, such as, but not limited to a private road, private open space or any communal private services) to which owners of all units in the subdivision have access or have a responsibility to maintain. Should a subdivision be approved where private open space, private communal services or private road is created, and the Municipality fails to duly impose conditions for the creation of an owners' association, the developer shall in any event create the required owners' association to take ownership and maintenance responsibilities of communal land and services.

(8) All new subdivisions are to take into consideration the Stellenbosch Design Guidelines and Minimum Standards for Civil Engineering Services and Electricity Services directives, as issued by the relevant department and amended from time to time.

(9) Development charges may be imposed as a condition of approval on any subdivision where the subdivision creates additional development potential.

CHAPTER 7: CONVENTIONAL RESIDENTIAL ZONE (CR)

The purpose of this zone is to make provision for (e) moderate densification through additional dwellings of with a similar built form and character.

49. Land use within this zone

(1) The following land uses are permitted in this zone:

| Primary Uses | Additional Uses (not exceeding threshold in this chapter and subject to technical approval) | Consent Uses (application required) |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Dwelling house | <ul style="list-style-type: none"> • Bed and breakfast establishment • Home day care centre • Home occupation practice • Home lodging • Second dwelling • Occasional use (one event/year) • Private road | <ul style="list-style-type: none"> • Commune • Extramural facility • Group housing • Guest house • House shop • Occasional use (>one event/year) • Tourist dwelling unit • Additional uses exceeding parameters in this chapter |

(2) Additional uses are only permitted in a dwelling house and second dwelling house once technical approval is granted by the Municipality.

TABLE A: OFF-STREET PARKING REQUIREMENTS

| <u>Land Use Category</u> | <u>Normal parking</u> | <u>Additional parking reserved for visitors</u> |
|------------------------------------------------------------|-----------------------|-------------------------------------------------|
| Residential | | |
| Bed- and breakfast (additional to dwelling) | 1 bay/guest bedroom | |
| Commune | 1 bay/bedroom | |
| Community Residential building: orphanage and old age home | 0,3 bay/bedroom | |
| Dwelling house in all zones except LFR: | | |
| 1 bedroom | 1 bay/dwelling house | |
| 2 or more bedrooms | 2 bays/dwelling house | |

The application complies with the following minimum requirements:

(a) The application complies with the requirements of the Stellenbosch Municipality Land Use Planning By-law section 15(2)(d) and is motivated in terms of the relevant adjudication criteria and all required documents have been submitted with the application).

(b) The proposed land use is consistent with the Stellenbosch Municipality Spatial Development Framework.

5.2 Summary of Local, Provincial and National Policy

The National Development Plan set forth objectives that include;

- Access to opportunities, resources and amenities.
- Responsiveness to community needs.
- Creating safe high-quality living environments.
- Building cohesive, caring and sustainable communities.

In line with this, the Provincial Spatial Development Framework promote;

- Spatial justice to include the marginalised and disadvantaged

- Sustainability and resilience in spatially compact, resource-frugal development that is compatible with cultural and scenic landscapes.
- Spatial efficiency in resource use and compact, mixed-use built forms.
- Increase thresholds for viable public transport upgrades.

The 2018 Stellenbosch Municipality Spatial Development Framework recognises the housing need in the area while at the same time trying to maintain the rural character of the settlement.

Changes envisioned include:

- Increasing densities of 15 dwelling units per hectare for small settlements like Kylemore is envisaged over the next 20 years.
- Provide for future subsidised housing demands in the region.
- Require different housing options/ topologies to proposed developments which are sustainable, integrated and utilise services effectively.
- Support densification through Subdivision; Infill development; Renewal and restructuring; and in accordance with zone proposals.
- The municipality should be developed as a system of inter-connected, nodal, tightly constrained settlements that have minimal outward expansion, have relatively dense internal plans, and are linked to other settlements by road, rail and high-speed voice and data telecommunications.
- Internal average gross densities should vary between approximately 15 du/ha for small settlements and approximately 25 du/ha for large ones, particularly where traffic congestion is prevalent.

The principles of walking distance, functional integration, socio-economic integration, appropriate densification and the urban edge should inform settlement design.

- In order to prevent urban sprawl and protect natural environments and farmland, settlements should define and maintain a strict urban edge, outside of which development should not be permitted.
- Instead of focusing development on the urban periphery (like a doughnut shape), efforts should be made to ensure that the settlement centre is the most dense, with densities diminishing toward the urban edge.
- The usage of land should be based on its highest and best long-term sustainable use as opposed to its best long-term financial return.

These proposed uses will not only support the economic viability of the area but will also allow for a product/unique handwork route along route 310 to stimulate the local tourism industry.

Taking the aims of the three tiers of government into account, the opportunity to contribute to the aims of the Constitution and its spatial manifestations has moved our client to consider the development of their vacant property to service the housing need of young professionals wanting to live closer to their place of work and closer to nature.

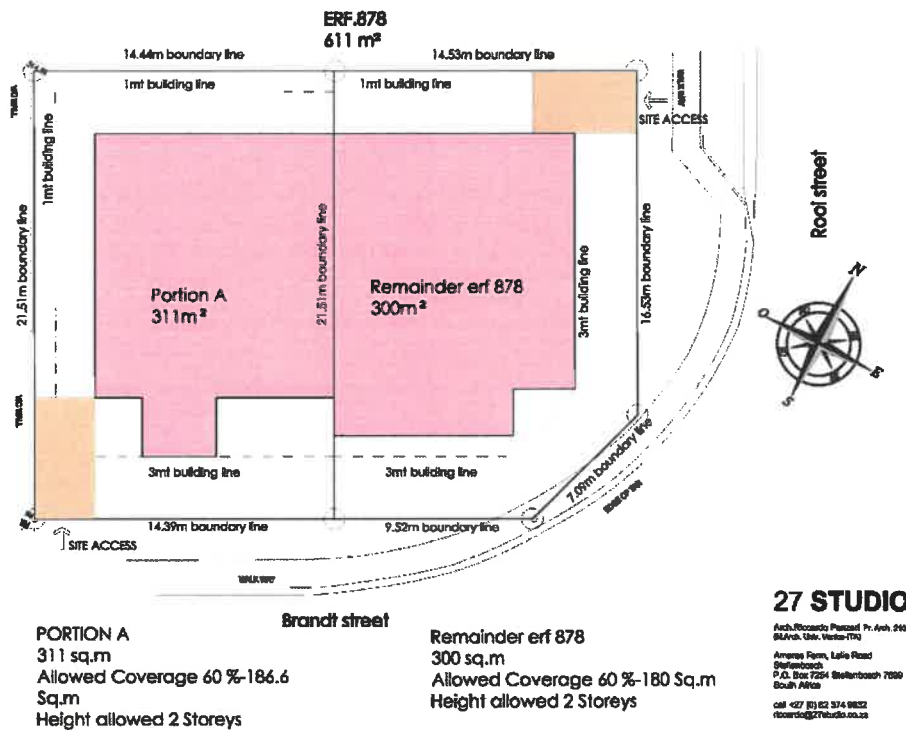


Figure 8: Site Development Plan

5.3 Compatibility with surrounding Land Uses

The SDF touch on a need for moderate densification in this area to still maintain a rural residential character. The future living units will be in keeping with the residential character of the surrounding houses. The proposed sizes of the two properties are in keeping with most of the newer extensions towards the south, west and south west of the proposed subdivision.

5.4 Impact on adjoining and adjacent properties

Impact on the surrounding uses will be minimal as the densification is within limits in terms of coverage, height restriction etc. Erf 880, two erven to the west down Brandt street for example is 356,8sqm in size which is similar to the proposed sizes.



Figure 9: Erf 880 of similar size

5.5 Socio-Economic & Environmental Impact

The development of two dwellings on each property will contribute to the gradual sensitive densification of the town. Each dwelling will accommodate a single family which should result in increased surveillance and safety in the area will be improved.

Aesthetic and Architectural Impact envisioned post subdivision

The impact is considered to be enhancing to the property and the general area as the new units will create a singular architecturally narrative that will allow a communal character to the development. More than 45% of the property will be covered by soft landscaping including lawns, flower beds and trees. These trees also serve to obscure any view of the vehicles from the street and neighbouring properties. It will furthermore provide a wind and noise buffer to the church and the residents. The proposed units will be of equal size, material and finish creating a harmonious feel of tranquillity amidst the lush garden alive with the sight and sounds of birds, bees and butterflies.

5.6 Desirability

The proposal complies with the prescriptions of the Subdivision Policy for Stellenbosch. The use of the newly created two erven will remain residential as is the norm in the area. Each erf is big enough to accommodate two spacious dwelling units of two storeys without creating an over-crowded group housing feel that would negatively affect the residential character of the surrounding properties. These would be semi-detached by sharing a wall with one adjoining neighbour. It means that the semi-detached structure on the 2 properties could be built as a pair or separately. The semidetached structure visually will create one single build mass like all other residential structures in the neighbourhood.

A Semi-detached structure will allow for a better utilisation of the erf's open space, therefore increasing green and family outdoor entertainment. A semi-detached property is more sustainable than a detached one as it can save a significant amount of the structure energy load, therefore each portion will naturally be cooler in summer and warmer in winter.

Adequate onsite parking will be provided. These units are quite well proportioned in relation to the large rectangular houses in the immediate area ensuring a light touch on the land while adhering to sensible densification within the Dwars river urban edge.

6. Provision of Services

6.1 Potable Water

There is sufficient water supply in the area to cope with the increase in demand.

6.2 Sewerage

This will be connection to the existing municipal sewer system which is sufficient for the demand.

6.3 Storm water

This will be collected for on-site garden hydration system use.

6.4 Solid waste

Stellenbosch Municipality collects waste weekly from door to door and deliver it to the municipal landfill.

6.5 Electricity

Eskom will be responsible for the distribution and supply of electricity in line with current service agreement for Kylemore.

Application Detail

The application entails the subdivision of Erf 878 into two equally sized properties in terms of section 15(2)(d) of Stellenbosch Municipality Land Use Planning (PG 7512 of 20 October 2015)

Approval of the Site Development Plan.

Contact Person: Riccardo Panzeri

Applicant & Registered Owner: Joles Eiendom Proprietary Limited

Title Deed: T 67465/2017

Proposed Subdivision: 2 new properties

Existing Zoning: conventional residential zone (old SR1)

Proposed Zoning: conventional residential zone

Acknowledgements

Sustainability Institute, Stellenbosch Municipality Spatial Development Framework (2018)

Esri, Cape Farm Mapper

Annexure A
Power of Attorney

POWER OF ATTORNEY (REGISTERED OWNER CONSENT)

I, the undersigned,

JAN EBERHARD SCHLIEMANN
Identity Number 671217 5009 087

being the sole Director and duly authorized on behalf of

JOLES EIENDOM PROPRIETARY LIMITED
Registration Number 1968/014334/07

hereby nominate, constitute and appoint the following agent, with power of substitution to be the registered owner's legal representative/agent and to act in the name, place and stead of the registered owner.

RICCARDO PANZERI

TO ATTEND ON THE STELLENBOSCH MUNICIPALITY WITH REGARDS TO THE SUBDIVISION, AND ALL RELATED REQUIREMENTS WHICH THE STELLENBOSCH MUNICIPALITY MAY PRESCRIBE IN TERMS OF THE SUBDIVISION, DEVELOPMENT AND DEPARTURE IN ORDER TO SUCCESSFULLY SUBDIVIDE THE UNDERMENTIONED PROPERTY. POWER OF ATTORNEY IS ALSO GRANTED TO THE AGENT TO SIGN AND RECEIVE ALL CORRESPONDENCE IN RESPECT OF THE SUBDIVISION, AND ANY RELATED MATTER, DURING THE APPLICABLE PROCESS:

ERF 878 KYLEMORE
IN THE STELLENBOSCH MUNICIPALITY
DIV SION STELLENBOSCH
WESTERN CAPE PROVINCE

IN EXTENT: 611 (SIX HUNDRED AND ELEVN) SQUARE METRES

HELD BY DEED OF TRANSFER T67465/2017

SIGNED AT STELLENBOSCH on 24 JUNE 2020 in the presence of the undersigned witnesses.

1.

Walter Ferreira

2.

Chris

JAN EBERHARD SCHLIEMANN
SOLE DIRECTOR
JOLES EIENDOM (PTY) LTD

Annexure B

SG Diagram

LANDMETER H. J. SMAAL STELLENBOSCH

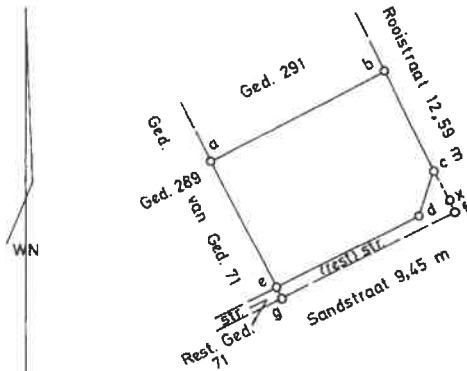
| SYE METER | RIGTINGS- HOEKE | KOÖRDINATE | | L.G. No. |
|--------------|--------------------|------------|--------------------|-----------|
| | | Y | Stelsel Plaaslik X | |
| ab | 28,97 | a | + 4266,32 | + 4192,33 |
| bc | 16,53 | b | + 4240,55 | + 4179,09 |
| cd | 7,06 | c | + 4232,97 | + 4193,78 |
| de | 23,96 | d | + 4235,13 | + 4200,50 |
| ea | 21,51 | e | + 4256,45 | + 4211,44 |
| cx | 5,00 | x | + 4230,68 | + 4198,22 |
| xf | 2,00 | f | + 4229,76 | + 4200,00 |
| eg | 2,00 | g | + 4255,53 | + 4213,22 |

5984/77

Goedgekeur
[Handwritten Signature]
 Landmeter-generaal
 20-10-1977

BAKENBESKRYWING:

a. b. c. d. e. x. : 15 mm ysterpen
 f. g. : nie gemerk nie



* Nou
ERF 878 Kylemore

Skaal 1:750

Die figuur a. b. c. d. e.

stel voor 611 vierkante meter

grond, synde

* GEDEELTE 292 (N GEDEELTE VAN GED. 72) VAN DIE PLAAS RUST EN VREDE NO. 124

geleë in die Plaaslike Gebied Kylemore en Stellenbosch

Administratiewe Distrik

Provinsie Kaap die Goeie Hoop.

Opgemete in Januarie - Maart 1977
 deur my, ons April - Junie 1977

[Handwritten Signature]

Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is.

Lêer No. STEL.124,
 M.S. No. 5-127 1217/77.

No. ^{T/A} 15225/82

No. 1227/1942 geheg aan
 Transport/Grondbrief

Komp. BH-808/Y-4 (1489)
 Alg. Plan K-34 (2969)

t.g.v.

No. 1982 . . . 15223

Registateur van Aktes

878 124/292

Annexure C

Title Deed

101 SCHLIEMANN ING

| Fee endorsement | | |
|-------------------------|---------------|------------|
| | Amount | C. fee fee |
| Purchase price/Value | R. 500 000,00 | R. 500,00 |
| Mortgage capital Amount | R. | R. |
| Reason for exemption | Exempt i.t.o. | |

[Handwritten signature]

Opgesiel deur my

AKTEBESORGER
SCHLIEMANN, JAN EBERHARD

T 000067465/2017

TRANSPORTAKTE

HIERMEE WORD BEKEND GEMAAK

DAT

JACOBUS PETRUS VAN ZYL

voor my, Registrateur van Aktes in Kaapstad, verkyn het, behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

JOHANNA WILHELMINA KETTNER
Identiteitsnommer 720317 0239 084
Getroud buite gemeenskap van goedere

Geteken te STELLENBOSCH op 13 OKTOBER 2017

DATA / CAPTURE
21 NOV 2017
ZWELONKE

DATA / CAPTURE
21 NOV 2017
NOLUVO MTYAMBA

En die Komparant her verklaar dat sy by privaat ooreenkoms voorsegde Prinsipaal die ondergemelde eiendom werklik en wettiglik verkoop het op die 6 SEPTEMBER 2017.

En dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van

JOLES EIENDOM PROPRIETARY LIMITED
 Registrasienommer 1968/014334/07

Sy Administrateure of Gemagtigdes

ERF 878 KYLEMORE
IN DIE STELLENBOSCH MUNISIPALITEIT
AFDELING STELLENBOSCH
WES-KAAP PROVINSIE

GROOT: 611 (Ses Honderd en Elf) Vierkante meter

AANVANKLIK OORGEDRA kragtens Transportakte Nommer T15225/1982 met Kaart Nommer 5984/1977 wat daarop betrekking het en gehou kragtens Transportakte Nommer T59185/2010.

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nommer T59185/2010.
- B. **ONDERHEWIG VERDER** aan en geregtig op die bepalings van die Serwituut waarna verwys word in endossement gedateer 21 Februarie 1929 op Transportakte Nommer 4622 gedateer 16 Mei 1928, welke endossement as volg lui:-
- "By Deed of Transfer No 1578 dated 21 February 1929, the road 4,72 metres wide along the boundary c – d on diagram thereto annexed is made common to the remainder of the property held under paragraph 5 of transfer No 4622/1928 as will more fully appear on reference to the copy filed with the said Transfer (No 1578/1939)."
- C. **ONDERHEWIG VERDER** aan die voorwaardes opgelê deur die Administrateur van die Kaapprovinsie kragtens Artikel 9 van Ordonnansie 33 van 1934, soos vervat in Transportakte Nommer T15225/1982:-



1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, meter kiosks en dienspale daarop geïnstalleer word, indien die deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.


2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.



WESHALWE die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde TRANSPORTNEMER sy Administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die hele koopsom ten bedrae van R500,000.00 (Vyf Honderd Duisend Rand) ten volle betaald of verseker is.

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

ALDUS gedoen en verly op die Kantoor van die Registrateur van Aktes, te KAAPSTAD op die dag van 2017 -11- 13 2017.



q.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES