

# Annexure 33

Conveyancer  
Certificates and Land  
Surveyor's statement  
on servitudes



## BIFF LEWIS GEOMATICS INC.

(Registration No. 2007/008401/21)  
PROFESSIONAL LAND & ENGINEERING SURVEYORS  
SECTIONAL TITLE & LAND CONSULTANTS  
HIGH DENSITY SCANNING & SPATIAL INFORMATION SPECIALIST

14<sup>th</sup> April 2024

H&A Planning  
info@planning.capetown

To Whom it May Concern:

RIGHT OF WAY SERVITUDES OVER THE CONSOLIDATED PORTION OF  
FARMS THAT WILL MAKE UP THE CAPE WINELANDS AIRPORT.

The following farm portions make up the designated area at present:

1. Portion 4 of Farm 474 Joostenbergs Kloof
2. Portion 10 of the farm 724 Joostenbergs Vlake
3. The Remainder farm 724 – Joostenbergs Vlake
4. Portion 23 of Farm 724 Joostenbergs Vlake
5. Portion 7 of the Farm 942 Kliprug
6. Remainder of the farm 474 Joostenbergs Kloof
7. A portion of Portion 3 of the farm 474 Joostenbergs Kloof

I, R A C Lewis hereby advise that the Right of Way servitudes over some portions that form part of the Consolidation Application are in favour of each other and will lapse by merger and be cancelled on Registration of the Consolidation.

In any event these Conditions of title predate Ordinance 33 of 1934 may grant approvals that conflict with such conditions of title in terms of Section 49A of the MPBL – Municipal Planning By-Law. This, however is academic as the servitudes will fall away once Consolidated.

R A C Lewis 

**Pr Land Surveyor Reg No GPr LS 0345D**

A11 Waverley Court, 7 Kotzee Road, OBSERVATORY, CAPE TOWN 7925

Tel: 021 442 3480 Fax: 021 442 3488 E-mail: [info@blgeomatics.co.za](mailto:info@blgeomatics.co.za) website: [www.blgeomatics.co.za](http://www.blgeomatics.co.za)

**Directors:** R A C LEWIS B.Sc.Eng (WITS) PrL. (S.A.) M B A (UCT) M.I.L.S. GPr LS 0345-D; L. Chitungo B.Sc. Geoinformatics (UZ) PrL (S.A.) GPr LS 1465-D; **Assisted by:** A Knott N.D. (Survey) (CPUT) Eng. Surveyor (S.A.) S0704; M. Busuku N.D. (Survey) (CPUT) SAGC Registration: GTcES 2448



## CONVEYANCER'S CERTIFICATE

I/we, **Hendrik Andries Kotze**

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

Portion 4 of Farm 474 Joostenbergs Kloof and Portion 10 of Farm 724 Joostenbergs Vlake

(erf number/s and description/s as it appear in the title deed)

### 1. CERTIFICATE TYPE (please select only one option)



The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).



The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no.

Date

2 2 0 4 2 0 2 0

Application type

Rezoning & consent (airport)

### 2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

T 88628/94 dated 18 October 1994

### 3. LIST OF RESTRICTIVE TITLE CONDITIONS **Please note:** If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title deed number	Clause number	Interpretation
Use of Land			
Building lines			
Height			
Number of dwellings			
Bulk floor area			
Coverage / built upon area			
Subdivision			
Servitudes that may be registered over or in favour of the property			
Other restrictive conditions limiting development	T 88628/94	D.	The property must be used as an aerodrome.

Signed at **Cape Town**

on this **22**

day of **April**

**20 20**

Company name **Werksmans Attorneys**

Postal address **De Wagenweg Office Park - Block B (Floor 2)**

**Stellentia Road, Stellenbosch**

Signature

*HAKotze*

Tel **(021) 809-6171**

Email **hkotze@werksmans.com**

RESTRICTIVE CONDITIONS <del>IMPOSED AT TIME OF TOWNSHIP ESTABLISHMENT</del>	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	APPLICATION NECESSARY TO CITY OF CAPE TOWN	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	BENEFICIARIES (If insufficient space is provided in each block, then please attach a separate document or file)
			Title deed no.	Clause no.		
	Municipal Planning By-law 2015	Mandatory			<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	33/34 or LUPO or any other legislation repealed in terms of LUPA (see section 77)	Mandatory			<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	Prior to 33/34	Voluntary			<ul style="list-style-type: none"> <li>* Properties or individuals affected by the condition</li> <li>* Specified state departments</li> </ul>	
	Developer	Voluntary	T 88628/94	D.	<ul style="list-style-type: none"> <li>* Developer (if still alive)</li> <li>* Company (if not deregistered)</li> <li>* Properties or individuals affected by decision on application</li> <li>* Specified state departments</li> </ul>	No township establishment took place when the State subdivided and developed the properties in 1943. The condition was imposed on the owner of the properties by the State as the developer and seller. Any land-use application to ensure the continued use of the properties as a public aerodrome and related purposes complies with the conditions of title.
	Praedial (multiple affected parties)	No provision in MPBL for application to be made to the City at this time			<ul style="list-style-type: none"> <li>* Persons whose rights are affected</li> <li>* Specified state departments</li> </ul>	
TRADITIONAL CONDITIONS <del>IMPOSED AFTER TOWNSHIP ESTABLISHMENT</del>	Personal (individual party)	No provision in MPBL for application to be made to the City at this time			<ul style="list-style-type: none"> <li>* Individual named</li> <li>* Specified state departments</li> </ul>	

It is acknowledged that the information on beneficiaries supplied will be relied upon by the City as being correct for Public Participation purposes.





## CONVEYANCER'S CERTIFICATE

I/we, **GRAHAM JOHN SONNENBERG**

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

**REMAINDER OF THE FARM JOOSTENBERGS VLAKTE NO. 724 SITUATE IN THE CITY OF CAPE TOWN, PAARL DIVISION,**

**IN EXTENT 43,6026 HECTARES; HELD BY DEED OF TRANSFER NO T14190/2022**

(erf number/s and description/s as it appear in the title deed)

### 1. CERTIFICATE TYPE (please select only one option)

☒ The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).

☐ The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no.

Date

Application type

### 2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

T14190/2022

### 3. LIST OF RESTRICTIVE TITLE CONDITIONS Please note: If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title deed number	Clause number	Interpretation
Use of land	N/A		
Building lines	N/A		
Height	N/A		
Number of dwellings	N/A		
Bulk floor area	N/A		
Coverage / built upon area	N/A		
Subdivision	N/A		
Servitudes that may be registered over or in favour of the property	T14192/2022	B & C	subject to servitude roads
Other restrictive conditions limiting development	N/A		

Signed at **CAPE TOWN**

on this **22ND**

day of **OCTOBER**

**20 24**

Company name **GRAHAM SONNENBERG ATTORNEY**

Postal address **1 MELROSE MANSIONS, 9 CAVALCADE ROAD,**

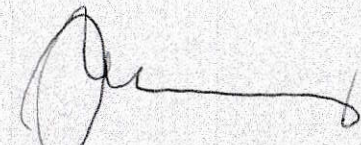
**GREEN POINT, CAPE TOWN (8005)**

Signature

Tel **(021)439 7709/(082) 896 2649**

Email **grahamjs@mweb.co.za**



	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	APPLICATION NECESSARY TO CITY OF CAPE TOWN	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	BENEFICIARIES (If insufficient space is provided in each block, then please attach a separate document or file)
			Title deed no.	Clause no.		
RESTRICTIVE CONDITIONS IMPOSED AT TIME OF TOWNSHIP ESTABLISHMENT	Municipal Planning By-law 2015	Mandatory	N/A		<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	33/34 or LUPO or any other legislation repealed in terms of LUPA (see section 77)	Mandatory	N/A		<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	Prior to 33/34	Voluntary	N/A		<ul style="list-style-type: none"> <li>* Properties or individuals affected by the condition</li> <li>* Specified state departments</li> </ul>	
	Developer	Voluntary	N/A		<ul style="list-style-type: none"> <li>* Developer (if still alive)</li> <li>* Company (if not deregistered)</li> <li>* Properties or individuals affected by decision on application</li> <li>* Specified state departments</li> </ul>	
	Praedial (multiple affected parties)		T14190/2022	B & C	<ul style="list-style-type: none"> <li>* <i>Persons whose rights are affected</i></li> <li>* <i>Specified state departments</i></li> </ul>	B. Servitude Road in favour of Remainder Para 2. C. Servitude Road in favour of Portion 23 of the Farm Joostenberg Vlaktes indicated by line CD on Diagram 8111/1998
TRADITIONAL CONDITIONS IMPOSED AFTER TOWNSHIP ESTABLISHMENT	Personal (individual party)	N/A			<ul style="list-style-type: none"> <li>* <i>Individual named</i></li> <li>* <i>Specified state departments</i></li> </ul>	

It is acknowledged that the information on beneficiaries supplied will be relied upon by the City as being correct for Public Participation purposes.

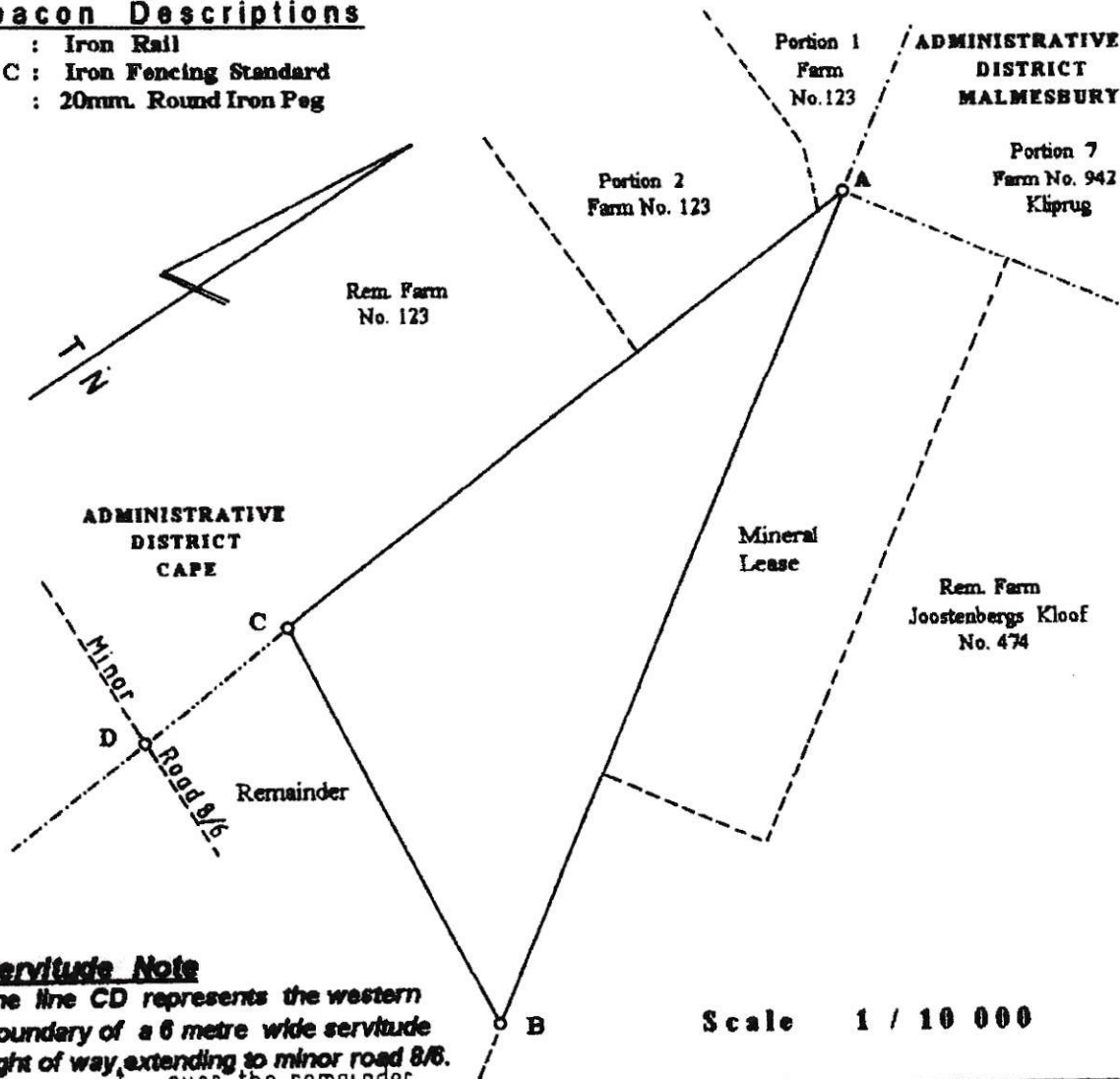
Amended on: 27/02/2020



SIDES Metres		ANGLES OF DIRECTION	CO - ORDINATES Y System Lo 19 <sup>8</sup> X			S.G. No.	
		Constant		+	0.00	+ 3 700 000.00	8111/1998  Approved  <i>RAT</i>  for 1999.02.09 Surveyor-General
AB	1 283.47	326 57 30	A	+	25 006.19	+ 35 787.37	
BC	629.99	97 10 40	B	+	24 306.40	+ 36 863.28	
CA	1 000.00	175 42 50	C	+	24 931.46	+ 36 784.57	
CD	256.42	355 42 50	D	+	24 912.29	+ 37 040.27	
		10 Joostenberg	Δ	+	19 438.08	+ 38 505.80	
		207 Oaklands	Δ	+	24 444.50	+ 34 358.69	

**Beacon Descriptions**

- A : Iron Nail  
B, C : Iron Fencing Standard  
D : 20mm. Round Iron Peg

**Servitude Note**

The line CD represents the western boundary of a 6 metre wide servitude right of way extending to minor road 8/6. over the remainder

Scale 1 / 10 000

The figure **ABC** represents **30.8711 hectares** of land, being **PORTION 23 of farm JOOSTENBERG VLAKTE No. 724** situate in the Municipality of Oostenberg Administrative District of Paarl Province of Western Cape. Surveyed in December 1997 by me

Pr. Land Surveyor  
PLS 0029 M. Barry

This diagram is annexed to

No. 75703/1999

Dated  
i.f.o.

Registrar of Deeds

The original diagram is  
No. B.312/1870  
annexed to

No. Pa. Q. 2 - 12  
dated 4.2.1892

File No. Paarl 724  
S.R. No. E 202/98

Comp. BH-6DC (23731)  
BH-8ABB (23743)  
BH-6CD (23725)

APPROVED IN TERMS OF SECT. 25  
OF ORD. 13/1908  
REF. Plan 724 Joostenbergvlakte  
DATE 1998-10-21





## CONVEYANCER'S CERTIFICATE

I/we, **GRAHAM JOHN SONNENBERG**

(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

**PORTION 23 OF THE FARM JOOSTENBERG VLAKTE no.724 IN THE CITY OF CAPE TOWN, PAARL DIVISION, PROVINCE OF**

**THE WESTERN CAPE; IN EXTENT 30,8711 SQUARE METRES; HELD BY DEED OF TRANSFER NO T13778/2009**

(erf number/s and description/s as it appear in the title deed)

### 1. CERTIFICATE TYPE (please select only one option)

☒ The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).

☐ The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no.

Date

Application type

### 2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

**T13778/2009**

### 3. LIST OF RESTRICTIVE TITLE CONDITIONS Please note: If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title deed number	Clause number	Interpretation
Use of land	N/A		
Building lines	N/A		
Height	N/A		
Number of dwellings	N/A		
Bulk floor area	N/A		
Coverage / built upon area	N/A		
Subdivision	N/A		
Servitudes that may be registered over or in favour of the property	T13778/2009	B	entitled to a servitude right of way over remainder
Other restrictive conditions limiting development	N/A		

Signed at **CAPE TOWN**

on this **23RD**

day of **OCTOBER**

**20 24**

Company name **GRAHAM SONNENBERG ATTORNEY**

Postal address **1 MELROSE MANSIONS, 9 CAVALCADE ROAD,**

**GREEN POINT, CAPE TOWN (8005)**

Signature

Tel

**(021)439 7709/(082) 896 2649**

Email

**grahamjs@mweb.co.za**



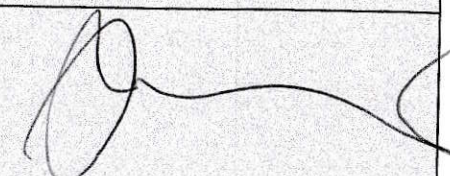
Property reference

PORTION 23 OF FARM JOOSTNBERF VLAKE NO 724

Allotment

IN THE CITY OF CAPE TOWN, DIVISION OF PAARL

ADDENDUM A

	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	APPLICATION NECESSARY TO CITY OF CAPE TOWN	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	BENEFICIARIES (If insufficient space is provided in each block, then please attach a separate document or file)
			Title deed no.	Clause no.		
RESTRICTIVE CONDITIONS IMPOSED AT TIME OF TOWNSHIP ESTABLISHMENT	Municipal Planning By-law 2015	Mandatory	N/A		<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	N/A
	33/34 or LUPO or any other legislation repealed in terms of LUPA (see section 77)	Mandatory	N/A		<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	Prior to 33/34	Voluntary	N/A		<ul style="list-style-type: none"> <li>* Properties or individuals affected by the condition</li> <li>* Specified state departments</li> </ul>	
	Developer	Voluntary	N/A		<ul style="list-style-type: none"> <li>* Developer (if still alive)</li> <li>* Company (if not deregistered)</li> <li>* Properties or individuals affected by decision on application</li> <li>* Specified state departments</li> </ul>	
TRADITIONAL CONDITIONS IMPOSED AFTER TOWNSHIP ESTABLISHMENT	Praedial (multiple affected parties)		T13778/2009	B	<ul style="list-style-type: none"> <li>* Persons whose rights are affected</li> <li>* Specified state departments</li> </ul>	Entitled to a servitude road over remainder of the Farm Joostenberg Vlake no 724 as indicated on attached diagram SG No 8111/1998
	Personal (individual party)		N/A		<ul style="list-style-type: none"> <li>* Individual named</li> <li>* Specified state departments</li> </ul>	

It is acknowledged that the information on beneficiaries supplied will be relied upon by the City as being correct for Public Participation purposes.

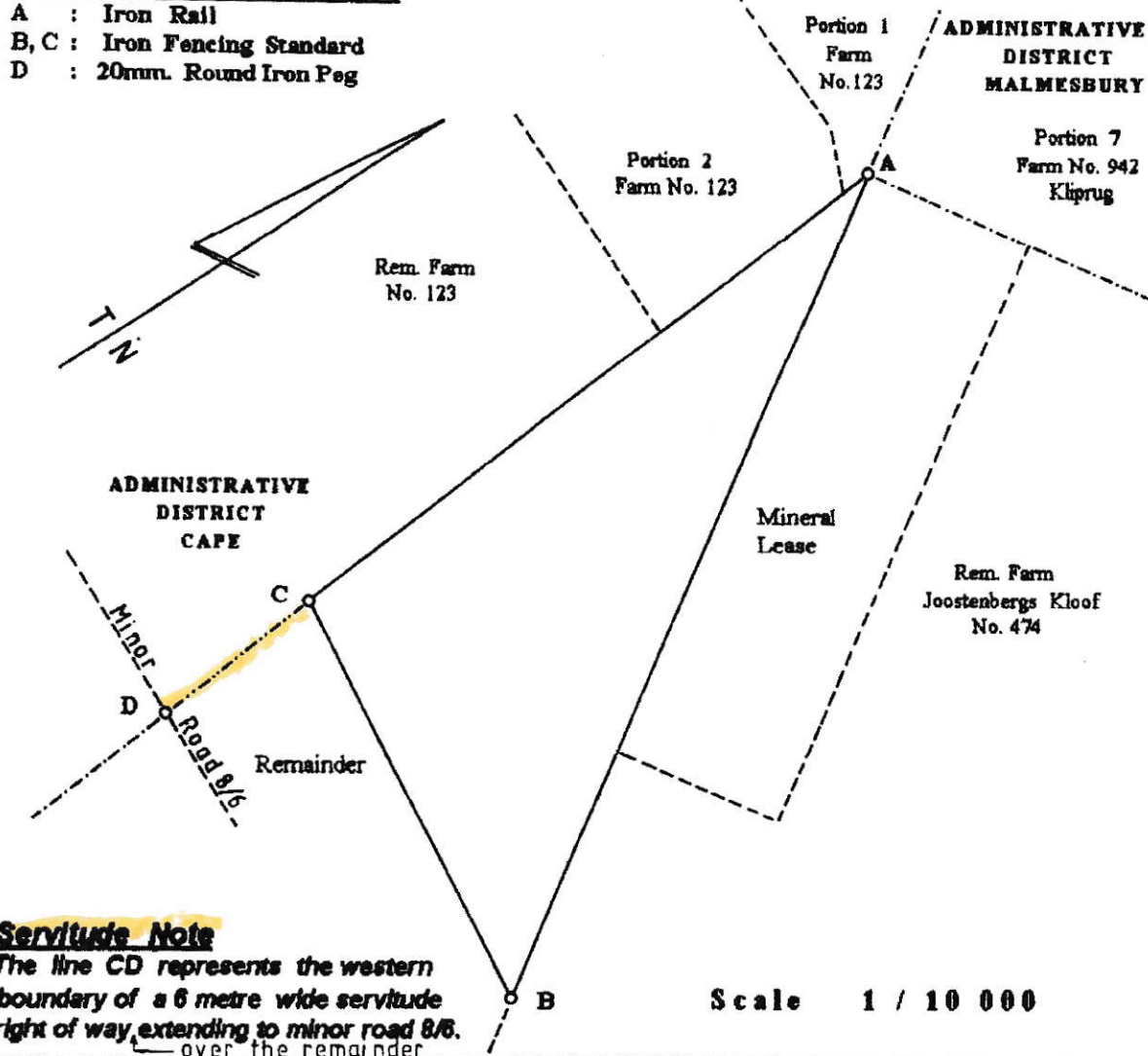
Amended on: 27/02/2020



SIDES Metres		ANGLES OF DIRECTION	CO - ORDINATES Y System Lo 19 <sup>8</sup> X				S.G. No.
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BC	629.99	97 10 40	B	+	24 306.40	+ 36 863.28	Approved
CA	1 000.00	175 42 50	C	+	24 931.46	+ 36 784.57	<i>R.A.F.</i> for 1999.02.09 Surveyor-General
CD	256.42	355 42 50	D	+	24 912.29	+ 37 040.27	
		10 Joostenberg	Δ	+	19 438.08	+ 38 505.80	
		207 Oaklands	Δ	+	24 444.50	+ 34 358.69	

**Beacon Descriptions**

- A : Iron Nail  
B, C : Iron Fencing Standard  
D : 20mm. Round Iron Peg

**Servitude Note**

The line CD represents the western boundary of a 6 metre wide servitude right of way extending to minor road 8/6 over the remainder

The figure **ABC** represents **30.8711 hectares** of land, being **PORTION 23 of farm JOOSTENBERG VLAKTE No. 724** situate in the Municipality of Oostenberg Administrative District of Paarl Province of Western Cape. Surveyed in December 1997 by me

Pr. Land Surveyor  
PLS 0029 M. Barry

This diagram is annexed to

No. 75703/1999

Dated  
i.f.o.

Registrar of Deeds

The original diagram is  
No. B.312/1870

annexed to

No. Pa. Q. 2 - 12  
dated 4.2.1892

File No. Parl 724  
S.R. No. E 202/98

Comp. BH-6DC (M3731)  
BH-8ABB (M3743)  
BH-6CD (M3725)

APPROVED IN TERMS OF SECT. 25  
OF ORD. 13/1988  
REF Rem Farm 724 Joostenbergvlakte  
DATE 1998-10-21





## CONVEYANCER'S CERTIFICATE

I/we, **GRAHAM JOHN SONNENBERG** (conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

**PORTION 7 (A PORTION OF PORTION 3) OF THE FARM KLIPRUG NO 942 IN THE CITY OF CAPE TOWN, MALMESBURY**

**DIVISION, IN EXTENT 256,9596 HECTARES; HELD BY DEED OF TRANSFER NO T55171/2024**

(erf number/s and description/s as it appear in the title deed)

### 1. CERTIFICATE TYPE (please select only one option)

☒ The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).

☐ The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no.  Date  Application type

### 2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

**T15171/2024**

### 3. LIST OF RESTRICTIVE TITLE CONDITIONS Please note: If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title deed number	Clause number	Interpretation
Use of land	N/A		
Building lines	N/A		
Height	N/A		
Number of dwellings	N/A		
Bulk floor area	N/A		
Coverage / built upon area	N/A		
Subdivision	N/A		
Servitudes that may be registered over or in favour of the property	N/A		
Other restrictive conditions limiting development	T55171/2024	B	Expropriation of approximately 4.1 hectares in 2002

Signed at **CAPE TOWN** on this **23RD** day of **OCTOBER** 20 **24**

Company name **GRAHAM SONNENBERG ATTORNEY**

Postal address **1 MELROSE MANSIONS, 9 CAVALCADE ROAD,**

**GREEN POINT, CAPE TOWN (8005)**

Signature

Tel **(021)439 7709/(082) 896 2649** Email **grahamjs@mweb.co.za**



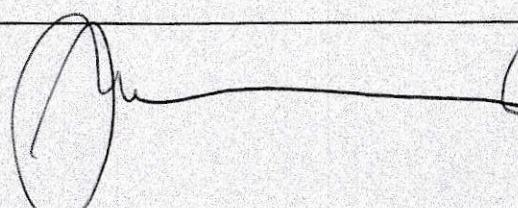
Property reference

PORTION 7 OF THE FARM KLIPRUG NO 942

Allotment

IN THE CITY OF CAPE TOWN, MALMESBURY DIVISION

ADDENDUM A

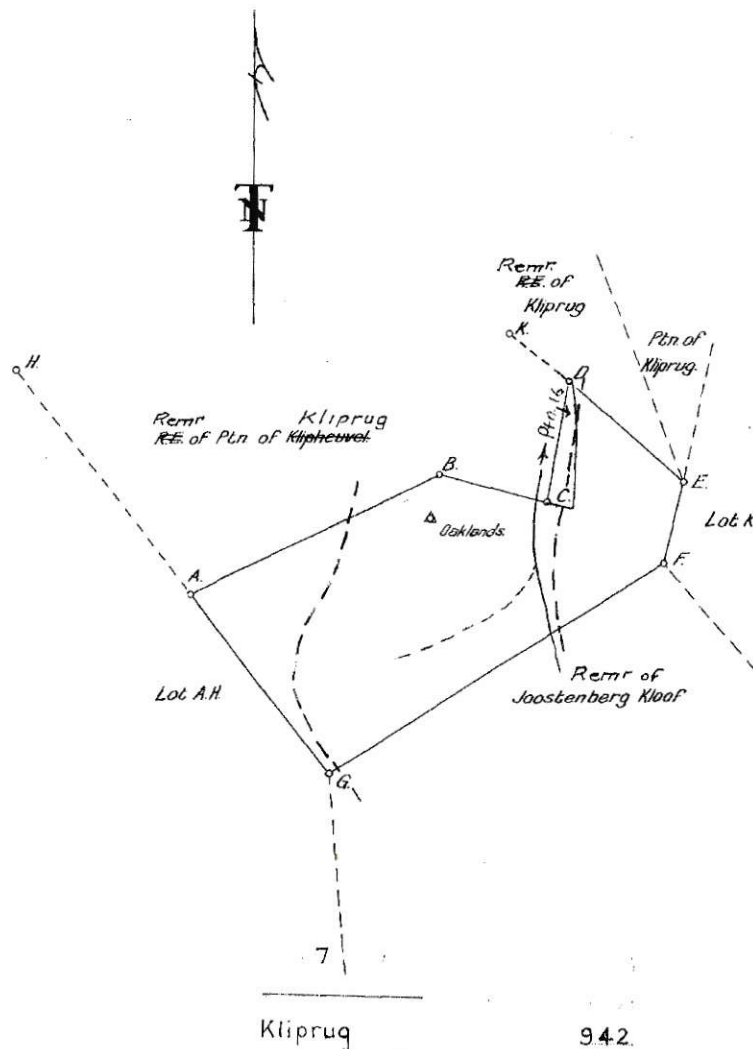
	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	APPLICATION NECESSARY TO CITY OF CAPE TOWN	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	BENEFICIARIES (If insufficient space is provided in each block, then please attach a separate document or file)
			Title deed no.	Clause no.		
RESTRICTIVE CONDITIONS IMPOSED AT TIME OF TOWNSHIP ESTABLISHMENT	Municipal Planning By-law 2015	Mandatory			<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	33/34 or LUPO or any other legislation repealed in terms of LUPA (see section 77)	Mandatory			<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	Prior to 33/34	Voluntary			<ul style="list-style-type: none"> <li>* Properties or individuals affected by the condition</li> <li>* Specified state departments</li> </ul>	
	Developer	Voluntary			<ul style="list-style-type: none"> <li>* Developer (if still alive)</li> <li>* Company (if not deregistered)</li> <li>* Properties or individuals affected by decision on application</li> <li>* Specified state departments</li> </ul>	
TRADITIONAL CONDITIONS IMPOSED AFTER TOWNSHIP ESTABLISHMENT	Praedial (multiple affected parties)				<ul style="list-style-type: none"> <li>* <i>Persons whose rights are affected</i></li> <li>* <i>Specified state departments</i></li> </ul>	
	Personal (individual party)				<ul style="list-style-type: none"> <li>* <i>Individual named</i></li> <li>* <i>Specified state departments</i></li> </ul>	

It is acknowledged that the information on beneficiaries supplied will be relied upon by the City as being correct for Public Participation purposes.

Amended on: 27/02/2020



(C)



SIDES		ANGLES OF		SYSTEM 1, 2, 3	
Cape	Feet	DIRECTION		CO-ORDINATES	
				Y	Z
				Constant to be added	
				+48000.0	+11944000.0
AB	4 862.4	243.41.50	A	+33843.5	+17369.5
BC	1 926.3	283.42.30	B	+29484.5	+15814.9
CD	2 081.5	190.04.20	C	+27613.1	+16271.4
DE	2 639.2	310.22.10	D	+27249.1	+14222.0
EF	1 472.5	11.19.40	E	+25238.3	+15331.5
FG	6 862.8	37.50.00	F	+25527.5	+17375.3
GA	3 944.1	142.06.50	G	+31421.5	+21082.3
Connections.					
AH	4 971.5	142.06.50	H	+36596.4	+14045.8
DK	1 282.3	130.22.10	K	+23228.0	+13391.4

S. G. No.

39/43

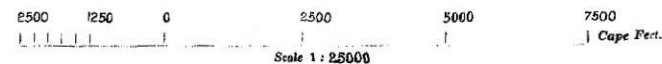
Approved

Surveyor-General.

23-3-1943

## DESCRIPTION OF BEACONS

- A and D :- 3Pt Angle Iron under 2Pt Soil heap  
 B :- 3Pt Channel Iron alongside Corner  
 Post of Fence under 2Pt cairn  
 C :- 3Pt Angle Iron under 2Pt cairn  
 E, F, G :- Rail Section, Corner of Fence, with 2Pt cairn  
 H, K :- Rail Section Corner of Fence  
 2 Witness marks at 15 Feet from beacons E, F and G.



The figure ABCDEFG

represents 300.0000 Morgen

of land being

Portion 7 (a portion of Portion 4) of the farm Kliprug

KLIPHEUVEL

situate in the Division of Malmesbury Stellenbosch

Province of Cape of Good Hope.

Surveyed in November 1942 by me

J. B. Biesheuvel

Land Surveyor.

This diagram is ANNEXED TO The original diagram is  
 D/T. No 6592 DATED No. 16/19/1862 annexed to  
 T-1-1943 IN FAVOR OF D/T 1863-1-31  
 P. J. OLIVIER. Stel. G 8-75

Registrar of Deeds.

S. G. File No. 3.15622

S.R. No. E. (3125, 313)

Sheet BH 6C D + PC

Beacons K, D, E &amp; F &amp;

Sides K-E, E-F &amp; F-G

Acknowledged

BA 019/1943

942/7

FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA/SQ.M.	TRANSFER NO.	INITIALED	REMARKS
389/2021	620/2021	Ptn. 16	6,284 Ha			250,675.5 Ha





## CONVEYANCER'S CERTIFICATE

I/we, **GRAHAM JOHN SONNENBERG** (conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town for restrictive conditions affecting the development of the following property(ies) (including title deeds and pivot deeds):

**REMAINDER OF THE FARM JOOSTENBERGS KLOOF NO 474 SITUATE IN THE DRAKENSTEIN MUNICIPALITY, DIVISION OF**

**PAARL, WESTERN CAPE PROVINCE; IN EXTENT 397,9304 HECTARES; HELD BY DEED OF TRANSFER NO T 97465/2004**

(erf number/s and description/s as it appear in the title deed)

### 1. CERTIFICATE TYPE (please select only one option)

☒ The information provided below is a certified record of all restrictive conditions affecting development on the above stated property(ies).

☐ The information provided below is a certified record of all applicable restrictive conditions relating to a specific plan or proposed application of the above stated property(ies). (complete plan no., date and application type below).

Plan no.  Date  Application type

### 2. SCHEDULE OF TITLE DEEDS APPLICABLE (List title deed number in full and attach a complete set of copies)

T97565/2004

### 3. LIST OF RESTRICTIVE TITLE CONDITIONS Please note: If any clause is selected, Addendum A needs to be completed for each property.

Categories	Title deed and clause number of restrictive conditions. Conveyancer to provide details of any necessary interpretation of conditions.		
	Title deed number	Clause number	Interpretation
Use of land	N/A		
Building lines	N/A		
Height	N/A		
Number of dwellings	N/A		
Bulk floor area	N/A		
Coverage / built upon area	N/A		
Subdivision	N/A		
Servitudes that may be registered over or in favour of the property	N/A		
Other restrictive conditions limiting development	T97465/2004	endorsement pg 5	Expropriation approx 5,6837 hectares by Province

Signed at **CAPE TOWN** on this **23RD** day of **OCTOBER** 20 **24**

Company name **GRAHAM SONNENBERG ATTORNEY**

Postal address **1 MELROSE MANSIONS, 9 CAVALCADE ROAD,**

**GREEN POINT, CAPE TOWN (8005)**

Signature

Tel **(021)439 7709/(082) 896 2649** Email **grahamjs@mweb.co.za**



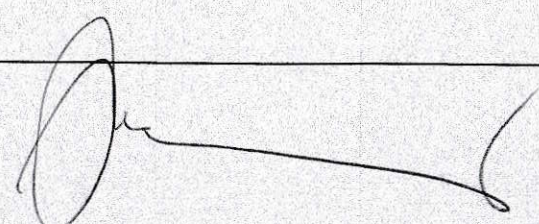
Property reference

REMAINDER OF FARM JOOSTENBERGS KLOOF NO 474

Allotment

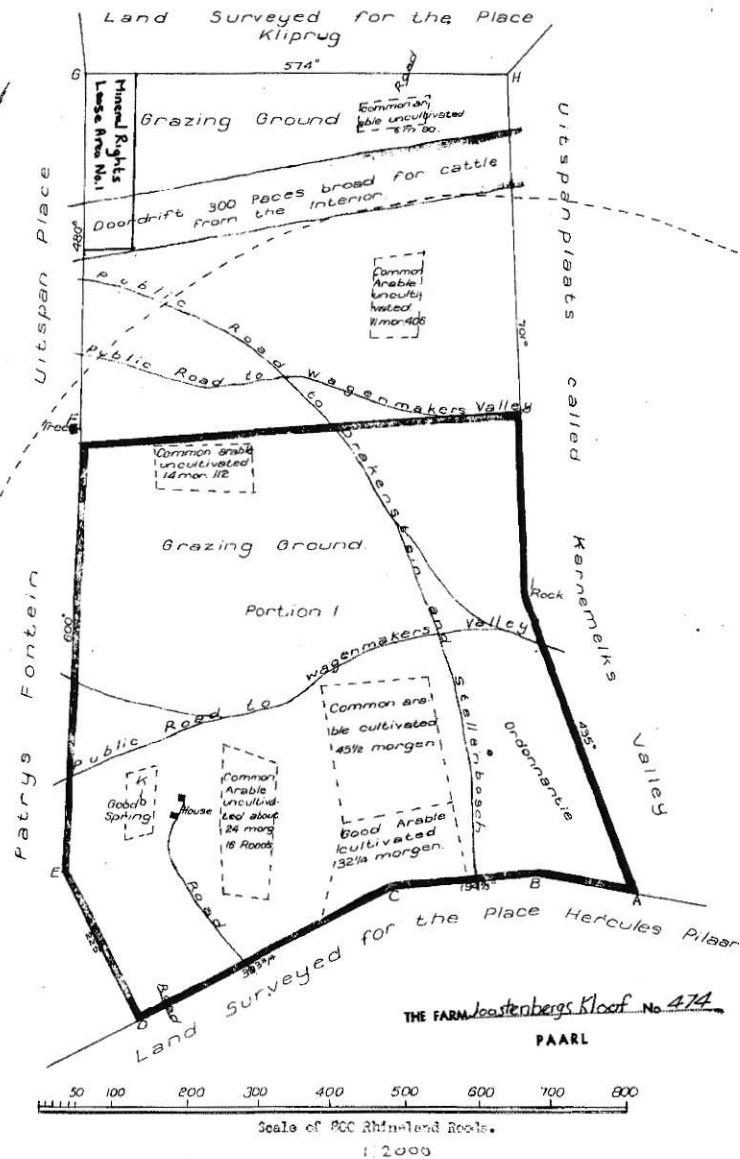
IN THE DRAKENSTEIN MUNICIPALITY, DIVISION OF PAARL

ADDENDUM A

	APPLICABLE LEGISLATION OR TYPE OF CONDITIONS	APPLICATION NECESSARY TO CITY OF CAPE TOWN	AFFECTED CONDITION FOR PROPOSED DEVELOPMENT ON PROPERTY		BENEFICIARY IDENTIFICATION TO BE SUPPLIED BY CONVEYANCER	BENEFICIARIES (If insufficient space is provided in each block, then please attach a separate document or file)
			Title deed no.	Clause no.		
RESTRICTIVE CONDITIONS IMPOSED AT TIME OF TOWNSHIP ESTABLISHMENT	Municipal Planning By-law 2015	Mandatory	N/A		<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	33/34 or LUPO or any other legislation repealed in terms of LUPA (see section 77)	Mandatory	N/A		<ul style="list-style-type: none"> <li>* All properties in affected Township (attach a copy of approved general plan)</li> <li>* Specified state departments</li> </ul>	
	Prior to 33/34	Voluntary	N/A		<ul style="list-style-type: none"> <li>* Properties or individuals affected by the condition</li> <li>* Specified state departments</li> </ul>	
	Developer	Voluntary	N/A		<ul style="list-style-type: none"> <li>* Developer (if still alive)</li> <li>* Company (if not deregistered)</li> <li>* Properties or individuals affected by decision on application</li> <li>* Specified state departments</li> </ul>	
TRADITIONAL CONDITIONS IMPOSED AFTER TOWNSHIP ESTABLISHMENT	Praedial (multiple affected parties)		N/A		<ul style="list-style-type: none"> <li>* Persons whose rights are affected</li> <li>* Specified state departments</li> </ul>	
	Personal (individual party)		N/A		<ul style="list-style-type: none"> <li>* Individual named</li> <li>* Specified state departments</li> </ul>	

It is acknowledged that the information on beneficiaries supplied will be relied upon by the City as being correct for Public Participation purposes.

Amended on: 27/02/2020



No. B.182/1831.

	Morgen	Roods
K Garden Ground	5	426
Good Arable cult'd	32	60
Common do. do.	45	300
do. do. uncult'd	56	14
Grazing Ground	1005	1
	1143	775

N.B. 121 Morgen without half hour circle.

1143 Morgen 775 Roods is the Door drift  
the 121 Morgen is the Door drift  
1005 Morgen 1 Rood is the Door drift

The annexed Diagram A. to I. represents the Farm Place called the Joostenbergs Kloof situated at Paarl, in the District of Stellenbosch, containing (including the Door drift) 1217 Morgen 500 Square Roods, intended to be granted.

Extending Northwards against the land surveyed for the place called Kliprug  
Westwards against the Uitspanplace, Patrys Fontein  
Southwards against the land surveyed for the place called Hercules Pilaar  
and Eastwards against the Uitspan Kermelkevalley

Surveyed per Order of Landrost J. Heemraaden for Isaac Jonus Joostenber

(Sgd.) J. B. ROVEN,  
Dist. Surveyor.

Copied from diagram relating  
to Title Deed No. 474  
dated 1911  
19.11.1964

Sheet 8B-842B  
8B-84A

For list of  
additions  
book of changes

CHECKED  
DATA CHECKED

H.N./J.C.M.