





# KNYSNA MUNICIPALITY

Manager of Building Control & Town planning  
P.O. Box 21  
Knysna  
6570

Tel: (044) 302-6318  
Fax: (044) 302-1631  
www.knysna.gov.za

## PLANNING AND DEVELOPMENT: TOWN PLANNING DEPARTMENT

### APPLICATION FEES 2019/2020

The following fees are to be paid to the Town Treasurer in respect of Erf/Farm **2957**,

**Knysna** Sedgefield Brenton Belvidere Karatara Buffalo Bay Rheenendal

#### LAND USE APPLICATIONS (KM LAND USE PLANNING BY-LAW, 2016)

VOTE NR: 358550588202

Application Type	Application Category	Rebate Category	Fee (VAT incl.)	By-Law Section
1. Consent Use	All	Indigent households and Subsidy Housing areas	R 214.00	Section 15(2)(o)
		Other	R 2,380.00	Section 15(2)(o)
2. Permanent Departure	Building line relaxations, Coverage	Indigent households and Subsidy Housing areas	R 0	Section 15(2)(b)
		Other users	R 1,785.00	Section 15(2)(b)
3. Temporary Departures	House Shops	indigent households and subsidy housing areas up to 20sqm	R 286.00	Section 15(2)(c)
	All other users (including taverns)		R 3,808.00	Section 15(2)(c)
4. Rezoning	Inside Urban Edge: Straight	Agriculture, Residential and Community uses	R 2,380.00	Section 15 (2)(a)
		Mixed Use, Business and Industrial uses	R 2,975.00	Section 15 (2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15 (2)(a)
	Inside Urban Edge: Sub divisional Area	Agriculture, Residential and Community uses	R 2,975.00	Section 15 (2)(a)
		Mixed Use, Business and Industrial uses	R 3,570.00	Section 15 (2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15 (2)(a)
	Outside Urban Edge: All	Agriculture, Conservation and Tourism related uses	R 3,094.00	Section 15 (2)(a)
		Township Establishment and Other uses	R 4,523.00	Section 15 (2)(a)
		Public Open Space and Public Roads	R 0.00	Section 15 (2)(a)
5. Subdivisions	Straight 1-3 portions (not part of a rezoning to sub divisional area application)	Indigent households and Subsidy Housing areas	R 286.00	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 1,131.00	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 1,131.00	Section 15(2)(d)
		Per additional portions	R 250.00	Section 15(2)(d)
	As part of a rezoning to sub divisional area application	Indigent households and Subsidy Housing areas	R 143.00	Section 15(2)(d)
		Agriculture, Residential and Community uses	R 714.00	Section 15(2)(d)
		Mixed Use, Business and Industrial uses	R 1,071.00	Section 15(2)(d)
		Per additional portions	R 143.00	Section 15(2)(d)
6. Consolidations	All	Consolidations	R 1,071.00	Section 15(2)(e)
7. Exemption of Subdivisions and Consolidations	All	Exempted applications	R 286.00	Section 24(1)
8. Rectification of a Contravention	All	All	applicable fee	Section 86(4)
9. Occasional Use of Land	All	Indigent households and Subsidy Housing areas	R 143.00	Section 15(2)(p)
		Agriculture, Residential and Community uses	R 714.00	Section 15(2)(p)
		Mixed Use, Business and Industrial uses	R 1,071.00	Section 15(2)(p)

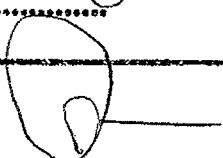
# 1082

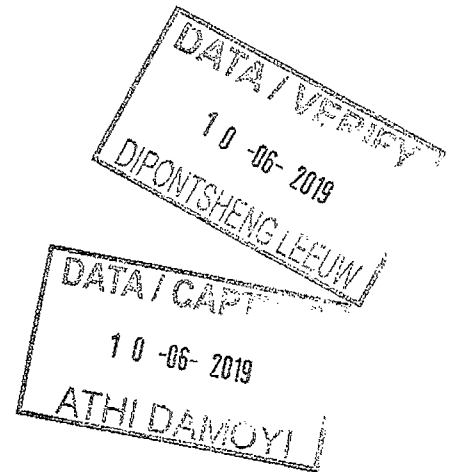
Symington and De Kok  
Vineyard Square South  
The Vineyard Office Estate  
99 Jip de Jager Street  
Bellville  
7530

Prepared by me

CONVEYANCER  
JANINE FOUCHÉ

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2 650 000-00	R. 1 588-00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

<b>VERBIND MORTGAGED</b>	
VIR FOR R. 2 050 000-00	
<b>B</b> 000012200 / 2019	
06 JUN 2019	
REGISTRATEUR/REGISTRAR	



T 000022755 / 2019

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JANINE FOUCHÉ**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

**JAMBY INVESTMENTS CC**  
**REGISTRATION NUMBER: 2007/050670/23**

which said Power of Attorney was signed at Bellville on 25 April 2019



And the appearer declared that his said principal had, on 26 March 2019, 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:

**CHESTER DOUGLAS PERKS**

**Identity Number 630309 5189 08 2**

**and**

**JOHANNA LOUISE PERKS**

**Identity Number 651204 0043 08 3**

**Married in community of property to each other**

their Heirs, Executors, Administrators or Assigns, in full and free property

**ERF 2957 KNYSNA,**

**IN THE MUNICIPALITY AND DIVISION OF KNYSNA,  
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 1062 (ONE THOUSAND AND SIXTY TWO) Square metres**

FIRST TRANSFERRED by Deed of Transfer Number T 46042/1982 with Diagram SG No. 1595/1982 relating thereto and held by Deed of Transfer Number T53223/2014

- I. IN SO FAR as the figure A.B.C.g.f. on the said diagram No. 1595/1982 is concerned-
  - A. SUBJECT to the conditions referred to in Deed of Transfer No. 237 dated 17 July 1873.
  - B. SUBJECT FURTHER to the following conditions mentioned in Deed of Transfer No. T46040/1982 imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 namely:-
    1. The owner of this erf shall without compensation be obliged to allow gas mains, electricity, telephone and televisions cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above;
    2. The owner of this erf shall be obliged, without compensation to receive the material or permit excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street, as finally constructed, and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority;



- II. IN SO FAR as the figure f.g.D.E. on the said diagram No. 1595/1982 is concerned:-

SUBJECT to the conditions referred to in Deed of Transfer No. 7146/1918.

- III. IN SO FAR as the whole of the property is concerned:-

SUBJECT to the conditions mentioned in Deed of Transfer No. T46040/1982 imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 and which reads as set forth in paragraph I.B. above.

44

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

**JAMBY INVESTMENTS CC**  
**REGISTRATION NUMBER: 2007/050670/23**

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

**CHESTER DOUGLAS PERKS and JOHANNA LOUISE PERKS, Married as aforesaid**

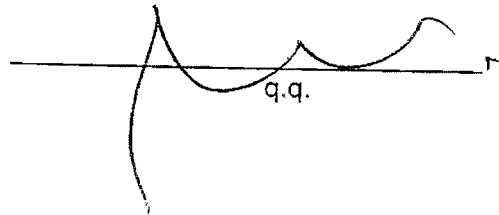
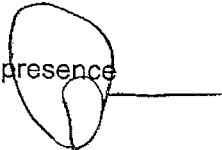
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 650 000,00 (TWO MILLION SIX HUNDRED AND FIFTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

06 JUN 2019

In my presence

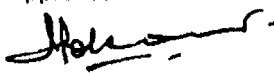


q.q.

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



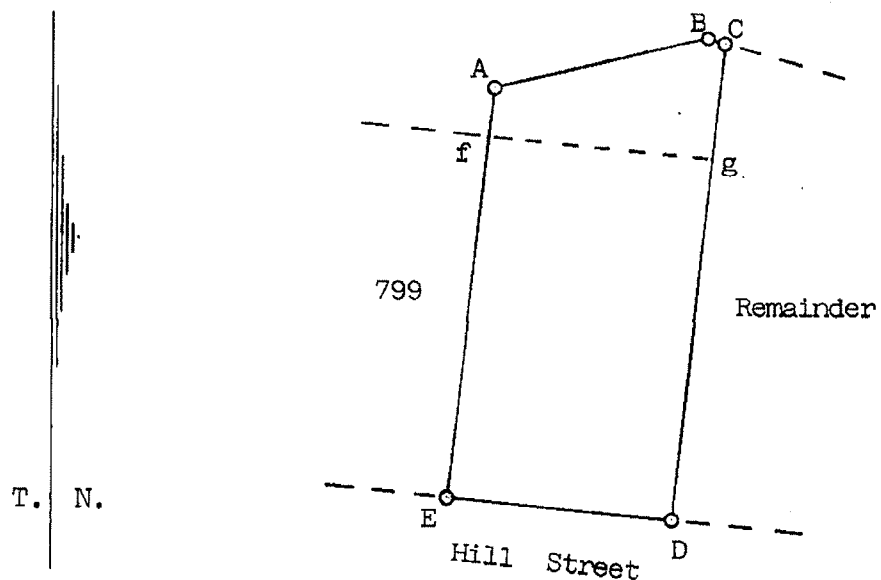
## OFFICE COPY


SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.	
			Y	System	Lo = 23° X		
		CONSTANT		+	0,00	+3700 000,00	<div>1595/82</div> <div>Approved</div> <div></div> <div>Surveyor-General</div> <div>1982 -06- 29</div>
AB	22,23	256.42.30	A	-	4 742,13	+ 66 929,94	
BC	1,74	287.10.50	B	-	4 763,76	+ 66 924,83	
CD	49,95	6.10.20	C	-	4 765,43	+ 66 925,35	
DE	22,67	96.10.20	D	-	4 760,06	+ 66 975,01	
EA	42,88	186.10.20	E	-	4 737,52	+ 66 972,57	
		Heads	▲	-	6 284,31	+ 71 950,51	
		Knys 38	▲	+	186,22	+ 69 945,34	

Description of Beacons :

A,C,D,E : 12 mm. iron peg  
 B : : Heavy iron rail post.

Remainder Erf 214

Scale 1: 750

The figure A B C D E  
 represents 1062 square metres of land, being  
ERF 2957 a portion of ERF 2956 KNYSNA  
 situate in the Municipality and  
 Administrative District of Knysna Province of Cape of Good Hope.  
 Surveyed in October and November 1981  
 by me,  Land Surveyor

This diagram is annexed to No. <u>46042/82</u> dated i.f.o.	The original diagram is No. 1594/1982 annexed to Transfer/Grant No. <u>1982 - 46041</u>	File No. <u>S/4587/16/8</u> S.R. No. <u>E 501/82</u> Comp. AM-1AA/X33 (703)
Registrar of Deeds		

## POWER OF ATTORNEY

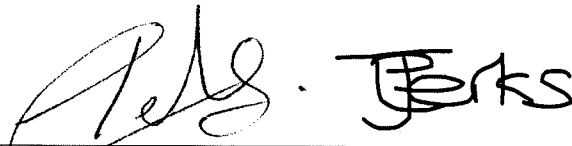
DATE: 19 / 11 / 2019.

To whom it may concern,

ERF 2957  
Johanna 651204004308  
I, CHESTER PERKS ID No 6303095189082 confirm that I  
am the legal owner of the above mentioned property.

Mr. Nelis Genade is herewith authorized to submit building plans and such other applications as  
may be required for Erf 2957, HILL STR, KNYSNA to the  
Knysna Municipality for their approval.

Yours faithfully,

  
OWNERS SIGNATURE

NAME: CHESTER PERKS.

CELL NO: +26 0966698551.

POSTAL ADDRESS: 8 Hill street  
knysna 6571

EMAIL ADDRESS: Chester.Perks@gmail.com





# KNYSNA MUNICIPALITY

Chief Town Planner  
P.O. Box 21  
Knysna  
6570

Tel: (044) 302-6330  
Fax: (044) 302-6338  
www.knysna.gov.za

## CONSENT TO APPLICATION

**NOTE:** The owner of the property does not have to sign this document if they do not consent to the application. They may submit a letter of objection or comment to the Chief Town Planner giving valid reasons against the application if they so wish

APPLICATION FOR: LATERAL BUILDING LINE RELAXATION

SITUATED ON ERF 2957, STREET & NO. HILL STREET, TOWNSHIP KNYSNA  
NO. 8

It is confirmed that I (Name in Full), R. Reinie Biesenbach

being the registered owner of Erf 799 Township KNYSNA  
13858

have **NO OBJECTION** to the above proposal being (Delete which is not applicable):

- a) A relaxation of the lateral building line from 2,0 m to 0,0 m from our common side;
- b) ~~A relaxation of the rear building line from ..... m to ..... m;~~
- c) ~~A relaxation of the street building line from ..... m to ..... m;~~
- d) ~~A relaxation of building height from ..... m to ..... m;~~
- e) ~~A second dwelling unit not exceeding ..... m<sup>2</sup>;~~
- f) ~~A relaxation of the lateral / street boundary wall / fence height restriction from ..... m to ..... m;~~
- g) ~~Other (Give details) .....~~

shown on plan number N005/10/2019 dated 30/10/2019

Additional comments by consenting owner to the above consent:

(If additional space is required a separate sheet may be attached)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s).

Signed: [Signature]

Date: 19 November 2019

Residential Address (Of owner granting permission):

10 Hill Street  
Upper Town  
Knysna

Home Tel: 044 382 4499

Work Tel: .....

### WITNESSES

1. SOLENE BIESENBAACH

Full Name

2. MARCEL BERGMAN

Full Name

[Signature]  
Signature

[Signature]  
Signature



**Home Loans**  
Sales and Service Enablement

9 Lothbury Road  
Auckland Park, 2092  
Private Bag 72007  
Cresta, 2118  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

6 December 2019  
Private/Confidential

Mr CD & Mrs JL Perks  
Jac Van Rhyn Street 99  
Universitas  
9301

**REQUEST RECEIVED FOR:**                      **Relaxation of Building Line**

Mortgage loan account number:                      80 8612 2402

Current Property description:                      Erf 2957 Knysna

We refer to the above account and consent to the Relaxation of the building line on the above-mentioned property.

According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance.

If you are insured with Absa please phone 0861 722 272.

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'T' followed by a long, sweeping horizontal stroke that curves upwards at the end.

Property Control  
Ref: Tanya Weideman  
Tel nr: 011 846- 5731