

**MOTIVATING MEMORANDUM IN SUPPORT OF AN  
APPLICATION FOR THE ESTABLISHMENT OF THE  
TOWNSHIP SADDLE BROOK X 1  
ON PORTION 243 OF THE FARM KNOPJESLAAGTE 385  
J.R.**

**Application in terms of Section 96 of the Town Planning  
and Townships Ordinance 15 of 1986**

**PLAN**



Since 1964

**PLAN ASSOCIATES**

Town and Regional Planners and  
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Registered members of:



**The South African  
Council *for* Planners**

S A C P L A N

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## 1. INTRODUCTION

Plan Associates Town and Regional Planners was appointed by Shell South Africa Marketing Pty. Ltd., the registered owner of Portion 243 of the Farm Knopjeslaagte 385 J.R. , to lodge an application for Township Establishment on the aforementioned property. A copy of the Power of Attorney and Company Resolution is attached to this memorandum as **Annexure A.**

## 2. APPLICATION

Application is made to the City of Johannesburg Metropolitan Municipality in terms of Section 96 of the Town Planning and Townships Ordinance 15 of 1986.

The proposed township will be known as **SADDLE BROOK EXTENSION 1.** A copy of the letter confirming reservation of the Township name is attached as **Annexure B.**

The following section will provide more detail regarding the application for the proposed Township.

## 3. PROJECT DETAILS

This section will provide some general information pertaining to the property on which the township is to be established.

### 3.1. Property Description and Ownership

The proposed Township will be established on Portion 243 of the Farm Knopjeslaagte 385 J.R., which will be referred to as the "subject

property”.

The subject property is held in terms of Deed of Transfer T and is registered in the name of:

**Shell South Africa Marketing Proprietary Limited** Registration number 1961/000645/07.

A copy of the title Deed is attached as **Annexure C**.

### **3.2. Locality**

The proposed site is located at the intersection of Summit Road (i.e. the R562) and Stirrup Road in Knopjeslaagte, north of Johannesburg. The study site is located across the road from the entrance to a residential development (i.e. North View Country Estate) and the side road is access controlled at this entrance. The study site is currently undeveloped.

Summit Road follows a general northwest-southeast alignment on the periphery of Midrand and Centurion. Summit Road leads west past the study site to link with the R511 near the R511 – N14 Interchange. It also leads east past the study site to intersect with Main Road (the R55) and continues further to intersect with the N1 in Olifantsfontein Road. The locality plan attached as **Annexure D**.

### **3.3. Size**

The application site is 4,45041ha in extent.

### **3.4. Bond**

The property is not encumbered by a bond

### **3.5. Current Zoning**

The subject property is currently zoned Undetermined in terms of the Peri Urban Areas Town Planning Scheme 1975. A copy of the zoning information sheet is attached as **Annexure E**.

## **4. LEGAL ASPECTS**

### **4.1. Mining Activities**

No mining activities are currently being practiced on the subject property.

### **4.2. Mineral Rights**

All relevant mineral rights are vested with the state

### **4.3. Conditions of Title and Interdicts**

### **4.4. Servitudes**

There are no servitudes described in the servitude, although road widening is proposed on the eastern and northern side of the application site which is indicated on the layout plan.

## 5. ENVIRONMENTAL COMPONENT

Environmental consultants have been appointed by the client to conduct the relevant EIA. A copy of the the relevant documentation will be forwarded to the Municipality upon receipt thereof.

## 6. GEOTECHNICAL COMPONENT

The company Louis Kruger Geotechnics CC compiled the Geotechnical Report in respect of the application. The report is attached hereto as **Annexure F**.

A supporting report for the filling station was also compiled by WSP which also forms part of Annexure F.

In principle the site is suitable for development but certain precautionary measures should be taken for construction which is addressed in detail in the report.

The general findings of the report are as follows:

### 6.1 Foundations

It is recommended that the fill and building rubble be removed. Collapse and/or settlement are expected if structures are founded on the hillwash, nodular ferricrete and very soft rock granite. Therefore these materials are considered unsuitable in its natural state to act as a founding medium. This even applies for light structures with a foundation pressure of less than 100kPa. From the discussion foundation improvement and imparting flexibility in the brickwork are clearly required. The following alternatives are recommended:

- Deep strip footings:

Found structures on the soft rock granite at an average depth of 1,6 meters, below the potentially collapsible material. Structures should be provided with vertical movement joints, light reinforcement in the masonry and floor slabs should be provided with fabric reinforcement.

- Stiffened strip footings, stiffened or cellular raft:

Found structures on stiffened strip footings or a stiffened or cellular raft with lightly reinforced masonry. The bearing pressure should not exceed 50 kPa and floor slabs should be reinforced.

- Compaction of in situ soil below footings:

Remove unsuitable material up to a depth and width of 1,5 times the foundation width, below normal founding depth. The loose material in the bottom of excavations should be compacted, and the excavations backfilled with suitable material, compacted in 150 mm layers to at least 93% of Mod AASHTO density at -1% to +2% of optimum moisture content. Structures can be founded on normal reinforced strip footings on the backfill and should be provided with vertical movement joints, light reinforcement in the masonry and floor slabs should be provided with fabric reinforcement.

- Soil raft:

Remove the collapsible material to 1,0 meters beyond the perimeter of the structure to at least a depth of 1,5 times the width of the widest foundation. The loose material in the bottom of excavations should be compacted, and the excavations backfilled with suitable material, compacted in 150 mm layers to at least 93% of Mod AASHTO density at -1% to +2% of optimum moisture content. Structures can be founded on normal reinforced strip footings on the backfill and should be provided with vertical movement joints and light reinforcement in the masonry.



- Piled or pier foundations:

Found structures on piled or pier foundations with reinforced ground beams or solid slabs on piled or pier foundations. It is important though that in spite of the guidelines given above, inspection of foundation excavations and the involvement of a competent engineer familiar with structural founding are necessary. It is furthermore recommended that the trenches for services be profiled and that a construction report be compiled for the development. The purpose of the construction report is to confirm or adapt the zoning of the site, and to provide more accurate information regarding the founding conditions.

## **6.2 Excavatability**

The excavatability of the materials encountered on the site was evaluated according to the South African Bureau of Standards Standardized Specification for Civil Engineering Construction DB: Earthworks (Pipe Trenches). The excavatability is considered to classify as "soft to intermediate" up to at least an average depth of 1,5 meters. However the presence (although localized) of building rubble should be noted. It is important to note that the evaluation is based primarily on the profiling of test pits and the interpolation of information between test pits. It is therefore possible that variations from the expected conditions can occur.

## **6.3 Geohydrology**

All excavations should be provided with adequate drainage, specific attention should be given to the fuel tanks. Structures should be provided with damp proofing and provision should be made to prevent the ingress of water into—and below foundations.

#### **6.4 Construction material**

The laboratory test results show that the hillwash and nodular ferricrete could be suitable as fill, selected subgrade and subbase. It is recommended that the suitability of material that is to be used, be confirmed by detailed laboratory testing.

#### **6.5 Services**

Due to the expected corrosivity, it is recommended that all services be protected.

#### **6.6 Stability of excavations**

It is recommended that all excavations be cut back or shored.

#### **6.1 General recommendations**

Water has a significant influence on the behaviour of the in-situ material. To reduce differential movements of structures it is necessary to maintain moisture equilibrium under the structures. Therefore it is recommended that the following measures regarding drainage around structures be implemented:

- No accumulation of surface water must be allowed around the perimeter of the structures and the entire development must be properly drained.
- Down pipes should discharge into a lined or precast furrow. This furrow should discharge the water 1,5 meters away from the foundation onto a paved or grassed surface sloping away from the building.

- Preferably, if no gutters or paving is to be provided around structures, a 1,5 meter wide sealed concrete apron should be cast along the perimeter of the structures the water must be channeled away from the foundation.
- Leaks in water bearing services should be attended to without undue delay.
- No large shrubs or trees should be planted closer to structures than the distances provided in the following Table:

DESCRIPTION	MATURE HEIGHT OF TREE		
	Up to 8m	8m tot 15m	Over 15m
Buildings other than single storey buildings of lightweight construction	-	0,5	1,2
Single storey buildings of lightweight construction (e.g. timber framed)	-	0,7	1,5
Free standing masonry walls	-	1,0 <sup>1</sup> 0,5 <sup>2</sup>	2,0 <sup>1</sup> 1,0 <sup>2</sup>
Drains and underground services			
• less than 1 meter deep	0,5	1,5	3,0
• more than 1 meter deep	-	1,0	2,0

Note:

1) These distances will generally avoid all direct damage

2) These distances assume that some movement and minor damage, which may be tolerated, might occur.

This table provides guidance on the acceptable proximity of young trees or new planting to allow for future growth. This table should not be taken to imply that construction work can occur at the specified distances from existing trees; as such work might damage the tree, or render it

## 7. ENGINEERING SERVICES

An outline services Scheme report (Water and Sewer) was compiled by WSP.

The conclusions of their report are as follows:

All the required engineering services, in respect of **water and sewer** can be supplied economically to the proposed development.

There is spare capacity available in the water system to supply the proposed development with no upgrading required.

A fire flow of 50 l/s cannot be supplied through the existing system. Therefore, on-site storage tanks and other fire protection measures as in accordance with SANS 10252-1:2004 will be required. Alternatively extensive upgrading to the Blue Hills PRV water system will be required.

A 160mm diameter connection to the water system in Stirrup Road is proposed to supply the development.

The current bulk distribution system has adequate spare capacity to accommodate the peak flow of the development.

It is recommended that a suitable on-site sewage solution such as a septic tank and/or French drain be considered to handle sewage effluent subject to local soil conditions and municipal guidelines as there is no sewer reticulation in the vicinity of the site and none is planned in the near future as the site is located outside the current urban development boundary.

The engineering services report is attached hereto as **Annexure G**.

An electrical Due Dilligence report for the proposed township was also done and is attached to this report as Annexure H.

The findings of the report can be summarised as follows:

There is an Eskom 11KV overhead line situated on the Northern side of Summit Road. Three poles are situated in an ideal position for location of the Miniature substation.

There is an additional 11KV spur line to the West of Stirrup Road, however there are no poles suitable for HT cable termination along the site boundary and this was not considered.

An application for a 250kVA bulk supply was submitted by WSP to Eskom (Ref # MAL 89162520) on behalf of Shell SA Pty. Ltd for the provision of a 250 KVA bulk supply to the site following which, a meeting was held on site on arrangement between WSP Group Africa (Pty) Ltd and Eskom engineers to brief the Eskom engineer on the site conditions and to allow them the accurately measure for their quotation.

During this meeting the WSP engineer advised verbally that there was power available and this was subject only to the preparation and acceptance of their quotation.

A 6m x 3m Eskom servitude shall be required to be registered and shown on the drawings, the exact position is to be determined on site by Eskom before the commencements of any works.

Subsequent to the meeting held on site was the Eskom engineer, WSP Group Africa (Pty) Ltd was advised that the overhead line on Summit Road was not part of the Tshwane Eskom responsibility and that the area fell under the control of Eskom Brits.

A quotation has been received from Eskom for this site and a copy is attached with this report. Please take note of the terms of and conditions of both the Eskom technical and legal requirements.

It should be noted that the application were submitted in order to determine the availability of power to the site. Not all technical information was provided to Eskom and this quotation is a budget only. Applications will have to be resubmitted with more detailed technical information once the project is given the go ahead.

## 8. MOTIVATION

Application is made in terms of Section 96 of the Town Planning and Townships Ordinance 1986, (Ordinance 15 of 1986), for the establishment of a township on Portion 243 of the Farm Knopjeslaagte 385 J.R.

The proposed Township will be known as Saddle Brook Extension 1.

The proposed Township consists of 2 erven with the following zonings:

- Erf 1 : Special for the purposes of a public garage including a convenience store, quick service restaurant and automatic teller machines as well as ancillary and subservient uses
- Erf 2 : Special for places of refreshment, hospitality uses (including a guest house, and/or a conference centre, and/or training facilities) and or dwelling units, as well as any ancillary or subservient use to the main uses as may be allowed by the Municipality.

In this regard you are referred to the layout plan for the proposed development attached as **Annexure I**.

The aim of the land owner is primarily to develop the filling station (Erf 2) and to sell of the other Erf (2) to a proposed developer.

A volume forecast for the proposed filling station was done by WSP and is attached to this memorandum as **Annexure J**.

The following conclusions were made with regard to the proposed filling

station:

The site will sell approximately 265'000 litres of fuel in its third year of operation when its full potential has been reached.

In its third year of operation the convenience store should sell goods to the value of R332'000 per month.

As a general industry guideline, filling stations are considered feasible when fuel sales are forecasted in excess of 300'00 litres per month (in lieu of an in-depth financial feasibility study).

Acquiring the necessary rights through an Environmental Impact Assessment (EIA) for the study site will have a likely duration of 3 – 4 years.

Many developments are planned and proposed for development in the study area. Future roads such as the K54 and PWV9 will allow for greater traffic throughput in future years. It is suggested that the study site should be developed 5 – 7 years from the base year when more developments in the study area have occurred. If the site is considered for development it is recommended that the land is acquired and shortly thereafter commencing with the application of rights and licences.

An access study was also conducted by WSP Engineers, a copy of which is attached as Annexure K.

Based on the content of this document, the following key conclusions and recommendations are relevant:

- A part of portion 243 of the farm Knopjeslaagte 385-JR will be developed as a filling station with a convenience store.
- The site will be served by a left-in, left-out access along Summit Road .

- Detailed traffic surveys (traffic counts) were carried at the intersection of Summit Road and Stirrup Road on Tuesday 27 August 2013.
- The analysis revealed that the proposed accesses to the site operate acceptably and should be constructed as seen on Drawing SKC-004.
- The developer should consider paved sidewalks along the proposed site frontage to accommodate pedestrians, where these are not provided
- New public transport facilities are not required as a result of this development.

It is therefore concluded and recommended that the proposed development can be accommodated on portion 243 of the farm Knopjeslaagte 385-JR from a traffic engineering point of view.

In view of the SDF proposals for the area the character of the area is acknowledged and therefore the proposed land uses for Erf 1, Saddlebrook x 1, is of such a nature to fit in with the SDF proposals for the area.

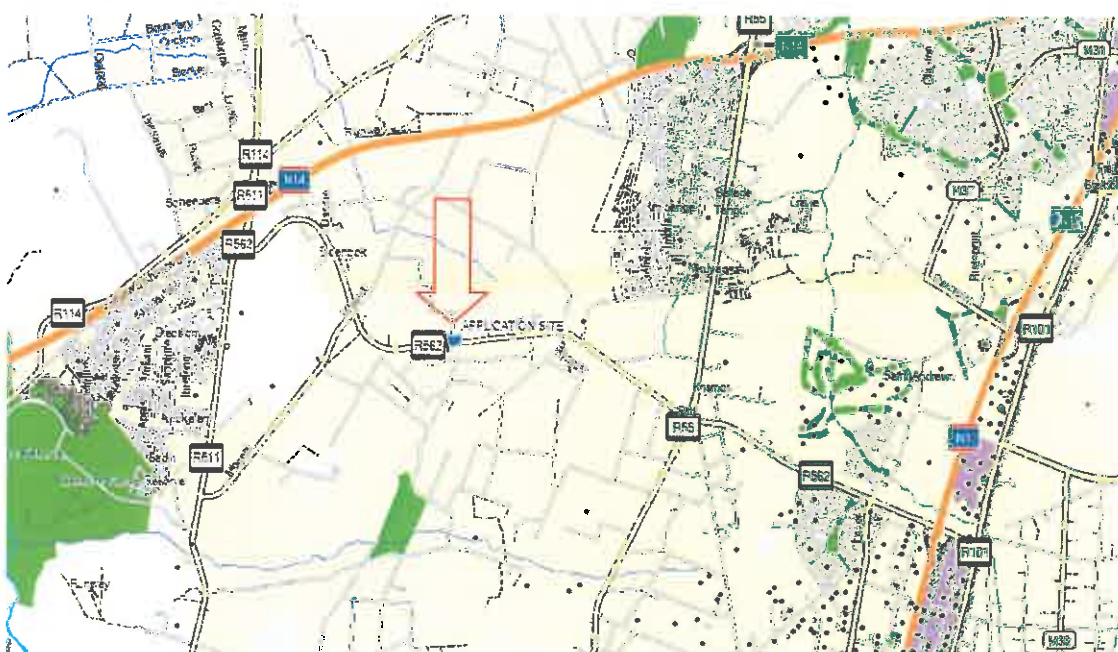
An application for township establishment is lodged in order to create formal erven in a township.

The land owners are aware of a filling station under construction on Ptn 869 of the Farm Knopjeslaagte. The future upgrades of Summit Road (K59) should be taken into account. Access to the proposed filling station site (Erf 2, Saddlebrook x 1) is based on a left-in left-out due to the fact that a median will be implemented on Summit Road in future and the proposed filling Station on Erf 2, Saddlebrook x 1, will not have a major effect on the proposed filling station on Ptn 869.



From a regional perspective it is important to note the locality of the application site as well as the functional link that Summit road is between the N14 and R511 in the west and the R21 in the east.

The figure below illustrated the locality of the application site relative to the above mentioned north-south linkages.



In view of the above mentioned it therefore makes sense from an investment point of view that the land owners want to obtain the necessary land use rights in light of future developments on a regional level.

## 9. CONCLUSION

From this motivating memorandum it is thus clear that the need and desirability for the proposed development has been addressed. The hope is expressed that this application will be favourably considered by the Municipality.

# ANNEXURE A

# SPECIAL POWER OF ATTORNEY

I the undersigned,

BRADLEY CHARLES RYDOL

In my capacity as, the authorised signatory of SHELL SOUTH AFRICA MARKETING PTY LTD, being the registered owner of

The Portion 243 of the Farm Knopjeslaagte 385 J.R.

hereby nominate, constitute and appoint

**JAN ALBERTUS VAN TONDER AND/OR THEUNIS HERMANUS STRYDOM AND/OR THEODOR GUSTAV PRETORIUS AND/OR JACO STOLTZ**

with power of substitution to be my/our lawful representative in my application for Town ship Establishment in respect of the above mentioned properties, in addition to apply for such amendments of any Town Planning Schemes/Conditions of establishment as may be deemed necessary and to make any other necessary applications and further to represent us at any inquiry in relation to the abovementioned matters and generally to do whatever may be necessary or desirable to procure the approval of the application pertaining to the said land and generally for effecting the purposes aforementioned, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I might or could, if personally present and acting herein - hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our representative shall lawfully do or cause to be done, by virtue of these presents and whatever my said representatives have to date done herein.

SIGNED at Bryanston on this 18<sup>th</sup> day of March 2014 in the presence of undersigned witnesses.

BRADLEY CHARLES RYDOL

NAME IN BLOCK LETTERS

AS WITNESS:

1. TSEGOFISO MAETLE

NAME IN BLOCK LETTERS

2. BANTU SODABA

NAME IN BLOCK LETTERS

[Signature]  
SIGNATURE

[Signature]  
SIGNATURE

[Signature]  
SIGNATURE

## COMPANY RESOLUTION

An extract of the minutes of the meeting of SHELL SOUTH AFRICA MARKETING (PTY) LTD

held at Johannesburg on 2 April 2009 Bonang Mohale authorises Bradley Charles Ryder ID 6802115084082 to sign applications on the company's behalf and registered Power of Attorney Reg No 121/2011.

### RESOLUTION:

1. That an application for Township Establishment be done on the Remaining Extent of Portion 243 of the Farm Knopjeslaagte 385 J.R.
2. That Plan Associates Town and Regional Planners be appointed to lodge the aforementioned application.
3. That Bradley Charles Ryder in his/her capacity as Real Estate Portfolio Manager be authorised to sign the power of attorney for the aforementioned applications on behalf of the company

Certified as a true copy of the minutes.

Signed at Byanston on this day of 18<sup>th</sup> March 2014  
by me BRADLEY CHARLES RYDER  
(NAME IN PRINT)

in my capacity as Representative

SIGNATURE

### WITNESSES:

1. TSHEGO-FATEO MAETLE  
NAME

[Signature]  
SIGNATURE

2. BANTU SODABA  
NAME

[Signature]  
SIGNATURE

# ANNEXURE B



a world class African city

CITY OF JOHANNESBURG  
Department of Development Planning  
Corporate Geo-Informatics

8<sup>th</sup> Floor A-Block  
Metro Centre  
158 Civic Boulevard  
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**DATE 19/03/2014**

PLAN ASSOCIATES Inc  
339 HILDA CHAMBERS  
HATFIELD  
PRETORIA

**RE: TOWNSHIP NAME APPLICATION**

With reference to the application site:

**PORTION 243 OF THE FARM KNOPJESLAAGTE 385 JR**

The township name allocated for the above mentioned application site is:

**SADDLE BROOK EXT. 1**

**The layout plan submitted must clearly indicate private and public roads. Road names are required for all public roads and private roads, which are the responsibility of a Residents Association.**

Yours faithfully

  
**V.M. MKHWANAZI**

Deputy Director:  
Data Administration and Mapping  
Corporate Geo-Informatics

Contact Person: Janie Thomas  
Telephone: 011 407 6122  
Email: [janiet@joburg.org.za](mailto:janiem@joburg.org.za)

**Note:**

**Please use the above fax number to ensure prompt response!**

# ANNEXURE C





For Information Only

④ NAME  
④ CONFIRM WITH CXC 4/2013 re. prep. change  
ROOM 817

CLIFFE DEKKER HOFMEYR INC  
1 PROTEA PLACE  
SANDOWN  
SANDTON, 2196  
(011) 562 1000  
Tel: (011) 562 1000

PORTION 13 (A PORTION OF PORTION 229) OF THE FARM  
KNOPJESLAAGTE 385 JR

over

SHELL SOUTH AFRICA MARKETING PROPRIETARY LIMITED

in favour of

DEED OF TRANSFER

TEL: (011) 562 1000

366

CLIFFE DEKKER  
HOFMEYR INC  
Prokureur/Attorney

For Information Only

MICHAEL MAKGALE GWANGWA  
Identity Number 690301 5310 08 8  
and  
IMBATHO JENNIFER GWANGWA  
Identity Number 720622 0396 08 5  
Married in community of property to each other


JANUARY 2013 and granted to him by  
being duly authorised thereto by a Power of Attorney signed at MIDRAND on 29  
appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appraiser

FREDERICK FORTUNATUS KOLBE

T 32606 13

BE IT HEREBY MADE KNOWN THAT

DEED OF TRANSFER

Prepared by me  
  
GONVEYANCER  
MUNIRAH ZIYAD GATTOO MZ

CLIFFE DEKKER HOFMEYR INC  
1 PROTEA PLACE  
SANDOWN  
SANDTON, 2196  
(011) 562 1000

SEE REG  
STAMP DUTY R.  
FOOI  
FEES R.  
9950 R10000

366

5

ONDERHEWIG aan 'n Servituut van reg van wag ten gunste van die  
Algemene publiek soos geskep, in Notariële Akte van Servituut Nr  
K154/745 met kaart daaraan geheg, geregistreer op 25 Januarie 1974 en  
welke servituut op die gedeelte hieronder gehou aangehoon word deur

- (i) Mag die grond slegs vir woon en landboudoeleindes gebruik word.  
Op die grond, of op enige behoorlike gedingkeurende  
verdeling daarvan, mag daar nie meer geboue wees as een  
woonuis tesame met die buitengeboue wat gewoonweg vir gebruik  
in verband daarmee nodig is, en sulke geboue en bouwerke as wat  
vir landboudoeleindes mag wees nie.
- (ii) Mag geen winkels of besigheid of nywerheid van watter aard ookal  
op die grond geopen of gebruik word nie; en
- (iii) Mag geen gebou of bouwerk van watter aard ookal binne 'n afstand  
van 95 meter vanaf die middellyn van enige publieke pad opgerig  
word nie.

A. "Behawe met die 'offisiële toestemming van die Administrateur as  
Beherende Geag. in Wet No 21 van 1940 -

SUBJECT to the following conditions:

PORTION 243 (A PORTION OF PORTION 229) OF THE FARM  
KNOPJESLAAGTE 385, REGISTRATION DIVISION J.R., PROVINCE OF  
GAUTENG  
MEASURING 4,4504 (FOUR COMMA FOUR FIVE ZERO FOUR)  
HECTARES  
FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE  
NUMBER T3088/1974 IN THE DIAGRAM ANNEXED AND HELD BY DEED  
OF TRANSFER NUMBER T 882/2005

its Successors in Title or assigns, in full and the entirety

SHELL SOUTH AFRICA MARKETING PROPRIETARY LIMITED  
Registration Number 1961/000645/07

And the Appearer declared that his said principal had truly and legally sold on  
22 October 2012 and that he, the said Appearer, in his capacity aforesaid, did, by  
these presents, cede and transfer to and on behalf of

Figuur Aabcf op kaart LG A7527/73 geheg aan Sertifikaat van  
Geregistreerde Titel No T3088/74 gedateer 25 Januarie 1974

Page 3

SUBJECT to such conditions as are mentioned or referred to in the aforesaid  
Deeds.

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

**MICHAEL MAKGALE GWANGWA  
and MMABATHO JENNIFER GWANGWA**  
Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge them to be  
entirely disposed of, and disinterested to the same, and that by virtue of these  
presents, the said

**SHELL SOUTH AFRICA MARKETING PROPRIETARY LIMITED**  
Registration Number 15/1000645/07

its Successors in Title of Assurances, now is and henceforth shall be entitled thereto,  
conformably to local custom of the State, however reserving its rights, and finally  
acknowledging the purchase price to be the sum of R3 500 000,00 (THREE  
MILLION FIVE HUNDRED THOUSAND RAND)

IN WITNESS WHEREOF, I the said Registrar, together with the Apparer q.d.,  
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  
Pretoria on

14 05 13

REGISTRAR OF DEEDS

In my presence

q.d.

GhosConvey 14.3.6.3

366

CLIFFE DEKKER HOFMEYR INC

1 PROTEA PLACE

SANDOWN

SANDTON, 2196

(011) 562-1000

Prepared by me

CONVEYANCER

M. HAMMAD ZIYADGATTOO MZ

**POWER OF ATTORNEY TO PASS TRANSFER**

We, the undersigned

MICHAEL MAKGALÉ GWANGWA

Identity Number 690391 5370 8

MABATHO JENNIFER GWANGWA

Identity Number 720 52 006 08 5

Married in community of property to each other

do hereby nominate, constitute and appoint BRONWYN BROWN and/or

FREDERIK FORTJUN, IS KOLBE and/or RAYMOND FRANCIS SCOTT and/or

ADRIAAN WILLEM REI RIUS and/or KERENSA SELENE THOMAS and/or

LEONARD JOHANES KRUGER and/or JOHN GRANT WEBBER and/or

MURIEL SERFOOT and/or MUHAMMAD ZIYAD GATTOO and/or FATIMA

VALLI GATTOO and/or HUGH STANLEY JACKSON and/or ROBERT SIDNEY

KUYS JATVIS and/or LUCIA ERASMUS

with power of substitution to be the true and lawful Attorneys and Agents of the  
Trustee, to appear before the REGISTRAR OF DEEDS at Pretoria and there to  
decide that we did on 22 October 2012 sell to:-

**SHELL SOUTH AFRICA MARKETING PROPRIETARY LIMITED**

Registration Number 1961/000645/07

for the sum of R3 500 000,00 (Three Million Five Hundred Thousand Rand) the  
below mentioned property, namely:-

PORTION 243 (A PORTION OF PORTION 229) OF THE FARM

KNOPJESLAAGTE 385, REGISTRATION DIVISION J.R., PROVINCE OF

GAUTENG

MEASURING 4,4504 (FOUR COMMA FOUR FIVE ZERO FOUR)

HECTARES

Held BY DEED OF TRANSFER NUMBER T102882/2005

L.S. SIBANYONI

Charter No 14365

ROOM

Handwritten initials and signatures in the top left corner.

Large diagonal watermark text: "For Professionals Only"

Handwritten number: 1-4

JENNIFER  
MMABATHO  
GWANGWA

MICHAEL MARCALE GWANGWA

1: [Signature]  
2: [Signature] LLC.

AS WITNESSES :

Signed at MIDRAND  
on 29 JANUARY 2013  
in the presence of the undersigned witnesses.

and further cede and transfer the said property in full and free and clear to the said  
Transferee; to renounce all right, title and interest which the Transferor heretofore  
had in and to the said property, to promise to free and clear the said property and  
also to clear the same from all encumbrances and to discharge the same according to law;  
to draw, sign and pass the necessary acts and deeds and other instruments and  
documents; and generally, for effecting the purposes aforesaid, to do or cause to  
be done whatsoever shall be requisite, as full, and effectually, to all intents and  
purposes, as the Transferor might or could do personally present and acting  
therein; hereby ratifying, allowing and confirming all and whatsoever the said  
Agents shall lawfully do or cause to be done in the premises by virtue of these  
presents.

For Information







1

For Information Only



Transfer Duty Declaration

TDREP

Transfer Duty Reference Number: TDW19FE1

<b>Receipt Details</b>	
Transfer Duty Reference Number	TDW019FE1
Receipt Amount	R 1:000.00
Receipt No.	12002007

<b>Declaration by Conveyancer / Attorney</b>	
I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.	Date 2013/04/17 For engines go to www.sars.gov.za or call 0800 00 SARS (7272)
Please ensure you sign over the 2 lines of "I Agree" section (highlighted in red)	Date 2013/04/17 For engines go to www.sars.gov.za or call 0800 00 SARS (7272)



# ANNEXURE D

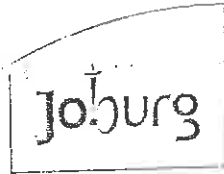
**LOCALITY MAP: PROPOSED TOWNSHIP SADDLE BROOK X 1**  
**SITUATED ON PORTION 243 KNOPJESLAAGTE 385 J.R.**



Application Site



# ANNEXURE E



a world class African city

# ZONING INFORMATION NOTE PAD

REQUESTED BY:

TOWN PLANNING SCHEME:

Peri-Urban

1975

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION:

243 / 385-JR

TOWNSHIP NAME / HOLDING NAME / FARM NAME:

Knopjeslaagte 385-JR

STREET NAME AND NUMBER:

## ZONING INFORMATION

USE ZONE:

Undetermined

HEIGHT ZONE:

2 Storeys

FLOOR AREA RATIO:

Business

Residential

Institutional

Industrial

Other

COVERAGE:

10%

DENSITY:

1 Dwelling per

m<sup>2</sup>

BUILDING LINE:

7,5 m along street boundaries

PARKING:

As per scheme

AMENDMENT SCHEME APPLICABLE:

N/A

SERVED BY:

BAFANA

DATE:

02-04-15

The Town Planning Scheme is open for inspection at the 8<sup>th</sup> floor, 158 Civic boulevard (previously 158 Loveday street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Town Planning Scheme.

It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.

# ANNEXURE F