



SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

T: (022) 701 7000 • F: (022) 715 1518 mun@sbm.gov.za • www.sbm.gov.za Private Bag X12 • Vredenburg • 7380

LAND USE PLANNING APPLICATION FORM

(for applications in terms of Section 15 of the Saldanha Bay Municipal Land Use Planning By-law)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Saldanha Bay Municipality		
Surname			
South African Council for Planners (SACPLAN) registration number (if applicable)			
Company name (if applicable)			
Postal Address	12 Main Road Vredenburg		Postal Code 7380
Email			
Tel		Fax	Cell

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	Dartingo Trading 36 PTY LTD		
Physical address	3rd Floor Great Westford, 240 Main Rd Rondebosch		Postal code 7700
E-mail			
Tel	021-421 2129	Fax	Cell 082416 2811

PART C: PROPERTY DETAILS

Property description as per title deed [Erf Number(s) / Farm portion(s) & allotment area.]	Erf 10512 Langebaan									
Physical Address										
GPS Coordinates					Town/City	Langebaan				
Current Zoning	Agriculture			Extent	16,4216		Are there existing buildings?	Y	☒	
Applicable Zoning Scheme										
Current Land Use	Residential - Vacant									
Title Deed number and date	T		S0612/2015							
Are there any restrictive conditions of title?	Y	N	If Yes, list the condition(s) (page and paragraph number)							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)							
Is the property encumbered by a bond?	Y	☒	If Yes, list bondholder(s)							
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?		Y	N				
Are there any pending court case(s) / court order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N				

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	☒	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Name of Official consulted			Date of consultation

PART E: TYPE OF LAND USE PLANNING APPLICATION IN TERMS OF SECTION 15 OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
X	15(2)(a)	a rezoning of land;	R
	15(2)(b)	a permanent departure from the development parameters of the zoning scheme;	R
	15(2)(c)	a temporary departure to utilise land for a purpose not permitted in terms of the primary rights of the zoning of the land;	R
X	15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	15(2)(e)	a consolidation of land that is not exempted in terms of section 24;	R
	15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	15(2)(g)	a permission required in terms of the zoning scheme;	R
	15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	15(2)(i)	an extension of the validity period of an approval;	R
	15(2)(j)/(t)	an approval of an overlay zone as contemplated in the zoning scheme; or approval of architectural/development guidelines	R
	15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	15(2)(l)	a permission required in terms of a condition of approval;	R
	15(2)(m)	a determination of a zoning;	R
	15(2)(n)	a closure of a public place or part thereof;	R
	15(2)(o)	a consent use contemplated in the zoning scheme;	R
	15(2)(p)	an occasional use of land;	R
	15(2)(q)	to disestablish a home owner's association;	R
	15(2)(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	15(2)(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
TOTAL A:			R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of procedure (strike through which not applicable)	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	To be calculated separately	R
TOTAL B:			R
TOTAL APPLICATION FEES* (A + B)			R

* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.

** The applicant is liable for the cost of publishing and serving notice of an application.

BANKING DETAILS FOR PAYMENT OF FEES

Name: Saldanha Bay Municipality

Bank: Standard bank

Branch no.: 05051100

Account no.: 083290044

Payment reference:

(if applicable)

PART F: DETAILS OF PROPOSAL**Brief description of proposed development / intent of application:**

The land is required to replace the existing pump station. The function of the new pump station will be to accommodate the existing and proposed sewer inflows from the immediate drainage area. Currently the sewer is received at the Mykonos pump station and gets pump towards the Strandloper pump station. There are also pump stations within the Blue Lagoon area which regularly overflows due to excessive overloading from the Mykonos drainage area.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Please note that failure to submit all information and documentation required will result in the application being deemed incomplete and acceptance may be refused.

Compulsory information and documentation required:

☒	N	Power of attorney / Owner's consent if applicant is not owner	☐	N	Bondholder's consent (if applicable)
☒	N	Resolution or authorisation that applicant can act on behalf of a juristic entity (e.g. company resolution)	☐	N	Proof of registered ownership or any other relevant right held in the land concerned
☐	N	Written motivation	☐	N	S.G. diagram / General plan extract
☐	N	Locality plan	☐	N	Site development plan or conceptual layout plan
☒	N	Proposed subdivision plan	☐	N	Proof of agreement or permission for required servitude
☐	N	Proof of payment of application fees	☒	N	Full copy of the title deed
☐	N	Conveyancer's certificate	☐	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan	Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping / Tree plan	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Abutting owner's consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA)	Y	N	N/A	Proof of lawful use right
Y	N	N/A	Copy of Heritage Impact Assessment (HIA)	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of Major Hazard Impact Assessment (MHIA)	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Copy of Environmental Authorisation(EA) / Record of Decision (ROD)	Y	N	N/A	Other (specify)
Y	N	N/A	Copy of original/previous approval and conditions of approval				
Y	N	N/A	Required number of documentation copies				

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y	N/A	Environmental Conservation Act, 1989 (Act 73 of 1989)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.			
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Saldanha Bay Municipal Land Use Planning By-law? If yes, please attach motivation.			

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(d) of the Saldanha Bay Municipal Land Use Planning By-law to supply particulars, information or answers knowing it to be false, incorrect or misleading or not believing them to be correct, and that I can be held liable on conviction to a fine or imprisonment not exceeding 20 years or to both such fine and imprisonment.
3. I am properly authorized to make this application on behalf of the registered land owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the land owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the applicant as indicated on this application form.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein and that the municipality cannot be held responsible for the omission of use rights not applied for herein.
6. I confirm that the relevant title deed(s) have been investigated and that there are no restrictive title deed restrictions which impact on this application, or alternatively that an application for removal/suspension or amendment of such title deed restrictions forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the land owner/developer as a result of the proposed development, as determined in terms of Council policy.

Applicant's signature:



Date:

11 June 2026

Full name:

Jacques Pheiffer

Capacity in which

application is being made:

Senior Manager: Administration

FOR OFFICE USE ONLY

Municipal Date Stamp

Received by:

Name:

MUNICIPAL BUILDINGS AND TERRAINS: APPROVAL FOR
THE ACQUISITION OF A PORTION OF ERF 15012
LANGEBAAN FOR THE RELOCATION OF THE OLIFANTSKOP
SEWERAGE PUMP STATION

(7/2/2/R)

(Report of the Directorate Corporate Services & Public Safety)
(B Mentoer)

RESOLVED

- i) that Council note this report;
- ii) that Council grant approval for the acquisition of a portion of 1190.5m² of erf 10512 Langebaan for the relocation and upgrade of the Olifantskop sewerage pump station;
- iii) that the acquisition of the 1190.5m² portion of erf 10512 Langebaan be advertised in accordance to section 21 of the Municipal Systems Act for objections. Furthermore, the abutting owners and affected parties be notified of the proposed acquisition;
- iv) that a valuer be appointed to determine a market value of the portion as purchase price;
- v) that a land surveyor be appointed to compile and register the diagram of the subdivided portion at the Surveyor General's office.
- vi) that an application for the subdivision and rezoning in terms of the Saldanha Bay Municipality By-Law relating to municipal land use planning, be submitted to Council's Town Planning department for approval.
- vii) that a conveyancer be appointed to register the newly created erf in the name of Saldanha Bay Municipality;
- viii) provision for this project, which includes the purchase price, survey and deeds registration fees, was made on the 2022/2023 Capital Budget of the IPS Department;
- ix) that Council be responsible for all cost pertaining to this transaction.

DARTINGO TRADING 36(Pty) Ltd

Date: 14 February 2022
Our ref: D/SPS/14022022

The Municipal Manager
Saldanha Bay Municipality
Private Bag X12
VREDENBURG
7380

Sir

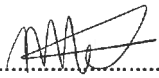
PLACEMENT OF THE OLIPHANTSKOP SEWER PUMP STATION

We, Dartingo Trading 36 (Pty) Ltd. hereby give consent to the sale of a portion of Erf 10512 for the placement of the Oliphantskop Sewer pump station subject to the valuation being acceptable to ourselves as selling price. This portion is in the road reserve as indicated on the attachment drawing. We will require that Saldanha Bay Municipality takes full responsibility for the operation and maintenance of the pump station and surrounding gardening and ensures that it will be visually and architecturally acceptable to suit the adjacent developments on Erf 10512, Langebaan. Saldanha Bay Municipality must ensure that the pump station reserves sufficient capacity for the development on Erf 10512, Langebaan. According to the most recent GLS Sewer Masterplanning dated June 2019, this would be a minimum of 211,5 Kl/day.

We note that there will be no cost to Dartingo for the sewer pump station project.

Yours truly,

Authorised signatory:

Name: 

on behalf of: Dartingo Trading (Pty) Ltd

Signature:
on behalf of: Saldanha Bay Municipality

Date:

Witness:

Name:

Signature:

Unit 201 2nd Floor Hudson Place
30 Hudson Street
De Waterkant, Cape Town

PO Box 6100
Roggebaai
8012

Reg: 2005/019128/07
Tel: +27 21 421 2129

Directors: M. Van Wyk, ET Bouland, ANFW De Vries

SALDANHA BAY MUNICIPALITY
REPORT TO THE MAYCO/COUNCIL

SUBJECT : MUNICIPAL BUILDINGS AND TERRAINS:
APPROVAL FOR THE ACQUISITION OF A
PORTION OF ERF 15012 LANGEBAAN FOR THE
RELOCATION OF THE OLIFANTSKOP
SEWERAGE PUMP STATION

DIRECTORATE : CORPORATE SERVICES AND PUBLIC SAFETY

AUTHOR : B MENTOOR

DATE : 15 July 2022

FILE NO : 7/2/2/R

ITEM NUMBER :

1. PURPOSE OF THE REPORT

The purpose of the report is to request Council's approval for the acquisition of a portion of Erf 10512 Langebaan for the relocation of the Olifantskop sewer pump station as per the proposed layout plan attached as **Annexure "A"**. Erf 10512 Langebaan is private land belonging to Dartingo Trading 36 PTY LTD (VAT no. 4930272986)

2. EXECUTIVE SUMMARY

PURPOSE OF REPORT	Approval for acquisition of land
PROPERTY DESCRIPTION	Portion of erf 10512, Langebaan
PROPERTY LOCATION	Adjacent to erf 6402, Langebaan and the Club Mykonos site
WARD	WARD 14
APPLICANT	IPS
APPLICANT'S PHYSICAL ADDRESS	
SITE EXTENT	156,263.4 m ²

ZONING	Residential			
CURRENT USAGE	Current sewer pump station on a portion			
PROPOSED USAGE	1190.5m ² for relocation of sewer pump station			
APPLICATION DESCRIPTION	Acquisition of a +-1190.5m ² portion of erf 10512 Langebaan			
SUBMISSION DATE				
CIRCULATION DATE	07/07/2022			
INTERNAL DEPT. COMMENTS				
FULL ASSESSMENT BY THE MUNICIPAL DEPARTMENTS	Circulated to internal departments for comments as part of the normal consultation process			
AUTHORITY FOR PUBLIC PARTICIPATION	AUTHORITY GRANTED	No	DATE	
PUBLIC PARTICIPATION OUTCOME SUMMARY	DATE OF ADVERTISING	No	PUBLIC COMMENTS	
WARD COMMITTEE AND WARD COUNCILLOR INPUT	DATE OF NOTIFICATION	No	COMMENTS	
VIABLE	YES	X	NO	
	"Viable properties" are those that can be developed and can function as separate properties, which the Registrar of Deeds can register. These include properties used for commercial, residential, business and social reasons (including early childhood development centers and public places of worship).			
RECOMMENDATION	Approval	X	Refusal	
FACTOR FOR MOTIVATING RECOMMENDATION	The relocation and upgrading of the pump station are required to accommodate the developments in the area;			

3. BACKGROUND

The function of the new pump station is to accommodate the existing and proposed sewer inflows from the immediate draining area. Currently the sewer is received at the Mykonos pump station and then gets pump towards the Strandloper pump station. There are pump stations situated within the Blue Lagoon area which regularly overflow due to excessive overloading from the Mykonos drainage area.

The Northern part of Langebaan is a development node with lots of commercial and residential developments, including schools (Curro Castel, Curro Langebaan and Long-Acres), Day-Clinic and planned Private Hospital, as well as a Retirement Villages. Mykonos resort and related residential developments within the perimeter of the greater Mykonos area (Paradise Beach, Aegean Heights, Marina Village, Marina Edge, Apollo-Ridge have all been developed in recent years and are expected at the current development rate, to be fully developed within the next 3-5years. Expansions are also planned for Tsogo Sun and adjacent erven.

Several commercial, retail and residential developments have also been planned and are already under construction in areas west of Mykonos, north and north-west of Laguna Mall, as well as at the Mykonos/Jon Olafsson Street intersection. The abovementioned factors have all contributed to the need for the urgent expansion, investment and development of bulk infrastructure by both Saldanha Bay Municipality and private developers.

The existing pump station will be replaced with the Olifantskop pump station. The new Olifantskop pump station will be adjacent to the existing pump station hence the request for approval to acquire a 1190.5m² portion of erf 10512 Langebaan.

4. DISCUSSION

Confirmation of a willingness to sell was received from the landowner. See confirmation letter from the landowner attached as **Annexure "B"**.

The landowner has agreed to alienate the portion subject to the following conditions:

1. That the valuation is acceptable to them as selling price.

2. SBM take full responsibility for the operations and maintenance of the pump station and surrounding gardening and ensure it will be visually and architecturally to suit the adjacent developments on erf 10512 Langebaan.
3. SBM must ensure that the pump station reserves sufficient capacity for the development on Erf 10512, Langebaan that according to the most recent GLS Sewer Master Planning dated June 2019, is a minimum of 211,5kl/day
4. That there will be no cost to Dartingo Trading 36 PTY LTD for the sewer pump station.

Provision for this project was made on the 2022/2023 Capital Budget of IPS Department which includes the purchase price, survey and deeds registration fees. A valuer needs to be appointed to obtain a value as purchase price.

POLICY FOR THE MANAGEMENT AND ADMINISTRATION OF IMMOVABLE PROPERTY

3.1 Council may:-

- 3.1.2 Acquire immovable property and rights in a property by way of private treaty, cession, donation and expropriation to support its strategic objectives.

ASSET MANAGEMENT POLICY:

26.3 Acquisition

In making the decision to acquire an asset the following fundamental principles should be carefully considered:

- The purpose for which the asset is required is in keeping with the objectives of the municipality and will provide significant, direct and tangible benefit to it.
- The asset has been budgeted for.
- The purchase is absolutely necessary as there is no alternative municipality asset that could be upgraded or adapted.
- The asset is appropriate to the task or requirement and is cost effective over the life of the asset.

The current, new and future development factors of the area, as mentioned in the background discussion, has all contributed to the need for the urgent expansion, investment and development of bulk infrastructure by both Saldanha Bay Municipality and private developers, hence the need to acquire a portion of erf 10512 Langebaan for the relocation and upgrade of the sewerage pump station. The acquisition of the land is to ensure an uninterrupted and essential service to the community.

26.5 Additions / Improvements

Depending upon the type of addition or improvement to a specific asset the responsible official in the Department must notify the Asset Control Section of the change in status. The asset master record will be amended on receipt of the required asset acquisition form from the responsible Department.

When capital expenditure is incurred for any enhancement/improvement of an asset, the Department shall complete the necessary asset acquisition form and forward it to the Asset Control Section.

Valuation:

The 2021 market value of Erf 10512 Langebaan is R16 422 000, and after apportioned from 164216m² to 1190.5m² the market value is estimated to be R119 053.00

5. CONSULTATION WITH INTERNAL DEPARTMENTS AND EXTERNAL ROLEPLAYERS – ANNEXURE C

1. The subject portion required for the pump station will have to be subdivided off and rezoned for Authority Zone.
2. Consideration should be given to including the existing pump station land portion in this exercise.
3. Confirmation be obtained that the landowner (Dartingo) is VAT registered.

6. COMMENTS OF THE CFO

The recommendations are supported, subject to compliance to the relevant legislation.

7. COMMENTS OF THE DIRECTOR: COMMUNITY AND OPERATIONAL SERVICES

The recommendations are supported

8. DIRECTOR ECONOMIC DEVELOPMENT AND STRATEGIC SERVICES

The recommendations are supported.

9. COMMENTS OF THE DIRECTOR: ENGINEERING AND PLANNING SERVICES

The existing pump station was constructed within a registered servitude – see attached. As the new pump station replace the existing pump station, it is not needed to be included.

The upgrade of the pump station is essential to cater for the existing sewerage from current developments and to cater for new development in Laguna/Olifantskop area. Regular spillages at Blue Lagoon estate are experienced as the existing pump station has reached it capacity. This project is provided on the capital budget for 2022/23.

10. COMMENTS FROM SENIOR MANAGER: LEGAL SERVICES

As confirmed in the report the relocation and upgrade of the Oliphantskop sewer pump station is essential and would the acquisition of a 1190.5m² portion of Erf 10512, Langebaan ensure an uninterrupted and essential service to the community.

Subject to the compliance and adherence to applicable legislation the recommendations are supported.

11. COMMENT OF MUNICIPAL MANAGER

12. RECOMMENDATIONS

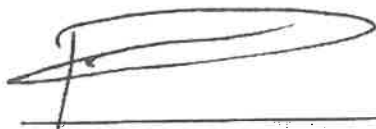
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- viii) provision for this project, which includes the purchase price, survey and deeds registration fees, was made on the 2022/2023 Capital Budget of the IPS Department;
- ix) that Council be responsible for all cost pertaining to this transaction.


MANAGER: PROPERTIES

20/07/2022
DATE

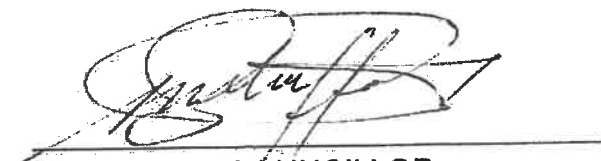

SENIOR MANAGER: ADMINISTRATION

20/7/2022
DATE



DIRECTOR: CORPORATE SERVICES
AND PUBLIC SAFETY

21/3/2022
DATE



PORTFOLIO COUNCILLOR:
CORPORATE SERVICES AND PUBLIC SAFETY

21/7/2022

DATE



Annexure

DARTINGO TRADING 36(Pty) Ltd

Date: 14 February 2022
Our ref: D/SPS/14022022

The Municipal Manager
Saldanha Bay Municipality
Private Bag X12
VREDENBURG
7380

Sir

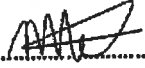
PLACEMENT OF THE OLIPHANTSKOP SEWER PUMP STATION

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We note that there will be no cost to Dartingo for the sewer pump station project.

Yours truly,

Authorised signatory:

Name: 

on behalf of: Dartingo Trading (Pty) Ltd

Signature: 

on behalf of: Saldanha Bay Municipality

Date: 16/2/22

Witness:

Name: E. ROUX

Signature: 

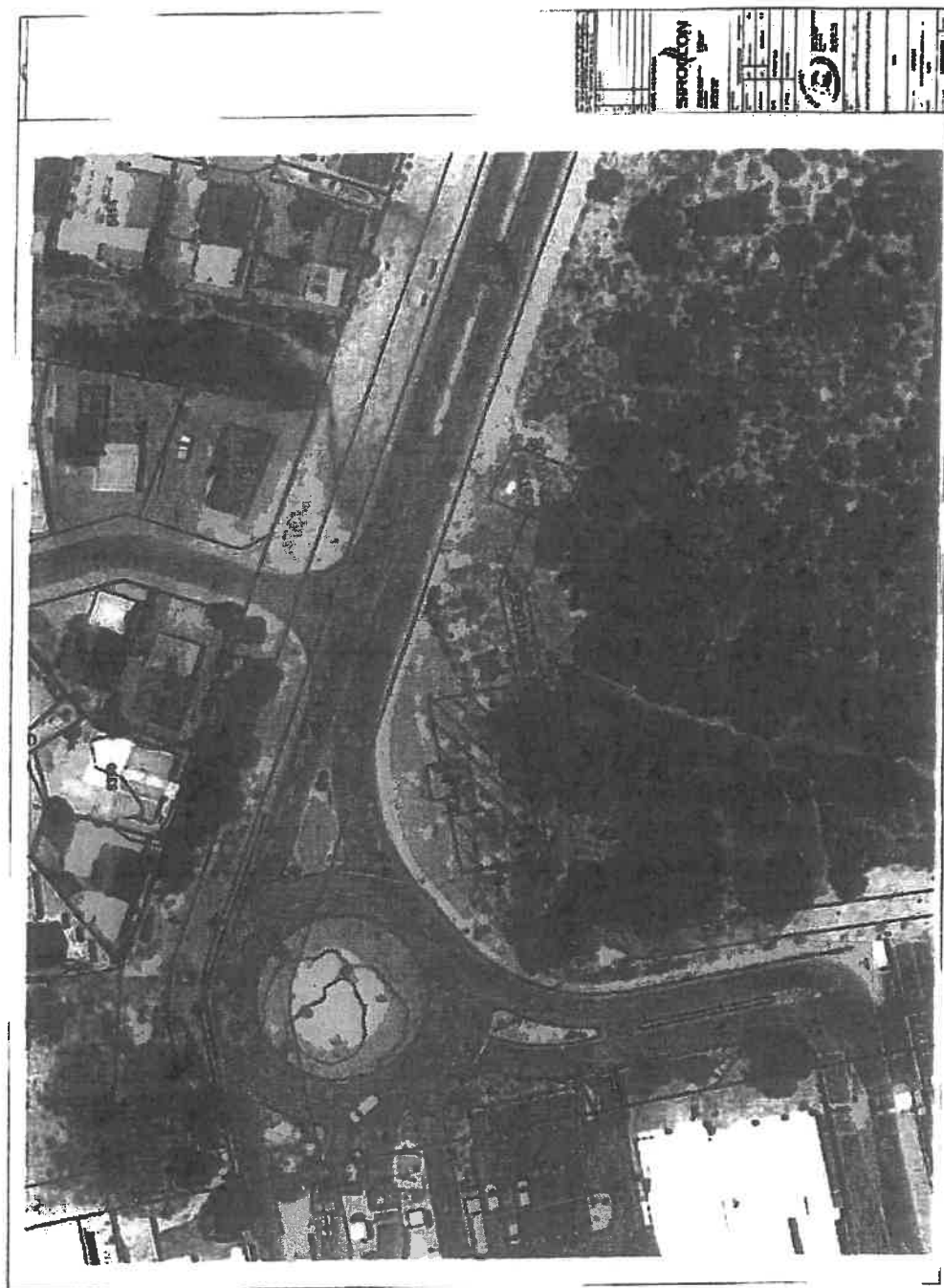
Unit 201 2nd Floor Hudson Place
30 Hudson Street
De Waterkant, Cape Town

PO Box 6100
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Reg: 2005/019128/07
Tel: +27 21 421 2129

Directors: M. Van Wyk, ET Bouland, ANFW De Vries

DARTINGO TRADING 36(Pty) Ltd



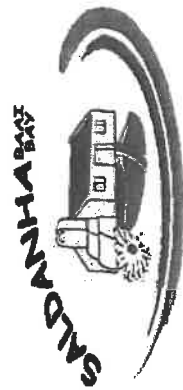
Unit 201 2nd Floor Hudson Place
30 Hudson Street
De Waterkant, Cape Town

PO Box 6100
Roggebaai
8012

Reg: 2005/019128/07
Tel: +27 21 421 2129

Handwritten signature

Annexur C



**CORPORATE AND PUBLIC SAFETY SERVICES
PROPERTY MANAGEMENT SECTION**

Berylidene Mentoor

Admin Officer: Properties

E: Berylidene.mentoor@sbm.gov.za

File ref: 7/2/2/R

2020/03/11

TECHNICAL INVESTIGATION CONTROL SHEET	
PROPERTY	Acquisition of a 1190.5m ² portion of erf 10512 Langebaan
Extent	164219m ²
Zoning	Vacant Residential
Title deed No.	
Disposal Plan No.	
Reminder	14 July 2022
Closing date for comments	13 July 2022

Department	Official	Response received Date	Comments
ELECTRICAL SERVICES	Johan Du Plessis	11-07-2022	This is within the Eskom Supply Area. We as Municipality do not have any information on the Eskom infrastructure. Applications for Eskom Way Leaves can be sent to WayLeavesWesternOU@eskom.co.za
WATER AND SANITATION	Gavin Williams		
ROAD AND STORMWATER	Jeremy Jarvis		
ICT MANAGER / DIRECTOR ECONOMIC DEVELOPMENT AND STRATEGIC SERVICES	Cornel De Kock		
SOLID WASTE MANAGEMENT & BULK WATER	David Wright	11-07-2022	No comments from the Waste Management department
MECHANICAL SERVICES	Gert Beneke		
SUPPORT SERVICES (CIVIL)	Rene Toesle		

BUILDING CONTROL & MUNICIPAL FACILITIES	Gary James		
PROJECT MANAGEMENT UNIT	Luvuyo Khuselo		
SENIOR ENGINEERING: SURVEY	Mome Du Plessis		
INTEGRATED HUMAN SETTLEMENT	Ryan Groenewald		
COMMUNITY SUPPORT SERVICES			
OPERATIONAL SUPPORT SERVICES	Yulene Links		
MUNICIPAL RESORTS AND COMMUNITY FACILITIES	Randile Jules		
MUNICIPAL PROPERTIES	Trevor Bagus		
LIBRARY SERVICES	Theresa Sass		
LOCAL ECONOMIC DEVELOPMENT AND SUPPORT	Charles Barends		
INTEGRATED DEVELOPMENT PLANNING/COMMUNITY DEVELOPMENT	Abe Du Plessis		
LAND USE AND DEVELOPMENT CONTROL	Lindsey Gaffley	15-07-2022	The comment of the Manager: Town Planning is concurred.
BUILDING CONTROL	Therlo Coetzee		
SPATIAL INFORMATION AND INVENTIONS	Marius Meiring		
TOWN PLANNING	Gary Tomlinson	11-07-2022	The property is zoned Agricultural with a subdivisonal area overlay zone of which the conditions were amended in 2020 to allow medium to high density residential development. The subject portion required for the pump station will have to be subdivided off and rezoned for Authority Zone. Consideration should be given to including the existing pump station land portion in this exercise.

ENVIRONMENT AND HERITAGE	Nazeema Duarte			
FINANCIAL MANAGEMENT	Sybrand Roets			
FINANCIAL OPERATIONS	Theodorr Williams	11-07-2022		The recommendations are supported. The content of the report doesn't indicate whether the owner of the said property is VAT registered, nor can it be confirmed on the SARS verification website that the owner (Darlingo) is VAT registered. Confirmation needs to be obtained in this regard. If the company is not VAT registered provision will have to be made for transfer duties payable by SBM.
VALUATION OFFICER	Igshaan Oostenwyk			
TRAFFIC OPERATIONS	James Jonkers			
FIRE SERVICE	Basil January			
DISASTER MANAGEMENT	Carol Ferries			
LAW ENFORCEMENT AND SECURITY	Virgil Bester			

128

Webber Wentzel
15th Floor
Convention Tower
Heerengracht
Foreshore
Cape Town
8001

Prepared by me

CONVEYANCER
HANIYYAH SALIE

Purchase price/Value		20 415 702, 22	4220, 00
Mortgage capital			
Reason for exemption		Exempt from	

VERBOD	NOT RAISED
R 10 4 984 110, 23	
VAT FOR R 2 506 239, 27	
000025388 / 2015	
09 SEP 2015	

18 SEP 2015

T000050612 / 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GRAHAM JOHN SONNENBERG

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Cape Town on 18 September 2013 granted to him by

LIGITPROPS 184 PROPRIETARY LIMITED
Registration Number 1998/002728/07

DATA/VERIFY
21 SEP 2015
BATHURST

And the appearer declared that his said principal had, on 18 September 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

DARTINGO TRADING 36 PROPRIETARY LIMITED
Registration Number 2005/019128/07

or its Successors in Title or assigns, in full and free property

- ✓1. **ERF 8674 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres

**As will appear from General Plan No. 4710/2007 and Held by Certificate of
Registered Title Number T2491/2008**

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quilrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

**"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED
7 APRIL 2014.**

The within mentioned property is subject to a restraint condition to the effect that

Ligitrops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited

Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

2. **ERF 8675 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

**Lightprops 184 Proprietary Limited
Registration No. 1998/002728/07**

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

**Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07**

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

3. ERF 8676 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 534 (FIVE HUNDRED AND THIRTY FOUR) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Qultrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 1998/002728/07

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Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

4. ERF 8677 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 517 (FIVE HUNDRED AND SEVENTEEN) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of
Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Subject to the conditions contained in Certificate of Amended Title dated 28th
January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as
follows:

"Subject, moreover, to all such duties and regulations as either are already or
shall in future be established respecting lands held on similar tenure."

- B. AND FURTHER SUBJECT to the condition contained in Certificate of
Registered Title No. T2491/2008 that the owner of the property hereby
transferred has to enrol as a Member of the Laguna Home Owners Association,
a body corporate established in terms of Section 29 of the Land Use Planning
Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval
of the aforementioned Home Owners Association has to be obtained.

- C. AND FURTHER SUBJECT to the servitude endorsement dated 7 April 2014 on
Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED
7 APRIL 2014:

The within mentioned property is subject to a restraint condition to the effect
that

Ligitrops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating,
alienating, encumbering or in any other way disposing of a portion or the whole
of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo
Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

5. ERF 8701 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 494 (FOUR HUNDRED AND NINETY FOUR) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO. K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Lightprops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

6. **ERF 8702 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 504 (FIVE HUNDRED AND FOUR) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 1998/002728/07

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Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

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As will more fully appear from said Deed of Restraint"

7. ERF 8703 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 585 (FIVE HUNDRED AND EIGHTY FIVE) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 2005/019128/07

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As will more fully appear from said Deed of Restraint"

8. ERF 8712 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 468 (FOUR HUNDRED AND SIXTY EIGHT) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quittrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

9. **ERF 8713 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 458 (FOUR HUNDRED AND FIFTY EIGHT) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

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As will more fully appear from said Deed of Restraint"

410. ERF 8727 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 440 (FOUR HUNDRED AND FORTY) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure,"

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

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and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint" ✓

11. ERF 8728 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.
- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

12. **ERF 8729 LANGEBAAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

X13. **ERF 8723 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 479 (FOUR HUNDRED AND SEVENTY NINE) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quittrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.
- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

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Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

x14. ERF 8724 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 517 (FIVE HUNDRED AND SEVENTEEN) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985; and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

G. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

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Dartingo Trading 36 Proprietary Limited
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and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

15. **ERF 8721 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 503 (FIVE HUNDRED AND THREE) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quiltrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitprops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

x 16. ERF 8716 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres.

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quittrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.
- C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitrops 184 Proprietary Limited
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Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

17. **ERF 8717 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quittrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitrops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

X 18. ERF 8718 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 452 (FOUR HUNDRED AND FIFTY TWO) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. Subject to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitprops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

19. **ERF 8715 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 529 (FIVE HUNDRED AND TWENTY NINE) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitprops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

20. **ERF 8710 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 512 (FIVE HUNDRED AND TWELVE) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quittrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitprops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

21. ERF 8709 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 513 (FIVE HUNDRED AND THIRTEEN) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance, No. 15 of 1985, and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitprops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

*22. ERF 8714 LANGEBAAN SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT 450 (FOUR HUNDRED AND FIFTY) Square Metres

As will appear from General Plan No. 4710/2007 and Held by Certificate of Registered Title Number T2491/2008

SUBJECT TO THE FOLLOWING CONDITIONS:

A. **Subject** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

B. **AND FURTHER SUBJECT** to the condition contained in Certificate of Registered Title No. T2491/2008 that the owner of the property hereby transferred has to enrol as a Member of the Laguna Home Owners Association, a body corporate established in terms of Section 29 of the Land Use Planning Ordinance; No. 15 of 1985; and for all subsequent transfers the written approval of the aforementioned Home Owners Association has to be obtained.

C. **AND FURTHER SUBJECT** to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T2491/2008, reading as follows:

"BY VIRTUE OF NOTARIAL DEED OF RESTRAINT NO K523/2014S DATED 7 APRIL 2014.

The within mentioned property is subject to a restraint condition to the effect that

Ligitrops 184 Proprietary Limited
Registration No. 1998/002728/07

Being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of

Dartingo Trading 36 Proprietary Limited
Registration No. 2005/019128/07

and upon such terms and conditions as Dartingo Trading may impose.

The the terms and conditions hereby declared to be in favour of Dartingo Trading in the event of any breach thereof.

As will more fully appear from said Deed of Restraint"

23. **REMAINDER OF PORTION 11 OF FARM 1065 SITUATE IN THE SALDANHA BAY MUNICIPALITY
MALMESBURY DIVISION
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 16,4216 (SIXTEEN COMMA FOUR TWO ONE SIX) Hectares

First transferred by Certificate of Registered Title No. T53878/1991 with Diagram No. 1189/1991 relating thereto and held by Deed of Transfer No. T50957/1999

A. **SUBJECT** to the conditions contained in Certificate of Amended Title dated 28th January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reads as follows:-

"Subject moreover, to all such duties and regulations as either are already, or shall in future be established respecting lands held on similar tenure."

B. **FURTHER SUBJECT** to the servitude endorsement dated 1st August 1951 on said Deed of Transfer No. T1775/1950, reading as follows:

"Kragtens Not. Akte No. 411/51 gedat 16.4.51 het die eienaar van die grond hieronder gehou aan die eienaar van die grond gehou onder transportakte 7766/44 die reg toegeken om 'n pyplyn wat oor die gesegde grond sal loop in 'n

posisie en langs die weg soos afgemete en aangedui volgens Kaart 930/49 daaraan geheg, te lê met bykomstige regte, onderhewig aan voorwaardes, soos meer breedvoerig blyk uit gesegde Akte. 'n Afskrif hieraan geheg."

(the Western boundary of the aforesaid Servitude pipeline 6,30 metres wide is depicted by the line ah on the annexed Diagram no. 1189/1991).

C. AND FURTHER SUBJECT to the servitude endorsement dated 7 April 2014 on Deed of Transfer No. T50957/1999, reading as follows:

"By virtue of Notarial Deed of Restraint No. K523/2014S dated 7 April 2014.

The within mentioned property is subject to a restraint condition to the effect that Ligitprops 184 Proprietary Limited registration number 1998/002728/07 being the registered owner, is prohibited from transferring, selling, donating, alienating, encumbering or in any other way disposing of a portion or the whole of the property to any person, without the prior written consent of Dartingo Trading 36 Proprietary Limited registration number 2005/019128/07 and upon such terms and conditions hereby declare to be in favour of Dartingo Trading in the event of any breach thereof.

As will appear from the said Deed of Restraint"

D. AND FURTHER SUBJECT to the servitude endorsement dated 24 May 2002 on Deed of Transfer No. T50957/1999, reading as follows:

"Kragtens Notariële Serwituutakte No. K688/02S gedateer 24/05/2002. Is die bingemelde restant eiendom onderhewig aan:

1. 'N serwituut gebied 150 vierkante meter (m²) groot aangedui deur die figuur ABCDE.
2. 'N pyplyn servituut 4 meter wyd. Die middelyn waaraan aangedui word deur die lyn EFGHJKL aangeheg op kaart LG No. 975/2001 ten gunste van die Munisipaliteit Saldanhabaai.

Soos meer volledig sal blyk uit gesegde Notariële Akte".

WHEREFORE the said Appearer, renouncing all right and title which the said
LIGITPROPS 184 PROPRIETARY LIMITED
Registration Number 1998/002728/07

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

DARTINGO TRADING 36 PROPRIETARY LIMITED
Registration Number 2005/019128/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto,
conformably to local custom, the State, however reserving its rights, and finally
acknowledging the purchase price to be the sum of R20 410 702,22 (TWENTY
MILLION FOUR HUNDRED AND TEN THOUSAND SEVEN HUNDRED AND TWO
RAND AND TWENTY TWO CENTS) INCLUSIVE OF VAT.

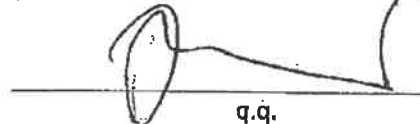
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have
subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape
Town on 9th September 2015

In my presence



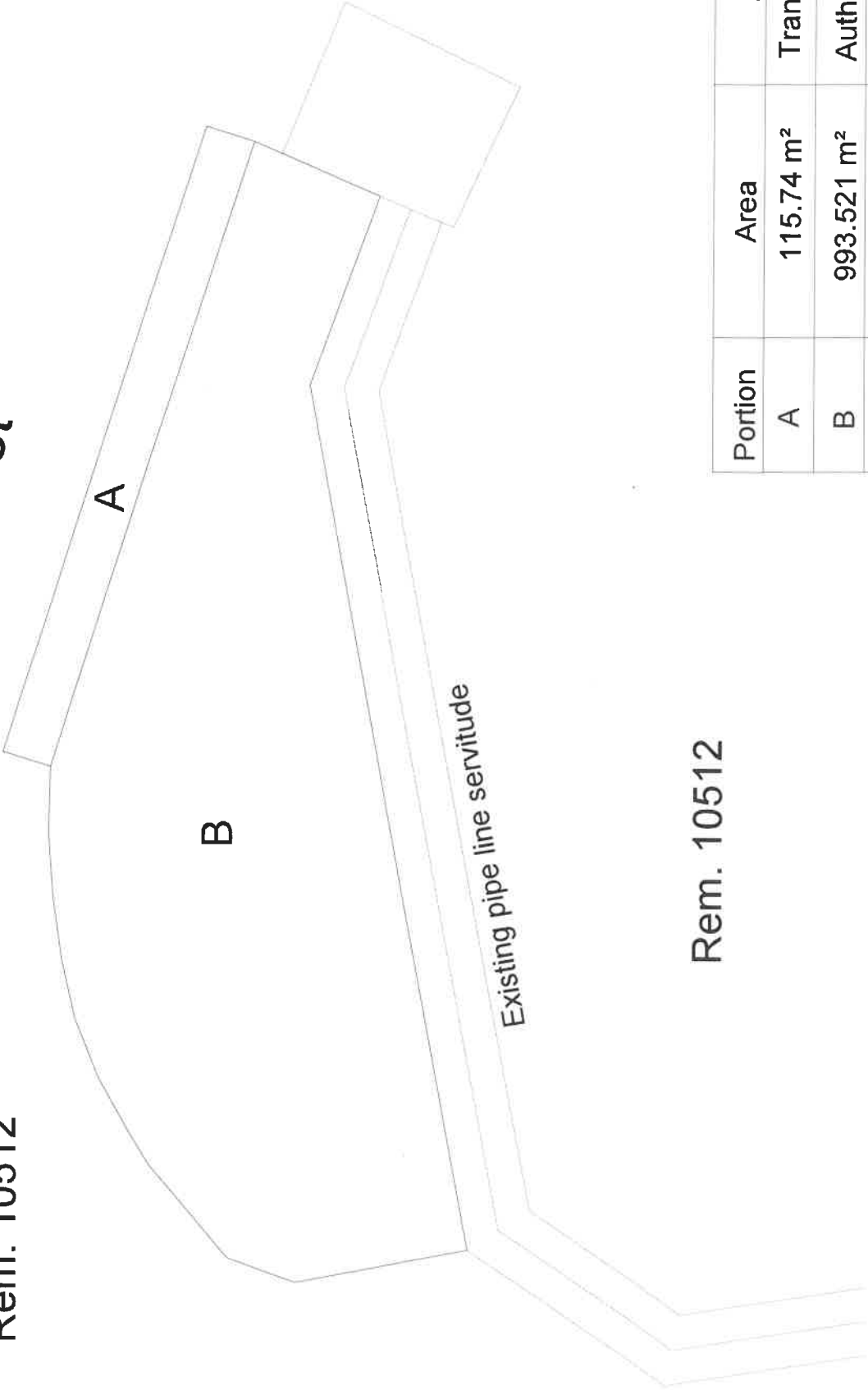
REGISTRAR OF DEEDS


q.q.

6408

Public street

Rem. 10512



Rem. 10512

Portion	Area	Zone
A	115.74 m ²	Transport Zone II
B	993.521 m ²	Authority Zone
Rem.	155034.74 m ²	Agriculture