



25 JUNE 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: ERF 3085, LANGEBAAN, APPLICANT/APPLIKANT: JENNINGS GOULLEE THOMSON: - CONTACT DETAILS/KONTAK BESONDERHEDE: ROBERT GOULLEE [083 275 3071/ bgoullee@gmail.com]

Notice is hereby given in terms of Sections 46 and 47 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

a) Rezoning, in terms of Section 15(2)(a) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Erf 3085, Langebaan from Institutional Zone II to a Subdivisional Area, comprising the following:

- | | | |
|-----------------------|---|-------------------|
| (i) Dwelling House | - | 1 erf (Portion A) |
| (ii) Place of Worship | - | 1 erf (Remainder) |

b) Subdivision, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Erf 3085, Langebaan as follows:

- | | | |
|----------------------------|---|---|
| (i) Residential Zone I | - | 1 erf [Portion A (±1 530m ²)] |
| (ii) Institutional Zone II | - | 1 erf [Remainder (±1 537m ²)] |

c) Removal, in terms of Section 15(2)(f) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Conditions B.1. and B.2. in Title Deed T96390/2003 which read as follows:

(i) B.1. Die eiendom mag alleenlik vir die oprigting van 'n kerkgebou aangewend word en vir geen ander doel nie.

(ii) B.2. Die transportnemer moet binne 'n tydperk van 3 (drie) jaar gereken vanaf die datum van registrasie van transport van die eiendom in die naam van die transportnemer, 'n kerkgebou ooreenkomstig planne en spesifikasies wat vooraf deur die transportgewer goedgekeur moet word, op die eiendom oprig, by versuim waarvan die transportgewer geregtig sal wees om die eiendom in herbesit te neem en te vereis dat die eiendom aan die transportgewer teruggetranspoteer word, op die koste van die transportnemer, teen terugbetaling van die koopsom deur die transportgewer aan die transportnemer sonde enige rente. Die transportnemer magtig hiermee onherroeplik die Balju virdie Landroshof Vredenburg om vir hierde doel alle transportdokumente namens die transportnemer te teken.

Details are available for scrutiny on the website of Saldanha Bay Municipality at the following link:
<https://sbm.gov.za/notices/>

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 /

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

amanda.meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice**, quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Martin Botha at Tel: 022-701-7107 or martin.botha@sbm.gov.za The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.

Kennis word hiermee gegee, ingevolge Artikels 46 en 47 van die Saldanhaabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhaabaai Munisipaliteit die volgende oorweeg:

a) *Hersonering, ingevolge Artikel 15(2)(a) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Erf 3085, Langebaan vanaf Institusionele Sone II na 'n Onderverdelingsgebied, wat die volgende behels:*

- | | | |
|--------------------------|---|--------------------|
| (i) Woonhuis | - | 1 erf (Gedeelte A) |
| (ii) Plek van aanbidding | - | 1 erf (Restant) |

b) *Onderverdeling, ingevolge Artikel 15(2)(d) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Erf 3085, Langebaan soos volg:*

- | | | |
|-----------------------------|---|---|
| (i) Residensiële Sone I | - | 1 erf [Gedeelte A ($\pm 1\ 530\text{m}^2$)] |
| (ii) Institusionele Sone II | - | 1 erf [Restant ($\pm 1\ 537\text{m}^2$)] |

c) *Verwydering, ingevolge Artikel 15(2)(f) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Voorwaardes B.1. en B.2. in Titelakte T96390/2003 wat soos volg lees:*

(i) *B.1. Die eiendom mag alleenlik vir die oprigting van 'n kerkgebou aangewend word en vir geen ander doel nie.*

(ii) *B.2. Die transportnemer moet binne 'n tydperk van 3 (drie) jaar gereken vanaf die datum van registrasie van transport van die eiendom in die naam van die transportnemer, 'n kerkgebou ooreenkomstig planne en spesifikasies wat vooraf deur die transportgewer goedgekeur moet word, op die eiendom oprig, by versuim waarvan die transportgewer geregtig sal wees om die eiendom in herbesit te neem en te vereis dat die eiendom aan die transportgewer teruggetranspoteer word, op die koste van die transportnemer, teen terugbetaling van die koopsom deur die transportgewer aan die transportnemer sonde enige rente. Die transportnemer magtig hiermee onherroepelik die Balju vir die Landroshof Vredenburg om vir hierdie doel alle transportdokumente namens die transportnemer te teken.*

Besonderhede is beskikbaar vir insae op die webwerf van Saldanhaabaai Munisipaliteit by die volgende skakel:
<https://sbm.gov.za/notices/>

*Die bogenoemde aansoek is ter insae beskikbaar gedurende weekdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / amanda.meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Martin Botha by Tel: 022-701-7107 of martin.botha@sbm.gov.za Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf nie, sal deur 'n Munisipale amptenaar bygestaan word deur hul kommentaar oor te skryf. Besware sal aan die applikant gestuur word vir sy/haar repliek.*

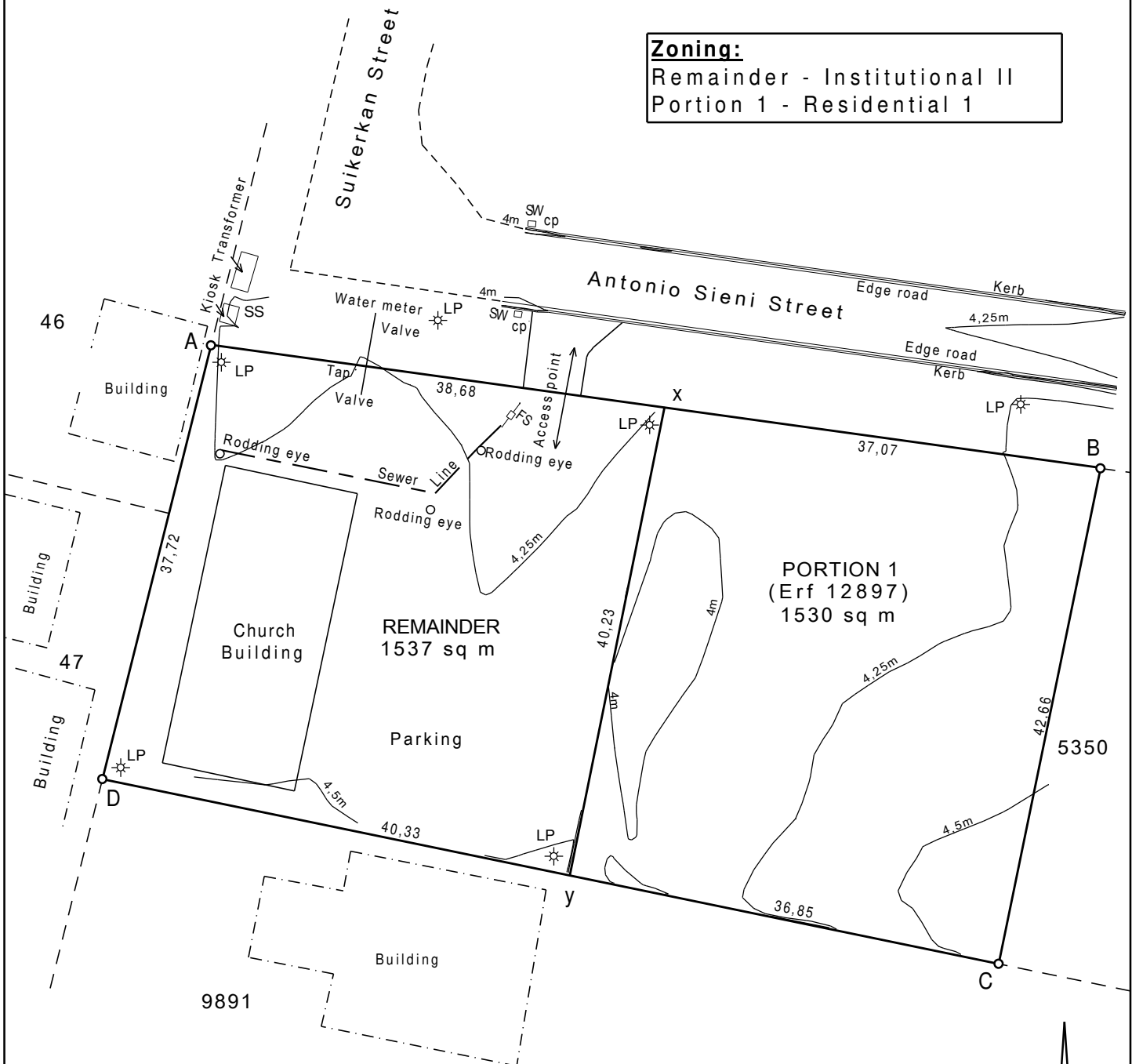
Regards / Die Uwe

A handwritten signature in black ink, appearing to read 'M Batha'. The signature is fluid and cursive, with the first letter 'M' being large and prominent.

pp MUNICIPAL MANAGER / MUNISIPALE BESTUURDER

Zoning:

Remainder - Institutional II
Portion 1 - Residential 1

**Notes:**

1. The figure ABCD represents Erf 3085 Langebaan.
2. The line xy represents the proposed subdivision line.
3. Contours at 250mm (Local Height Datum.)
4. SS = mini sub station
5. cp = catch pit
6. LP = lamp pole
7. SW = storm water

**PROPOSED SUBDIVISION OF
ERF 3085 LANGEBAAN****JENNINGS GOULLEE THOMSON**

Professional Land Surveyors
Sectional Title Consultants
Township Planners

Saldanha Municipality
Administrative
District: Malmesbury
Province: Western Cape

Scale 1: 500
N/S:
Date: April 2026
File: B6706

PO Box 840
Howard Place 7450
email: info@capesurvey.co.za

TEL. 021 531-2222
FAX. 021 532-2644

DRAWING NO: 6706-2

1:1000

SALDANHA BAY
MUNISIPALITEIT

LANGEBAAAN

LOCALITY PLAN



MOTIVATION REPORT

PROPOSED SUBDIVISION, REZONING AND REMOVAL OF RESTRICTIONS OF ERF 3085 LANGEBAAN

PROPERTY:

Erf 3085 Langebaan, in extent 3067 square metres, situate on the western end of Antonio Sieni Street, in Langebaan.

APPLICATION:

1. In terms of **Section 15(2)(a)**, for the rezoning of Erf 3085 Langebaan from Institutional II Zone to Subdivisional Area, to allow for the church and a future dwelling house, as per our attached subdivision plan No. 6706-2 dated January 2026,
2. In terms of **Section 15(2)(d)**, for the subdivision of Erf 3085 into Portion 1 (Erf 12897) (± 1530 sq. metres) and Remainder (± 1537 square metres), as per our attached subdivision plan No. 6706-2 dated January 2026, and
3. In terms of **Section 15(2)(f)**, for the removal of Conditions B.1. and B.2. in Title Deed T96390/2003, inserted by the Saldanha Bay Municipality, at the time of transfer, which read:
 1. Die eiendom mag alleenlik vir die oprigting van 'n kerkgebou aangewend word en vir geen ander doel nie.
 2. Die transportnemer moet binne 'n tydperk van 3 (drie) jaar gereken vanaf die datum van registrasie van transport van die eiendom in die naam van die transportnemer, 'n kerkgebou ooreenkomstig planne en spesifikasies wat vooraf deur die transportgewer goedgekeur moet word, op die eiendom oprig, by versuim waarvan die transportgewer geregtig sal wees om die eiendom in herbesit te neem en te vereis dat die eiendom aan die transportgewer teruggetranspoteer word, op die koste van die transportnemer, teen terugbetaling van die koopsom deur die transportgewer aan die transportnemer sonde enige rente. Die transportnemer magtig hiermee onherroeplik die Balju vir

die Landroshof Vredenburg om vir hierde doel alle transportdokumente namens die transportnemer te teken.

Which translate essentially to?

1. The property may only be used for the erection of a church building, and no other use.
2. The transferee must erect, within 3 (three) years from the date of registration of the property in the name of the transferee, a church building, in accordance with plans and specifications which must have been approved by the transferor, on the property. If the transferee fails to do so, the transferor shall be entitled to reclaim the property, and require that the transferee transfer the property back to the transferor at the cost of the transferee, at the purchase price at the time of purchase, without any interest. The transferee hereby authorises the Bailiff for the Magistrates Court Vredenburg to sign all required transfer documents on behalf of the transferor for this purpose,

for the approvals in terms of Sections 60 of the Municipal Planning By Law, 2022.

IMPROVEMENTS

There is an existing church on the western side of the property, along with a paved area for the required parking. The wall along the eastern edge of the paving will define the proposed subdivision line.

TITLE DEED T96390/2003

This property is burdened by two conditions relating to the use of the property, namely:

1. The property may be used for the erection of a Church only.
2. A church needs to be built within a period of 3 years, or the property must revert to the transferor - in this case, the Municipality of Saldanha Bay.

These two Conditions need to be removed, to allow for the subdivision and rezoning of Portion 1 (Erf 12897). Further, as these conditions have already been met for the parent property, in that

a church has been erected on Erf 3085 within the required time, these conditions are no longer required and, we feel, can be removed. This is confirmed by the Conveyancer in his Certificate. The removal is discussed further below

ZONING:

The current zoning of the property is Institutional II. It is proposed to retain this zoning for the Remainder, as the church and related parking is situated here.

The proposed new Portion 1 will need to be zoned Residential I, to allow for the development of the property as a residential property.

As a result, the application is to be made to rezone Erf 3085 to Subdivisional Area, and the zonings of each portion are indicated on the subdivision plan.

PROPOSAL

It is proposed to rezone Erf 3085 to Subdivisional Area, with Portion 1 to be Residential I Zone, to allow for development as a residential property, and the Remainder to keep the Institutional II zoning.

Further it is proposed to subdivide the property into Portion 1 (Erf 12897) (the current vacant land) of approximately 1530 square metres and Remainder (Church) of approximately 1537 square metres, as per the attached plan of subdivision No. 6706-2 dated January 2026, and It is also proposed that the two restrictive conditions in the Deed T96390/2003, B.1. and B.2., which affect the proposal and have now become redundant, be removed.

SERVICES

Municipal services should be available for Portion 1, without the need to upgrade any external services. The current church building has a coverage of 15%, and, as the services would have been designed to accommodate a building and infrastructure based on the permitted 60% zoning coverage on the site, available services must be adequate, and there will therefore be no need for upgrading of, nor additional, bulk services.

As it is intended to change the new erf zoning to Residential I Zone, which requires less servicing, and therefore will have no effect on the existing or bulk infrastructure, we feel that development levies should not be applicable here.

REMOVAL OF RESTRICTIONS

The removal of the Title Deed Conditions, which forces the use of the property to Church use only, has become, we believe, somewhat redundant, in that, with the passage of some 20+ years, no church has been built on the remaining part of this property and there are sufficient churches in close proximity to the Erf, giving the impression that the area has reached saturation point in regard to churches!

The two conditions were imposed by the Municipality of Saldanha Bay, to ensure the building of a church on the site. This has been done, so the object of the condition has been accomplished.

These conditions were imposed on Erf 3085 Langebaan, a single erf which now has a church on it, so the conditions in the Deed have been met, as was the original intention. This implies that the remainder of the Erf can be used for another purpose, the original aim having been achieved.

With the help of the Langebaan Senior Planner, we have approached the Property and Legal Departments to test their feelings on the proposal, but as the departments have not given us any feedback since the end of January 2026, and our client would like to proceed with the application, we are proceeding, and trust that they have no concerns with the proposal.

The time has come, we believe to allow the vacant ground to be productively utilised, in this case, as a residential property. Although now redundant, the two restricting clauses in the Deed still need to be removed, to allow for the development on this, currently unused, part of the property.

As noted, there are a number of churches – 4 within 300 metres of each other and the site, and 2 more also close by – which we believe will more than serve the surrounding community, and that therefore there is no need for any additional churches, so there should be no reason not to allow the deletion of the two restricting conditions.

The application to subdivide, rezone and remove the condition will be advertised to the public to an extent that will ensure that the needs of the community can be assessed, and allow for the correct decision to be made. This, we believe, being that there is no need for an additional church.

DISCUSSION OF SECTION 33(5) OF THE BY-LAW:

- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;*

The value of rights covered by the restrictive condition is minimal, and in favour of the Municipality who enjoys the rates this vacant part of the property attracts. Regarding the current owners, the subdivision, which requires the removal of restrictive conditions, will allow them to make some gain from the property when selling it. In either case the Municipality will not lose any value, and in fact will undoubtedly gain by the addition of a new property with building/s which will be ratable.

While the current zoning and intention of the property is to be used for church purposes, the building of another small church on the vacant part of the property will, if of any value to the community at all, only be big enough to service a small portion thereof. The need for another church, seems unnecessary, as the existing 6 nearby are well able to meet the needs of the surrounding community, and after some 20 years, no need has been found for additional churches in this locality, so there will be no loss of spiritual value, or otherwise, to the community.

- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;*

As noted above, the only benefit accruing to the Municipality, as the rights holder, is the income of rates, which as noted above, will increase with any development on the new portion and desirable for the Municipality.

- (c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;*

Again as noted above, the owner of Erf 3085, who is seeking the removal of the restrictive condition for the new portion, will gain by the ability to sell land redundant to their needs and make land within an existing township available for development, and so also assisting in the aim to restrict urban spread.

(d) the social benefit of the restrictive condition remaining in place in its existing form;

The only possible benefit of the restriction remaining in place, would involve the development of a further church on the portion, but, with there being already 6 churches in very close proximity to this portion, the benefit becomes less obvious, and is not really a valid reason to retain the condition.

(e) the social benefit of the removal, suspension or amendment of the restrictive condition;

The removal of the condition will allow someone the opportunity to own a portion of land in a sought after area, and allow them to be a part of this community and add their value and support to it. The creation of the extra erf also allows for the meaningful use of vacant ground, which areas are notorious for their attraction of the homeless and rubbish dumpers.

(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The removal, while removing a restrictive condition, will in no way remove all the rights of the Municipality, the beneficiary, as at the time of the development, 30+ years ago, it was the normal route to entrench usages of land in the Title Deed, as the planning legislation was not as good as is currently the case. With the current By Laws and legislation, in place, the need for control of land use and other planning aspects by Title Deed restrictions has become redundant, and the Municipalities are able to keep control by the legislation and not need the Deed Restrictions, so the removal will not remove all the beneficiary's rights, and in fact will enhance them by the increase in rates on the portion.

MOTIVATION

We believe that the proposed subdivision and rezoning is in line with the existing land uses in the area, which is a mix of residential properties, interspersed with churches and vacant areas. Erf 3085, being an Institutional II Zone site, which could support 2 churches, or 1 large one if desired, subject to the Zoning Scheme parameters governing the size and use of any building, means that the rezoning of the Portion 1 to Residential I Zone, which requires less servicing, will have no effect on the existing services and traffic.

The new portion will be located between a church to the west and open ground some of which is covered by parking for the Beacon Church building which is located on the eastern end of the

adjacent consolidated Erf 5350. Opposite these are residential properties. The two churches are modest buildings which do not detract from the residential feel of the area. A residential building between the two churches and parking area will certainly not appear out of place nor affect the ambiance and character of the area.

THE INTEGRATED DEVELOPMENT PLANS AND SPATIAL DEVELOPMENT FRAMEWORKS, POLICIES AND STRUCTURE PLANS OF THE DISTRICT MUNICIPALITY,

It is proposed to change the zoning toward a use that is consistent with the majority of the area – Residential.

While the area in which the proposed erf falls is within an area designated for, mainly, Places of Worship, with an erf for Authority Use Zone, and one used under a consent use as a place of help and assistance, which do supply services that are essential to the community,

With the insertion of the Title Deed Restrictions, forcing the building of a church on Erf 3085, it seems that the aim was to create this area in Langebaan especially for Places of Worship, which seems to follow this aim, except for the above two erven. This change to a Consent Use Erf, and the later creation of Erf 9107 for Authority Use, seems to indicate that minor deviations from the planned usage are in order, and a part of the natural evolution of the area. To the west the Institutional II Zone extends around the corner to the north, to two more church sites, with, however, a residential erf on the corner in between the two areas, again breaking the Institutional flow, as it were. There is also another church to the south west, approximately a block away, as well as another to the north east a couple of blocks away, which further splits up the apparent intention of grouping the churches together.

To the north of this strip of Institutional II Zone erven, across Antonio Sieni Street, are blocks of residential erven, and the erven to the south, while zoned Residential II, are being used mainly for sport and Municipal facilities. This layout is clearly evident on the Saldanha Bay Municipality GIS maps.

In light of the above, the introduction of a residential Erf within this row of Institutional II Zone erven on Antonio Sieni Street will not detract from the aim of the SDF, as the current situation already has this mix, and while it may be more desirable to group the churches, churches are very much a part of a residential neighbourhood make up, and the fact that they are already being separated by a residential erf, is therefore of no consequence - this being confirmed by the location of other nearby churches that are located within blocks of residential erven. It is further noted that it is common practice for churches to be mixed in with residential erven, as can be seen in many other Municipalities in South Africa, as well as this one.

As Residential I Zone allows for consent uses very similar to Institutional Zone II, the proposal will allow for the use of the erf to remain as it is, if desired, but adds the extra option of being able to build a residential house too. It is also noted that the Institutional zone allows for the consent use of a boarding house, which confirms the residential aspect of that zone.

With the similarities between the two zones, there will therefore be minimal, if any change to the area, and so even with the additional erf, the area will remain consistent with the municipal spatial framework and retain the natural feel and nature of the area, and we believe will not affect the principles of the adopted spatial development framework, structure plans and applicable policies of the Municipality which guide decision making.

As such we do not see this to be in conflict with the Spatial Development Framework, but merely an evolution of the area reacting to the new ideas and needs developing with time. This is also an isolated incident within the existing Framework, but, it will remain in context with the surrounding properties and usage, so will not be contrary to the principles of the SDF.

From the above, the proposals have no negative impact on surrounding owners, services or traffic patterns and these plusses can only be to the benefit of the neighbourhood and the Municipality.

Development Principles envisaged in the Land Use Planning Act are also met, in that it is in line with the densification of urban areas, and also this release of land will create an opportunity for the enrichment of someone's situation.

DESIRABILITY

The property has proved too large for the Old Apostolic Church's planned development thereof, and it is desired to subdivide and rezone the portion as shown on the attached subdivision plan. Approval of the subdivision will release surplus land onto the market for development by a new owner. With the need for additional housing which will start to encroachment onto valuable agricultural land, the use of unused land within the metropole helps slow this encroachment, as well as enhancing security in the area by utilising vacant land. This is an entirely desirable situation.

IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES;

The proposal to rezone and subdivide the property will have no impact on the existing services as the land was originally designed to house a church complex which filled the whole site, but was reduced to a size about half the potential of the property. The proposed change of zoning to Residential I Zone, is, as far as services go, a down-grading of use, so there will be no impact at all.

DEVELOPMENT PRINCIPLES IN CHAPTER 2 OF SPLUMA AND LUPA.

The aim of these is to govern the overall development of an area and guide the way forward in trying to meet the historic imbalances and ensure social security and upliftment for the people of South Africa.

This application is for a simple rezoning, subdivision and Title Deed condition removal, which falls within the planned frameworks in place, and will not have any negative effect on these principles. Aspects relating to this have been discussed above, so further discussion on this is therefore unnecessary.

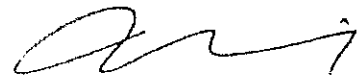
CONCLUSION.

We believe that there is nothing that will be contrary to the Municipality's visions and policy going forward, and so the proposal is desirable, and we request that the application be approved so that our client can proceed with the subdivision, and be in a position to sell off the new Erf.



RJ Goullée
Professional Land Surveyor (Retired)
June 2026

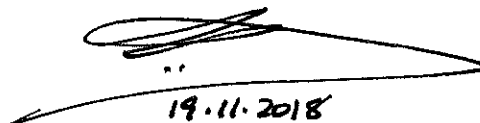
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FOURIE, J M

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OF THE ORIGINAL
LOUIS GERRIT MEYER
CONVEYANCER
COMMISSIONER OF OATHS
PRACTISING ATTORNEY R.S.A.
MINDE SCHAPIRO & SMITH
TYGERVALLEY OFFICE PARK, BLDG. No. 2
CNR. WILLIE VAN SCHOOR AND
OLD OAK ROADS, BELLVILLE



19.11.2018
4 pages in total.

Q00096390 / 2003

AKTE VAN TRANSPORT

SWEMMER & LEVIN
Prokureurs, Notarisse
& Transportbesorgers
VREDENBURG, SALDANHA,
LANGEBAAN & VELDDRIF

HIERMEE WORD BEKEND GEMAAK

DAT

MICHELLE VAN WYK

voor my REGISTRATEUR VAN AKTES te KAAPSTAD verskyn het, die genoemde
komparant synde behoorlik daartoe gemagtig deur 'n Volmag aan hom/haar
verleen deur:

MUNISIPALITEIT SALDANHABAAI

gedateer die 21 Julie 2003
en geteken te VREDENBURG



EN die genoemde Komparant het verklaar dat MUNISIPALITEIT SALDANHABAAI die ondergemelde eiendom op 8 April 2003 waarlik en wettiglik per PRIVATE OOREENKOMS verkoop het en dat hy/sy in sy/haar voormelde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:

OU APOSTOLIESE KERK VAN AFRIKA

hulle opvolgers in titel of regverkrygendes, in volkome en vrye eiendom,

ERF 3085 Langebaan, geleë in die Munisipaliteit Saldanhabaai, Administratiewe Distrik Malmesbury, Wes-Kaap Provinsie

GROOT 3 067 (DRIE DUISEND EN SEWE EN SESTIG) Vierkante Meter

SOOS AANGEDUI op Algemene Plan nr 10428/1992 en gehou kragtens Sertifikaat van Gekonsolideerde Titel nr T48658/1993

A. ONDERHEWIG an die volgende voorwaarde bevat in Kroongrondbrief nr 144 en gedateer 17 Junie 1955 en geregistreer op 8 Julie 1955, naamlik:-

"Subject to the provisions of the Reserved Minerals Development Act, 1926, and of the Precious Stones Act, 1927, as amended, all rights to all minerals, mineral products, mineral oils, coal, base or precious metals or precious stones in or under the land are reserved to the Government."

(Ten opsigte waarvan Sertifikaat van Minerale Regte Nr 145 gedateer 8 Julie 1955 uitgereik is.)

B. ONDERHEWIG VERDER aan die volgende voorwaardes, opgelê deur die Transportgewer, naamlik:-

1. Die eiendom mag alleenlik vir die oprigting van 'n kerkgebou aangewend word en vir geen ander doel nie.
2. Die transportnemer moet binne 'n tydperk van 3 (drie) jaar gereken vanaf die datum van registrasie van transport van die eiendom in die naam van die transportnemer, 'n kerkgebou ooreenkomstig planne en spesifikasies wat vooraf deur die transportgewer goedgekeur moet word, op die eiendom oprig, by versuim waarvan die transportgewer geregtig sal wees om die eiendom in herbesit te neem en te vereis dat die eiendom aan die transportgewer teruggetranspoteer word, op die koste van die transportnemer, teen terugbetaling van die koopsom deur die transportgewer aan die transportnemer sonder enige rente. Die transportnemer magtig hiermee onherroeplik die Balju

9

Z

Bladsy 3

vir die Landdroshof Vredenburg om vir hierdie doel alle transportdokumente
namens die transportnemer te teken.

4

A handwritten signature or mark, possibly a stylized 'L' or a similar character, located at the bottom right of the page.

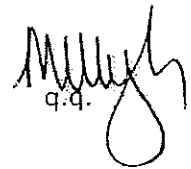
WESHALWE die Komparant afstand doen van al die reg en titel wat die gesegde MUNISIPALITEIT SALDANHABAAI voorheen in die genoemde eiendom gehad het en gevolglik ook erken dat dit geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is en dat kragtens hierdie akte, die genoemde

OU APOSTOLIESE KERK VAN AFRIKA

hulle opvolgers in titel of regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die Regte van die Staat en erken dit ten slotte dat die koopprys van die eiendom wat hiermee getranspoteer word die bedrag van R69 927,60 (NEGE EN SESTIG DUISEND NEGE HONDERD SEWE EN TWINTIG RAND EN SESTIG SENT) is.

IN GETUIENIS WAARVAN EK, die genoemde REGISTRATEUR VAN AKTES tesame met die Komparant, q.q. hierdie Akte onderteken het en met my Ampseël bekragtig het.

ALDUS GEDOEN EN GETEKEN op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op 14 Oktober 2003


q.q.

In my teenwoordigheid


REGISTRATEUR VAN AKTES

9

