



Family room (temporary stall for market will be erected here)



Family room (temporary stall for market will be erected here)

DESCRIPTION OF PREMISES

CONSTRUCTION

The premises can best be described as the existing Manor House and the lawn area in front of the Manor House at the Knorhoek Estate.

The building has been constructed with brick and cement plaster that is painted with a thatched roof.

Temporary structures will be erected for the duration of the event, inside the Manor House as well as on the lawn area in front of the Manor House.

The building has a wooden and tile floor.

The lawn area is covered with grass.

LAY-OUT

The premises consist of the following:

The Manor House:

Office area

Open Courtyard area

Laundry area

Kitchen area

Dining room area

Bedroom area

Hall area

Family room area

Living room area (bar counter area)

Lawn area in front of the Manor House

Sufficient toilet facilities will be available on the premises

FURNISHING

Tables

Chairs

FIXTURES AND FITTINGS

Temporary serving counter

Fridges

FLOOR COVERING

The building has a wooden and tile floor.

The lawn area is covered with grass.

WRITTEN REPRESENTATIONS IN COMPLIANCE WITH REGULATION 19(2)(b)

SUITABILITY OF THE APPLICANT – SECTION 34(1)(b)

The Applicant will sell liquor for consumption on the premises during the event known as the Music in the Park Event that will be held on every Sunday from 20 October 2019 to Sunday 22 March 2020 at The Manor House, Knorhoek Estate, Sir Lowry's Pass 7130.

The Applicant is of good character and not disqualified from holding a license in terms of Section 35.

The Applicant nominated an employee of the company to be the responsible person for the duration of the event.

A signed Section 35 affidavit is annexed hereto together with a certified copy of Mrs Britz's identity document. The affidavit confirms that Mrs Britz is not disqualified in terms of Section 35 of the Act.

RIGHT OF OCCUPATION – SECTION 34(1)(d)

The Applicant's right of occupation is annexed hereto as Annexure "K".

The Applicant is the registered owner of the property.

The Applicant however submits that Section 34(2) states that the requirement to prove the Applicant's right to occupy the premises is not applicable to a licence referred to in Section 33(2)(a), i.e. *"a licence for the sale of liquor for consumption on or off, or both on and off, the premises upon which liquor is sold at events"*.

THE PREMISES – SECTION 34(1)(c)

The premises is described as in Annexure "E".

The premises can best be described as the existing Manor House and the lawn area in front of the Manor House at the Knorhoek Estate.

The premises, is not situated on the same erf as a filling and / or petrol station and there is no existing liquor license on the premises.

The premises on which the sale and consumption of liquor will take place are suitable for the use by the Applicant for the purpose of the licence.

VICINITY OF RESIDENTIAL AREAS, INSTITUTIONS FOR THE AGED OR FRAIL, EDUCATIONAL INSTITUTIONS, INSTITUTION FOR DRUG OR ALCOHOL RELATED DEPENDENCIES OR RELIGIOUS INSTITUTIONS – SECTION 34(1)(e)

The nearest residential area is Sir Lowry's Pass Village, situated approximately 2kms from the premises.

The nearest educational institution is the Sir Lowry's Pass Primary School, situated approximately 3kms from the premises.

The nearest place of worship is the New Apostolic Church Sir Lowry's Pass, situated approximately 3kms from the premises.

The nearest institution for drug and alcohol related dependencies is the Sir Lowry's Pass Community Health Centre, situated approximately 2kms from the premises.

The nearest institution for the aged or frail is Helderberg Private Nursing Home Services, situated approximately 8kms from the premises.

Prevention of negative impact on residence and institutions

The Applicant confirms that the business of the event will be carried on in such a manner that it would in no way disturb the proceedings in schools or religious institutions or prejudice the residence of a residential area, an institution for the aged or frail or an institution for drug or alcohol related dependencies.

The Applicant submits that the event will only take place on a Sunday between 13h00 and 17h00.

In any event will the business be carried on in a manner that would not disturb the proceedings in schools or religious institutions or prejudice the residents of a residential area, an institution for the aged or frail or an institution for drug or alcohol related dependencies.

THE BUSINESS

The Music in the Park Event will take place on every Sunday from 20 October 2019 until Sunday 22 March 2020 at the Knorhoek Estate, Sir Lowry's Pass, Somerset West 7130.

The Applicant hosted the same type of event from December 2017 to February 2018, April 2018 to May 2018, September 2018 to February 2019 and April 2019 to September 2019 for which the Applicant successfully obtained event liquor licenses from the Western Cape Liquor Authority.

To the best of the Applicant's knowledge no objections and / or complaints were received against the events either during or after the events took place.

Due to the continued success of the event, the Applicant now wishes to again host the event between October 2019 and March 2020.

Various foods will be on display and visitors to the event can choose various food options.

Soothing music will entertain visitors whilst enjoying their food.

The Applicant requires the licence in respect whereof application is made to serve quality liquor to visitors attending the event for which application is made to enjoy with their food whilst also enjoying some soothing music.

It is submitted that it is in the public interest that the Applicant be allowed to sell all kinds of liquor to visitors attending the event to enjoy with their food.

Under 18's attending the event

Under 18's will be allowed at the event, as the event will be an event that is enjoyed as a family, but no liquor will under any circumstances be sold to any person under the legal age.

The Applicant furthermore confirms that no person under the age of 18 years will be allowed to enter the bar counter area (area from where the liquor will be sold) as this area will be a restricted area.

The area from where liquor will be sold will be situated inside The Manor House indicated on the floor plan.

The bar counter area will be demarcated for the duration of the event and visitors to the market will only be able to buy liquor through the windows from the patio area of The Manor House.

The Applicant will adhere to all the applicable legislation, regulations and by-laws as the Applicant is aware that any violation of the applicable legislation, regulations and by-laws has strict penalties involved.

The Applicant supports responsible drinking and will in no way tolerate any underage drinking. Any person who is caught providing liquor to minors will immediately be removed from the premises and will be reported to the local SAPS office. The Applicant is aware that providing liquor to minors is an offence in terms of the Western Cape Liquor Act 4 of 2008.

RESTRICTED AREA

In order to avoid confusion the Applicant wishes to point out that the facilities which will be provided at the event i.e. tables and chairs and the availability of food to be purchased from various vendors specifically distinguishes the Applicant's business from a bar in which liquor is served over a bar counter specifically for consumption on its own (usually at the same counter).

It is therefore respectfully submitted that the premises is not a restricted area as envisaged in the definition of "restricted area" in Section 56(2)(a) of the Western Cape Liquor Act 4 of 2008 and that the premises or any part thereof does not fall under this description.

It will create problem for visitors enjoying the event as a family if they are prevented from enjoying their food with their children because it is designated as a restricted part.

In order to avoid public embarrassment of visitors to the event the Applicant requests that it be specifically confirmed when granting the licence that the event is not a restricted area for the reasons set out above.

The Applicant however confirms that the bar counter area will be a restricted area and no under 18's will be allowed to enter the bar counter area.

The Applicant wishes to sell all kinds of liquor to visitors to the event to enjoy with their food.

The Applicant requires the licence in respect whereof application is made for the sale of quality liquor to visitors to the event.

MANAGEMENT – SECTION 52(2)

The business under the prospective license will be managed by Carol Anne Britz, identity number 660511 0049 087 with residential address at The Manor House, Knorhoek Estate, Sir Lowry's Pass 7133.

It is submitted that she is of good character and not disqualified from holding a liquor license in terms of Section 35.

An affidavit in terms of Section 35 of the Western Cape Liquor Act 4 of 2008 is annexed hereto confirming that Mrs Britz is not disqualified to be the holder of a liquor license.

PUBLIC INTEREST – SECTION 34(1)(a)

It is submitted that it is in the public interest that the Applicant be allowed to sell liquor of the highest quality to visitors to the event.

The event is also in the interest of the various food vendors that will be selling their food for the duration of the event together with the various musicians who will perform for the duration of the event.

The Applicant therefore respectfully request that the event licence in respect whereof application is made be granted.

NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned	: 08 Sep 2019
Time Actioned	: 11:58:03
Trace ID	: VODSTPQGGL1F

Payer Details

Payment From	: Liquor Law Advisors
Cur/Amount	: ZAR385.00

Payee Details

Recipient/Account No	: . . 069883
Name	: Wc Liquor Authority
Bank	: Nedbank Limited
Branch Code	: 198765
Reference	: S48 Music in the Par

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at fnb.co.za, select Contact Us+Tools and then select "Verify Payment" and follow the on-screen instructions.

Our customer (the payer) has requested FirstRand Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. FirstRand Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

COR21.1



Companies and Intellectual
Property Commission

• members of the CIPC group

Date: 28/10/2016

Our Reference: 955634142

TENK LOUBSER INC TENK LOUBSER INC
E-mail: TARIA@EXCEEDSW.CO.ZA
P O BOX 223
SOMERSET MALL
SOMERSET WEST
7137

RE: Amendment to Company Information

Company Number: 1955/002677/07

Company Name: CARLISLE PROPERTY AND MANAGEMENT SERVICES (PTY) LTD

We have received a COR21.1 (Address Change) from you dated 28/10/2016.

The COR21.1 was accepted and placed on file.

With effect from 05/11/2016, the registered address was changed to:

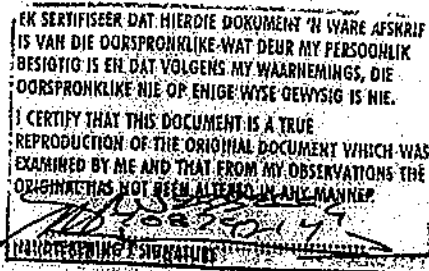
KNORHOEK ESTATE
SIR LOWRYS PASS
SOMERSET WEST
WESTERN CAPE
7130

Yours truly

Commissioner: CIPC

Please Note:

The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa

P.O. Box 428, PRETORIA, 0001, Republic of South Africa, Dunes 256, PRETORIA.
Call Centre Tel 0800 960 2477, Fax 011 352 1122



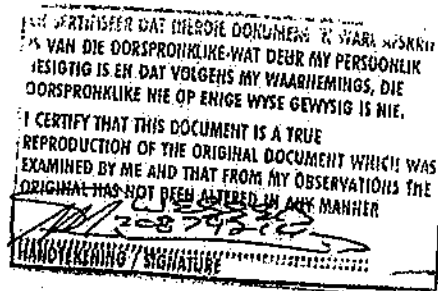
**Certificate issued by the Companies and Intellectual Property
Commission on Monday, November 07, 2016 06:06
Certificate of Confirmation**



Companies and Intellectual
Property Commission

a member of the dti group

Registration number	1955 / 002677 / 07
Enterprise Name	CARLISLE PROPERTY AND MANAGEMENT SERVICES (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	09/09/1955
Business Start Date	09/09/1955
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	PROPERTY DEVELOPMENT AND RELATED ACTIVITIES
Postal address	P O BOX 54 KNORHOEK ESTATE SIR LOWRYS PASS WESTERN CAPE 7133
Address of registered office	KNORHOEK ESTATE SIR LOWRYS PASS SOMERSET WEST WESTERN CAPE 7130



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 428, PRETORIA, 0001, Republic of South Africa, Docex 258, PRETORIA

Call Centre Tel 080 100 2472, Website www.cipc.co.za



COR21.1

**Certificate issued by the Companies and Intellectual Property
Commission on Monday, November 07, 2016 06:05
Certificate of Confirmation**



Companies and Intellectual
Property Commission

a member of the SAG Group

Registration number **1955/002677/07**
Enterprise Name **CARLISLE PROPERTY AND MANAGEMENT SERVICES (PTY) LTD**
Name
Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint-ment date	Addresses
HONIG, MERCIA MARLENE	6510140198088	Director	18/04/2004	Postal: P O BOX 54, SIR LOWRY'S PASS, 7133 Residential: KNORHOEK FARM, SIR LOWRY'S PASS, 7133

WATSEKOPPEL VAN DIE OORSPRONKLIKE WAT DEUR MY PERSOONLIK
ESIGTIG IS EN DAI VOLGENS MY WAARHEMINGS, DIE
OORSPRONKLIKE NIE OP ENIGE WYSE GEWYSIG IS NIE.
CERTIFY THAT THIS DOCUMENT IS A TRUE
REPRODUCTION OF THE ORIGINAL DOCUMENT WHICH WAS
EXAMINED BY ME AND THAT FROM MY OBSERVATIONS THE
ORIGINAL HAS NOT BEEN ALTERED IN ANY MANNER
2016-11-07 14:25
MARCELO HONIG'S SIGNATURE

SOUTH AFRICAN POLICE SERVICE
VISPOL HEAD
20 FEB 2019
SOMERSET WEST
AMAPOLISA OMZANTSHI AFRICA



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 428, PRETORIA, 0001, Republic of South Africa. Docx: 258, PRETORIA.
Call Centre Tel 086 100 2472, Website www.cipc.co.za



Address Change for Companies and Close Corporations

Companies and Intellectual
Property Commission
a member of the dti group

Registration Number: 1955 / 002677 / 07
Enterprise Name: CARLISLE PROPERTY AND MANAGEMENT SERVICES
Tracking Number: 955634142

ENTERPRISE AND LODGEMENT INFORMATION

Registration Number: 1955 / 002677 / 07
Enterprise Name: CARLISLE PROPERTY AND MANAGEMENT SERVICES
Customer Code: TLAINC
Tracking Number: 955634142
Lodgement Date: 2016-10-28
Effective Date: 2016-11-05

Addresses: CURRENT POSTAL ADDRESS

P O BOX 223
SOMERSET MALL

7137

CURRENT ADDRESS OF REGISTERED OFFICE

PARC DU LINKS
7 NIBLICK WAY
SOMERSET WEST

7130

NEW POSTAL ADDRESS

P O BOX 54
KNORHOEK ESTATE
SIR LOWRYS PASS
WESTERN CAPE
7133

NEW ADDRESS OF REGISTERED OFFICE

KNORHOEK ESTATE
SIR LOWRYS PASS
SOMERSET WEST
WESTERN CAPE
7130

Email Address:

TARIA@EXCEEDSW.CO.ZA

Website Address:

DIRECTORS

Surname and First Names	Type	Status	ID Number / Date of Birth	Appoint. Date	Address
HONIG, MERCIA MARLENE	Director	Active	6510140198088	2004-04-19	Postal: P O BOX 54, SIR LOWRYS PASS, 7133 Residential: KNORHOEK FARM, SIR LOWRYS PASS, 7133

IK-SERTIFISEER DAT DIESE DOKUMENT 'N WAAR AFKRIE
IS VAN DIE OORSPRONKLIKE WAT DEUR MY PERSOONLIK
BESIGTIG IS EN DAT VOLGENS MY WAARNEMINGS, DIE
OORSPRONKLIKE NIE OP ENIGE WYSE GEWYSIG IS NIE.

I CERTIFY THAT THIS DOCUMENT IS A TRUE
REPRODUCTION OF THE ORIGINAL DOCUMENT WHICH WAS
EXAMINED BY ME AND THAT FROM MY OBSERVATIONS THE
ORIGINAL HAS NOT BEEN ALTERED IN ANY MANNER

[Signature]
HONIG MERCIA MARLENE

SOUTH AFRICAN POLICE SERVICE

VISPOL HEAD

20 FEB 2019

SOMERSET WEST

AMAPOLISA OMZANTSHI AFRICA

Page 1 of 1

Physical Address:
the dti Campus - Block F
77 Meritana Street
Sunway 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 258
Web: www.dpc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9500



RESOLUTION OF THE DIRECTORS OF CARLISLE PROPERTY AND MANAGEMENT SERVICES (PTY) LTD (REGISTRATION NUMBER 1955/002677/07) AT A MEETING HELD ON THIS 5th DAY OF SEPTEMBER 2019 AT KNORHOEK ESTATE, SIR LOWRY'S PASS

RESOLVED THAT:

1. Application is made at the Western Cape Liquor Authority in terms of Section 48(4) of the Western Cape Liquor Act 4 of 2008 for an event liquor licence for the sale of liquor for consumption on the premises where the liquor is sold, in the name of the Company in respect of the Music in the Park event that will be held on every Sunday from 20 October 2019 until Sunday 22 March 2020, in respect of premises situated at Portion 19 of the Farm Knor Hoek No 830, in the City of Cape Town, Stellenbosch Division, Western Cape Province situated at The Manor House, Knorhoek Estate, Sir Lowry's Pass, 7130.
2. Carlisle Property and Management Services (Pty) Ltd nominates Carol Annie Britz, identity number 660511 0049 087 with residential address at The Manor House, Knorhoek Estate, Sir Lowry's Pass, 7133 to be appointed as the responsible person to manage and be responsible for the business during the course of the event.
3. **MARISA JANSE VAN VUUREN** of Liquor Law Advisors (Pty) Ltd situated at 35 Pinewood Crescent, Langeberg Ridge, Durbanville 7550 is hereby appointed to prepare an application for an event liquor licence on our behalf and to do all necessary acts, including signing the application, required for the lodgement of said application at the Western Cape Liquor Authority.


SIGNATURE - DIRECTOR

MERCI M. HONG
Name in print

AFFIDAVIT IN TERMS OF SECTION 35 OF THE WESTERN CAPE LIQUOR ACT 4 OF 2008

I, the undersigned,

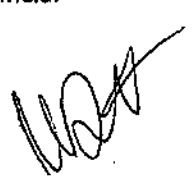
MERCIA MARLENE HONIG

In my capacity as director of the Applicant and duly authorized thereto, do hereby make oath and state that:

1. I am an adult female, identity number 651014 0198 088 with residential address at Knorhoek Farm, Sir Lowry's Pass, 7133.
2. Save where the context indicates otherwise, the facts contained herein are within my personal knowledge and are, to the best of my belief, both true and correct.
3. I am the sole director of the proposed licensee in this application.
4. The Applicant lodged an application in terms of Section 48(4) for an event liquor license for the Music in the Park event that will be held on every Sunday from 20 October 2019 until 22 March 2020 at The Manor House, Knorhoek Estate, Sir Lowry's Pass 7130.
5. Neither the Applicant nor its directors are disqualified from holding a liquor license in that:

Sec 35(1)(a) None of the directors of the Applicant have within 5 years prior to the lodgement of this application been sentenced to imprisonment without the option of paying a fine.

Sec 35(1)(b) Neither the Applicant nor its directors have within in 5 years prior to the lodgement of this application, been declared to be unfit to hold a registration by the National Liquor Authority or a licence by any provincial liquor board or authority.



Sec 35(1)(c) None of the directors of the Applicant are unrehabilitated insolvents and the Company has never been placed in Liquidation.

Sec 35(1)(d) None of the directors are minors.

Sec 35(1)(e) Neither the Applicant nor its directors have been the holder of a liquor licence which was cancelled in terms of the provisions of this Act, or an Act regulating liquor licences in any other province within a period of 12 months prior to the lodgement of this application.

Sec 35(1)(f) None of the directors are spouses or life partners of a person described in clauses (a),(b)-or (e) above.

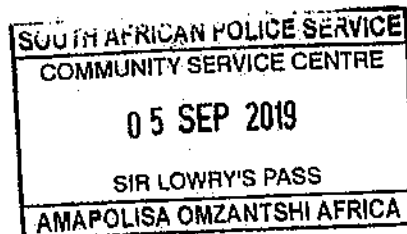
Sec 35(1)(g) None of the directors are mentally ill as defined in the Mental Care Act 2002 (Act 17 of 2002).

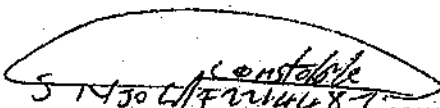
6. I therefore respectfully request the application to be granted as applied for.

DATED AT Sir Lowry's Pass on 05 Thursday 2019


MERCIA MARLENE HONIG

I certify that the Applicant has acknowledged that he/she knows and understands the contents of this affidavit, which was signed and sworn to / affirmed before me at Sir Lowry's Pass on this 05 day of Thursday 2019




COMMISSIONER OF OATHS

Full Names: SIYAMCTLA

Business Address: Sir Lowry's Pass old Sir Lowry's Pass Road

Office: SAPS

5
 VAN DER WESTHUIZEN VOS & HORN
 P.O. BOX 168 STELLENBOSCH 7599

PREPARED BY ME,

CONVEYANCER
 P J A HORN

SEEL REG DUTY	R
FOOI FEE	R 500,00

VIR
FOR

SEE PAGE 2

VERBIND		MORTGAGED	
VIR FOR R 5 000 000,00			
B	021732 / 2002		
2002-04-22		T 028770 / 2002	

DEED OF TRANSFER NO T.

KNOW ALL MEN WHOM IT MAY CONCERN :

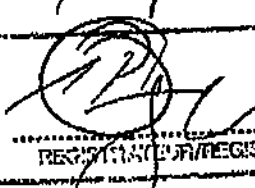
THAT DANIEL JACOBUS SIEBRITS
 appeared before me, Registrar of Deeds, at CAPE TOWN he, the said Appearer,
 being duly authorised thereto by a Power of Attorney, granted to him by

THE TRUSTEES FOR THE TIME BEING OF
 MARCO POLO (SA) TRUST
 Registration No T 1030/1992


dated 15th day of FEBRUARY 2002 and signed at STELLENBOSCH
 and witnessed in accordance with law which Power has been lodged with me;


to

W.O.P.

VERBIND		MORTGAGED	
VIR FOR R 12 500 000,00			
B000918266 / 2004		 REGISTRAR/REGISTRAR	
15/12/2004			

Art 93(1) wet 47/37.

DIE NAAM VAN DIE	THE NAME OF THE
None of #Free	
IS VERANDER NA	HAS BEEN CHANGED TO
Carole Property + Mortgage Services	
B000100466 / 2006	 REGISTRAR/REGISTRAR

VERBIND		MORTGAGED	
VIR FOR R 3 000 000,00			
B000125311 / 2006		 REGISTRAR/REGISTRAR	
30 NOV 2006			

This card
ranks prior
to B1524/2004

And the said Appearer declared that the Transferor Trust had on 14 FEBRUARY 2002 truly and legally sold to, and that he, in his capacity as aforesaid, did by virtue of these presents cede and transfer in full and free property to and on behalf of

CARLISLE PROPERTIES (CAPE) (PROPRIETARY) LIMITED
Registration Number: 1955/002677/07

its Successors-in-Office or Assigns

PORTION 19 OF THE FARM KNOR HOEK NO 830, In the City of Cape Town, Division Stellenbosch, Province of the Western Cape

IN EXTENT : 31,0534 (Three One Comma Nought Five Three Four) Hectares

As will appear on Diagram S.G. No. 9706/1996

HELD by DEED OF TRANSFER NO T21629/1993.

A. **SUBJECT** to such conditions as are referred to in the Deed of Grant with diagram No. 1272/1900 (Stellenbosch Quitrents Vol 21 No. 18).

B. **SUBJECT FUTHER** to the following condition contained in the aforesaid Deed of Grant (Stellenbosch Quitrents Vol 21 No. 18) namely :-


"Subject to all such duties and Regulations as either are already or shall in future be established respecting lands granted on similar tenure."

C. **FUTHER SUBJECT AND/OR ENTITLED** to the benefit of, as the case may be, the terms of an Order of the Water Court (Water Court District No. 1) dated 21st to 25th May 1928, a reference to which is endorsed on the aforesaid Deed of Grant, which reads as follows:

"REGISTRATION OF SERVITUDE

The within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water court (Water Court District No. 1) dated 21st to 25th May 1928, as will more fully appear on reference to the copy of the said Order annexed hereto."

D. **SUBJECT FURTHER** to the following endorsement dated 11.10.73 on Deed of Transfer No. 45/1955 which endorsement reads as follows:



"By Deed of Transfer No. 29902 dated 11.10.1973 the Remainder of the Consolidated Farm Knor Hoek No. 830 measuring 784,0126 Ha held hereunder is ENTITLED to a Servitude Right of Way 19 metres wide along boundary g h j k l m n o p q r s T U V W x y z a l b l c l on diagram No. 5473/72 thereto annexed over Portion 2 of the Consolidated Farm Knor Hoek No. 830 measuring 172,2483 Ha thereby conveyed

As will more fully appear from said Deed of Transfer."

E.

F. **SUBJECT FURTHER** to the following endorsement dated 25.01.93 on Deed of Transfer No. 45/1955 which endorsement reads as follows:

"By virtue of Notarial Deed of Agreement, No. K89/93S, dated 25.11.92, the withinmentioned property is entitled to construct storage dams on the said property to the effect that the stored water may overflow the boundaries of the said property onto the Rem. of the Farm No. 844, meas. 48,5293 Ha held by T52569/1987. Furthermore, the latter property is entitled to utilize water from the storage dams constructed on the former property, effected by the laying of a pipeline for that purpose, with auxillary rights, as will more fully appear from said Notarial Deed."

G. **ENTITLED** to a servitude right-of-way 20 metres wide situate parallel to the line CDEF as will more fully appear on Plan S.G. No. 9705/1996 over Portion 18 of the Farm Knor Hoek No. 830 held by Deed of Transfer No T76715/1997.

H. **ENTITLED** to a servitude of water catchment and water flow/river area indicated by the figure EFGHIJKLMNOPYZWVUT as will more fully appear on the said Plan S.G. No. 9705/1996 over Portion 18 of the Farm Knor Hoek No 830 held by Deed of Transfer No T76715/1997.

I. **BY** Deed of Transfer No. T76716/1997 and Notarial Deed of Servitude No. K215/1998 the within mentioned property is:

ENTITLED to a servitude area 38,9717 Hectares in extent of dams/paths for water and rights of way over the Remainder of the Farm Knor Hoek No. 830 and Portions 17, 5, 6, 4 and 3 of the Farm Knor Hoek No. 830 represented by the figure Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Z1 A2 B2 C2 D2 E2 F2 G2 H2 J2 K2 L2 M2 N2 P2 Q2 R2 S2 T2 U2 V2 W2 X2 Y2 ZY A3 B3 C3 D3 E3 F3 G3 H3 J3 K3 L3 M3 N3 P3 Q3 R3 S3 T3 U3 V3 W3 X3 Y3 Z3 A4 B4 C4 C B D4 E4 F4 G4 H4 J4 K4 L4 M4 N4 P4 Q4 R4 S4 P N T4 U4 V4 W4 Y4 Z4 A5 B5 C5 D5 E5 G5 H5 J5 K5 L5 M5 N5 P5 Q5 R5 S5 T5 U5 V5 W5 X5 Y5 as will more fully appear on the said Plan S.G. No. 9705/1996.

1.1 **THE** rigths of way reflected in paragraph I above will be restricted to an area 20 metres wide parallel to :-

- 1.1.1 the south of the line M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Y1;
- 1.1.2 the south of the line L2 K2 V2;
- 1.1.3 the north of the line Z3 Z2 Y2;
- 1.1.4 the north of the line Y6 X6;
- 1.1.5 the north of the line R3 Q3 P3 N3;
- 1.1.6 the west of the line E F;
- 1.1.7 the west of the line W8 X8 Y8 Z8 F;
- 1.1.8 the north of the line Y3 C9 X3 W3 as will more fully appear on the said Plan S.G. No. 9705/1996.

- 1.2 THE owner of the Remainder of the Farm Knor Hoek No. 830 shall be entitled to draw water from the stream within the dam/path area, to erect a pump within the dam/path area, and shall be entitled to lead the water across the said dam/path areas by means of a pipeline, which pump and pipeline shall be erected and positioned in consultation with the owner of the servient tenement, and at his own cost.

- J. ENTITLED to a servitude area 24,7656 Hectares in extent of dams/paths for water and rights of way over Portions 13 and 11 of the Farm Knor Hoek No. 830 and the Remainder of the Farm Knor Hoek No. 830, represented by the figure Z5 A6 B6 C6 D6 E6 F6 G6 H6 J6 K6 L6 M6 N6 P6 Q6 R6 S6 T6 U6 V6 W6 X6 Y6 Z6 A7 B7 C7 D7 E7 F7 G7 H7 J7 K7 L7 M7 N7 P7 Q7 R7 S7 T7 U7 V7 W7 X7 Y7 Z7 A8 B8 C8 E8 F8 G8 H8 J8 K8 L8 as will more fully appear on the said Plan S.G. No. 9705/96 annexed to Deed of Transfer No. 76715/97.

- 1.1 THE rights of way reflected in paragraph J above will be restricted to an area 20 metres wide parallel to :-

- 1.1.1 the west of the line X6 W6 V6 U6 T6;
- 1.1.2 the east of the line A7 B7;
- 1.1.3 the south of the line Z5 A6;
- 1.1.4 the west of the line K6 L6;
- 1.1.5 the south of the line M6 N6;
- 1.1.6 the west of the line X7 W7 V7 F7 G7 U7; as will more fully appear on the said Plan S.G. No. 9705/1995.

- 1.2 THE owner of the Remainder of the Farm Knor Hoek No. 830 shall be entitled to draw water from the stream within the dam/path area, to erect a pump within the dam/path area, and shall be entitled to lead the water across the said dam/path areas by means of a pipeline, which pump and pipeline shall be erected and positioned or re-positioned in consultation with the servient tenement, and at his own cost.

- K. SUBJECT to a right of way servitude area 20 metres wide parallel to the south-east of the line M8 N8 P8 Q8 R8 J5 S8 T8 in favour of Portions 18, 17, 5, 6, 13, 11, 4, 12 and 3 of the Farm Knor Hoek No. 830 and the remainder of the Farm Knor Hoek No. 830 as will more fully appear on the

said Plan S.G. No. 9705/96, the south-eastern boundary of which servitude area is represented by the line a b c d e f g on Diagram S.G. No. 9706/1996.

- L.** **SUBJECT** to a right of way servitude area 20 metres wide parallel to the south-west of the line T8 U8 Y4 in favour of Portions 18, 17, 5, 6, 13, 11, 4, 12 and 3 of the Farm Knor Hoek No. 830 and the Remainder of the Farm Knor Hoek No. 830 as will more fully appear on the said Plan S.G. No. 9705/1996, the south-western boundary of which servitude is represented by the line gC1w on Diagram S.G. no. 9706/1996.
- M.** **SUBJECT** to a right-of-way servitude area 20 metres wide parallel to the south-west of the line X4 V8 W8 and south-east of the line W8 X8 Y8 Z8 F in favour of Portions 18, 17, 5, 6, 13, 11, 4, 12 and 3 of the Farm Knor Hoek No. 830 and the Remainder of the Farm Knor Hoek No. 830 as will appear on the said Plan S.G. No. 9705/1996, the south-western and south-eastern boundaries of which servitude is represented by the lines B1A1 and A1ZYXW respectively on Diagram S.G. No. 9706/1996.
- N.** **SUBJECT** to a servitude area 38,9717 Hectares in extent of dams/paths for water and rights of way in favour of Portions 18, 17, 5, 6, 13, 11, 4, 12 and 3 of the Farm Knor Hoek No. 830 and the Remainder of the Farm Knor Hoek No. 830 represented by the figure Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Y1 Z1 A2 B2 C2 D2 E2 F2 G2 H2 J2 K2 L2 M2 N2 P2 Q2 R2 S2 T2 U2 V2 W2 X2 Y2 Z2 A3 B3 C3 D3 E3 F3 G3 H3 J3 K3 L3 M3 N3 P3 Q3 R3 S3 T3 U3 V3 W3 X3 Y3 Z3 A4 B4 C4 D4 E4 F4 G4 H4 J4 K4 L4 M4 N4 P4 Q4 R4 S4 P N T4 Y U4 V4 W4 X4 Y4 Z4 A5 B5 C5 D5 E5 G5 H5 J5 K5 L5 M5 N5 P5 Q5 R5 S5 T5 U5 V5 W5 X5 Y5 as will more fully appear on the said Plan S.G. No. 9705/1996 which servitude area is represented by the figures hutsrqJKpnmikj and KLyxwv on Diagram S.G. No. 9706/1996.

1.1 **THE** rights of way reflected in paragraph N above will be restricted to an area 20 metres wide parallel to :-

- 1.1.1 the south of the line M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Y1;
- 1.1.2 the south of the line L2 K2 V2;
- 1.1.3 the north of the line A3 Z2 Y2;
- 1.1.4 the north of the line Y6 X6;
- 1.1.5 the north of the line R3 Q3 P3 N3;
- 1.1.6 the west of the line E F;
- 1.1.7 the west of the line W8 X8 Y8 Z8 F;
- 1.1.8 the north of the line Y3 C9 X3 W3 as will appear more fully on the said Plan S.G. No. 9705/1996.

1.2 **THE** owner of the Remainder of the Farm Knor Hoek No. 830 shall be entitled to draw water from the stream within the dam/path area, to erect a pump within the dam/path area, and shall be entitled to lead

the water across the said dam/path areas by means of a pipeline, which pump and pipeline shall be erected and positioned or re-positioned in consultation with the owner of the servient tenement, and at his own cost.

O. **SUBJECT** to the following conditions imposed by Marco Polo (SA) Trust in its favour :-

- (1) Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No. 623 dated 14th August 1970, and in the memorandum which accompanied the said regulations.
- (2) The owner of this Portion shall, without compensation be obliged to allow the sewerage and drainage including stormwater of any other erf or erven to be conveyed across this Portion if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the Portion at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining hereto.
- (3) The owner of this Portion shall be obliged, without compensation, to receive the material or permit excavation on the property, as may be required to allow use of the full width of the roads and provide a safe and proper slope to its bank owing to difference between the levels of the roads as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- (4) This property shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:
 - (a) it shall not be subdivided;
 - (b) no building or structure except boundary wall and fences, shall be erected nearer than 20 metres to the street line which forms a boundary of this property, nor within 10 metres of the rear of 10 metres of the lateral boundary common to any adjoining Portion;
 - (c) No slaughter poles or pig-sties shall be erected or carried on by any person whomsoever on this property;

- (d) Save with the consent in writing of the Sir Lowry's Pass Property Owners' Association and of any Local Authority the owner shall not have the right to make or cause to be made upon the property for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of such nature, nor shall he have the right (save and except to prepare the property for building purposes) to dig or quarry any earth, gravel, lime or stone thereon.
- (e) No noxious trade or noxious business shall be carried on this property;
- (f) No boundary or any other fences may be erected without the written consent of the Sir Lowry's Pass Property Owners' Association;

P. **SUBJECT** to the following condition, imposed by the National Department of Agriculture when approving the subdivision in terms of Act 70/70 in respect of the subdivision of Remainder of the Farm Knor Hoek No. 830, on the owner of the above property, and his successors in title, for the benefit of the Sir Lowry's Pass Property Owners' Association, namely:

- (1) "The owner of this property shall at all times for as long as he is owner thereof, either personally or through a duly authorised representative, be and remain a member of Sir Lowry's Pass Property Owners' Association (Association Incorporated Not for Gain) (hereinafter referred to as "the Association") and registered by the Registrar of Companies under number 95/13262/07.
- (2) All building plans must be approved by the Association prior to submission thereof to the Local Authority.
- (3) An owner may not alienate (excluding mortgage) or transfer a farm or any undivided share therein, without the consent of the Association. The consent shall be given by the Association if:
 - (i) there is issued by the Association a clearance certificate to the effect that the transferor is not in arrear with any of his obligations to the Association, and;
 - (ii) the transferee bind himself to become a member of the Association."
- (4) The owner of this Portion is obliged to allow, without any compensation being paid, that electricity, telephone or television cables or lines and main and/or other water reticulation, sewerage and drainage, including storm water from any other property or properties, within or outside the Remainder of the Farm Knor Hoek No. 830 be held, taken over or constructed over this property if and

when required by the Association or competent local authority along the line/lines as may be reasonably necessary from time to time. This includes the right of access at all reasonable times to the property with the purpose of constructing, changing, removing, maintaining or inspecting the said services.

- (5) In the event that a township development applying to this or any portion of this property, or it being made applicable thereto, then such conditions of ownership which are more onerous shall enjoy preference.

...../WHEREFORE



WHEREFORE the Appearer, renouncing all the right and title the said TRANSFEROR TRUST heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR TRUST to be entirely dispossessed of, and disentitled to the same; and that by virtue of these presents the said TRANSFEREE TRUST or its assigns, now is and henceforth shall be entitled thereto, conformably to local custom; The State, however, reserving its rights; and finally acknowledging the whole of the purchase price amounting to R3 000 000,00 (Three Million Rand), to have been duly paid or secured.

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

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at CAPE TOWN on 22 April

2002

MM Ann
q.q.

In my presence,


REGISTRAR OF DEEDS

P

MUSIC IN THE PARK



The Manor House, Knorhoek Estate, Sir Lowry's Pass

Join us every Sunday from 20th October 2019 to Sunday
22 March 2020 from 11am to 5pm

Adults R60.00pp Kids R25.00 each

For more details call 021 858 1084

DATES AND HOURS DURING WHICH SALE OF LIQUOR WILL TAKE PLACE

The sale and consumption of liquor will take place on Sunday from 20 October 2019 until 22 March 2020 from 11h00 to 17h00.

The dates are as follow:

20 & 27 October 2019

3, 10, 17 & 24 November 2019

1, 8, 15, 22 & 29 December 2019

5, 12, 19 & 26 January 2020

2, 9, 16 & 23 February 2020

1, 8, 15 & 22 March 2020

Total days: 23 days

Hours: The Applicant will adhere to the hours set out in the by-law of the City of Cape Town, but confirms that trading hours will only be between 11h00 and 17h00.