

LOT 1212 K113



PLEASE NOTE.
IF ANY DOCUMENTS ARE REMOVED FROM THIS FILE, THEY MUST BE
RETURNED TO THE FILING BASKET AND NOT REPLACED IN THE FILE.
3901

ETHEKWINI MUNICIPALITY
SCANNED
REF: No:
ppm
②

100

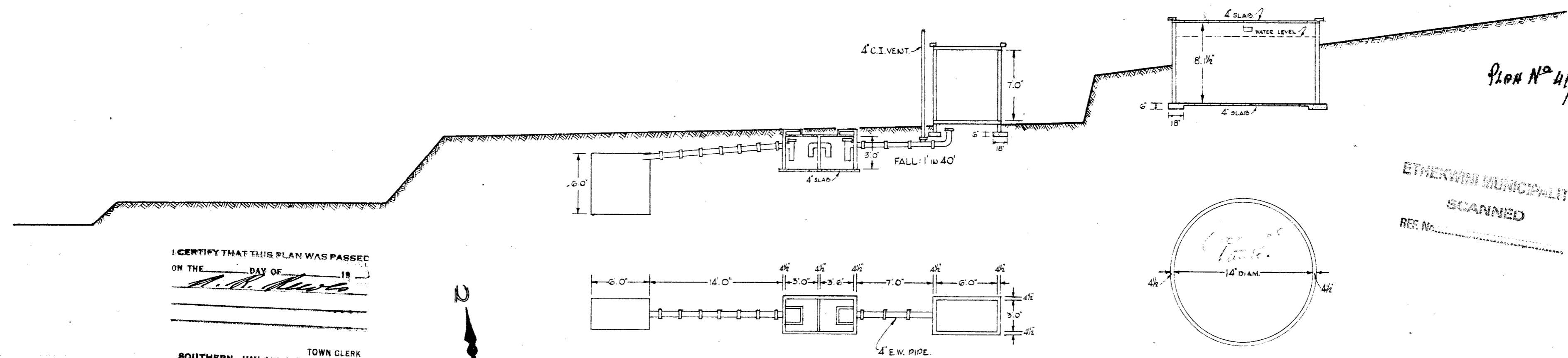
M.G.

PLEASE NOTE:

IF ANY DOCUMENTS ARE REMOVED FROM THIS FILE, THEY MUST BE RETURNED TO THE FILING BASKET AND NOT REPLACED IN THE FILE.

002

PROPOSED ERECTION OF SEPTIC SEWERAGE ON SUB 13 OF LOT T.35 UO.10101 FOR J. LARSEN E.SQ.



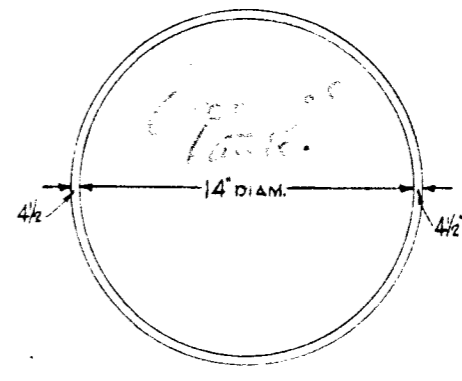
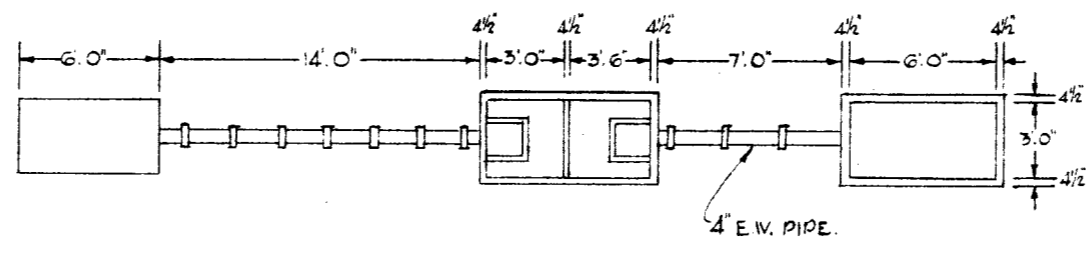
PLAN No 41/66

ETHEKWIWI MUNICIPALITY
SCANNED
REF No.

I CERTIFY THAT THIS PLAN WAS PASSED
ON THE _____ DAY OF _____ 19____
A. B. Moko

TOWN CLERK
SOUTHERN UMLAZI TOWN BOARD

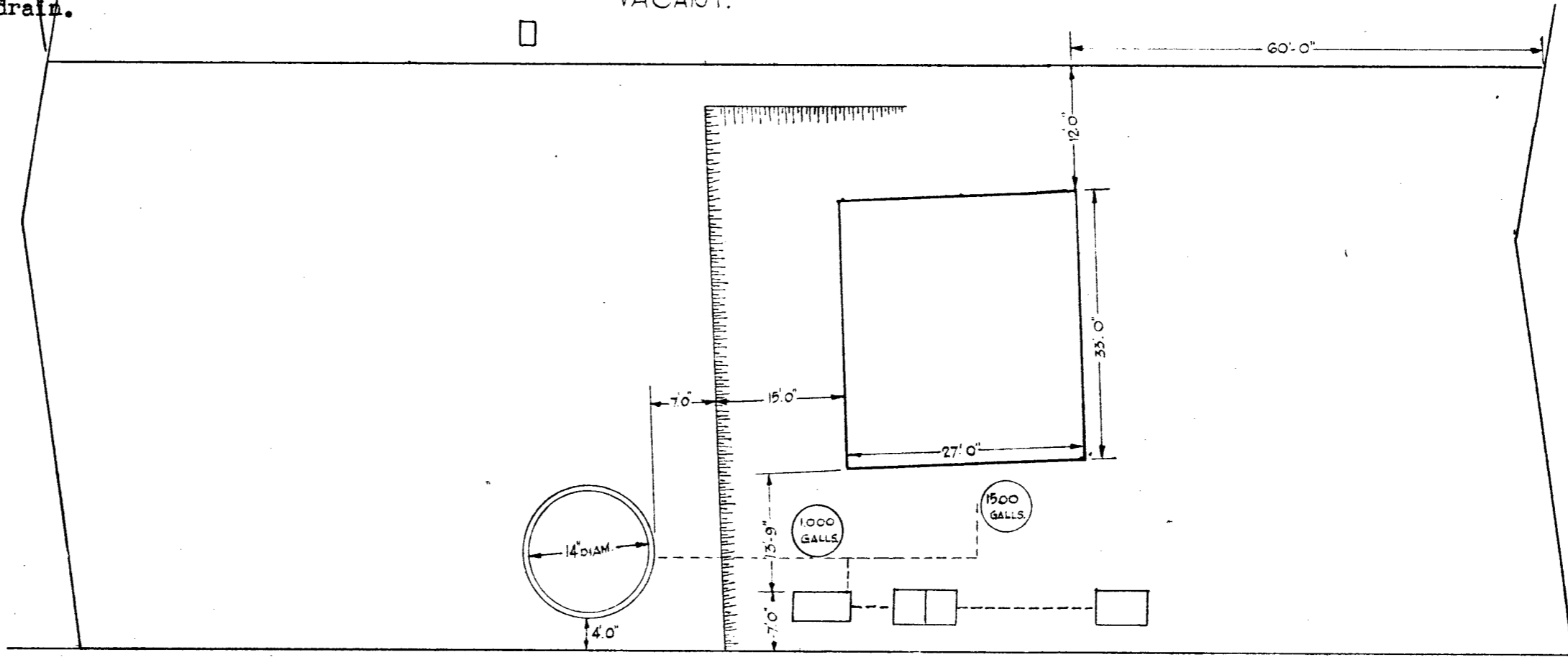
- Approved subject to the following conditions:-
- (1). That an approved type of lavatory pan is installed.
 - (2). That an approved type of Fresh-air-inlet be installed on the drain just prior to the drain entering the septic tank, as indicated on the plan, for the purpose of ventilating the drain.



VACANT.

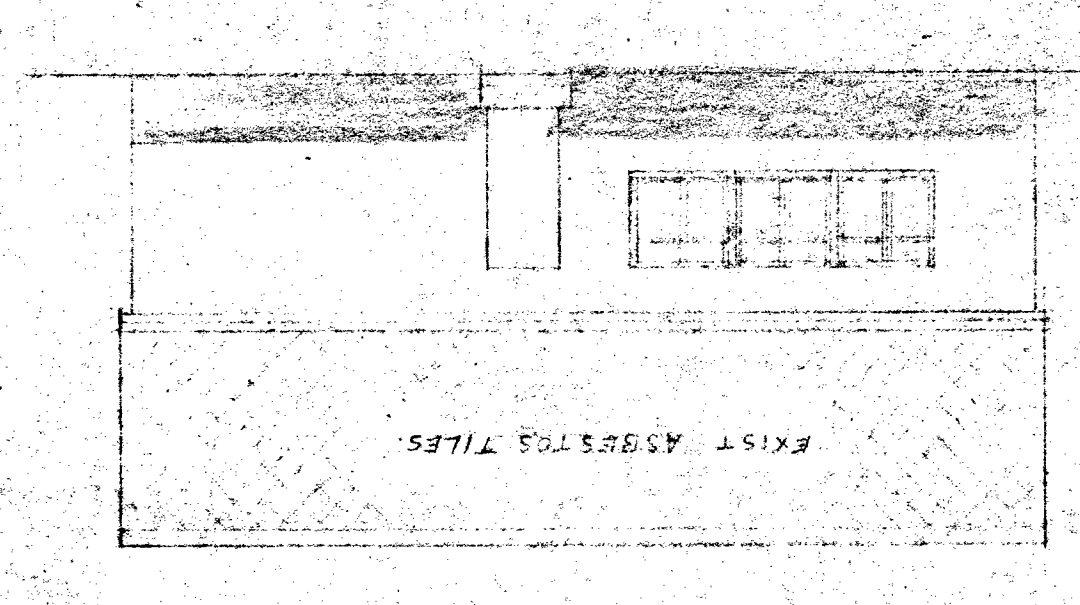
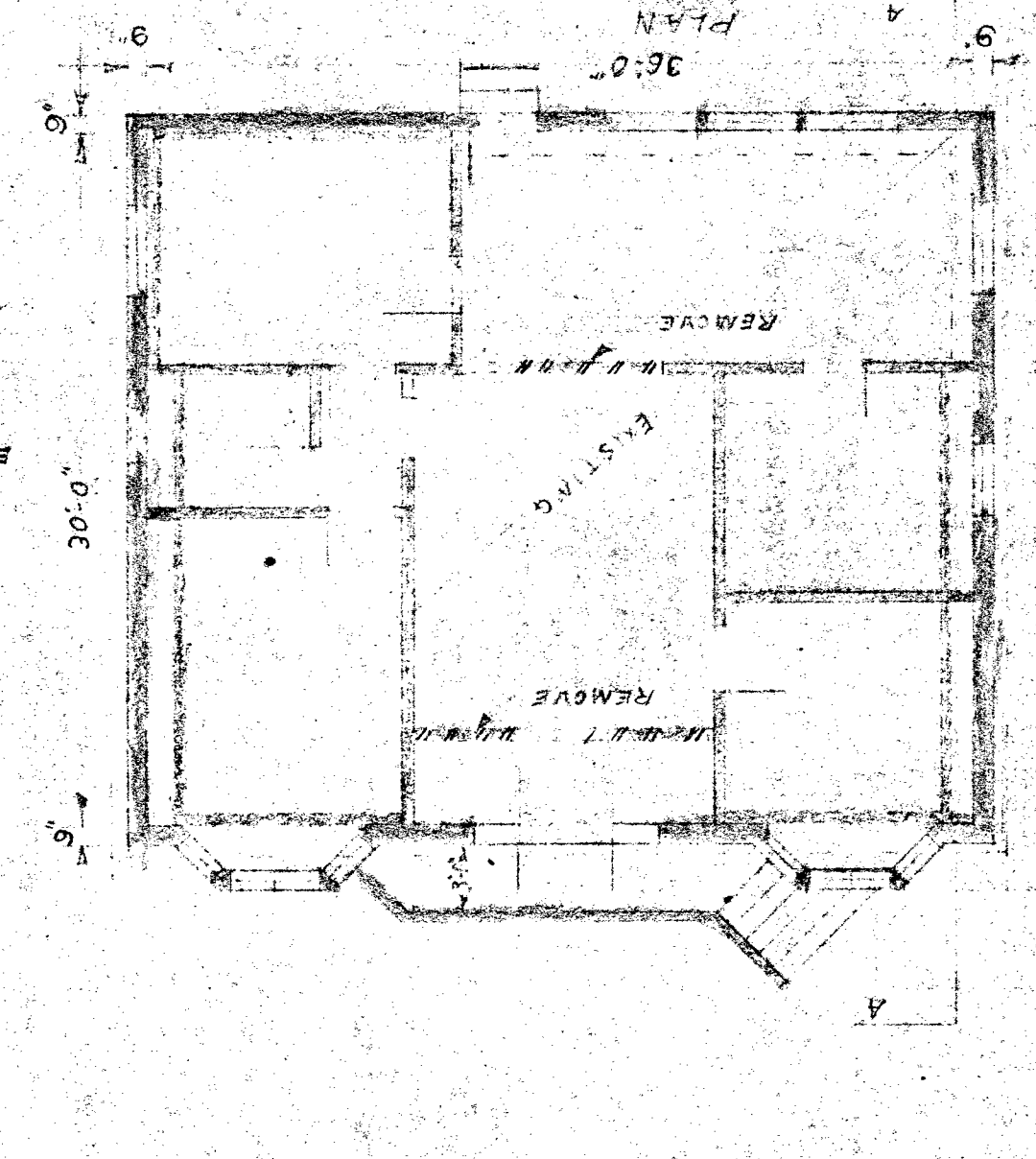
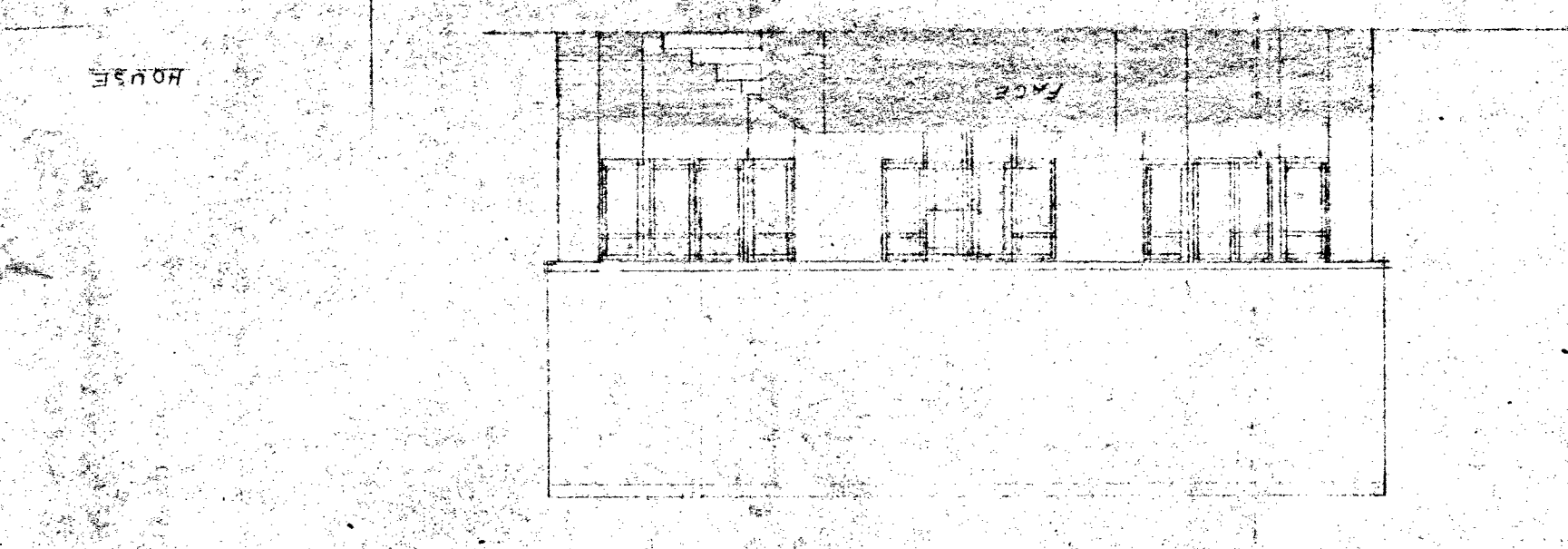
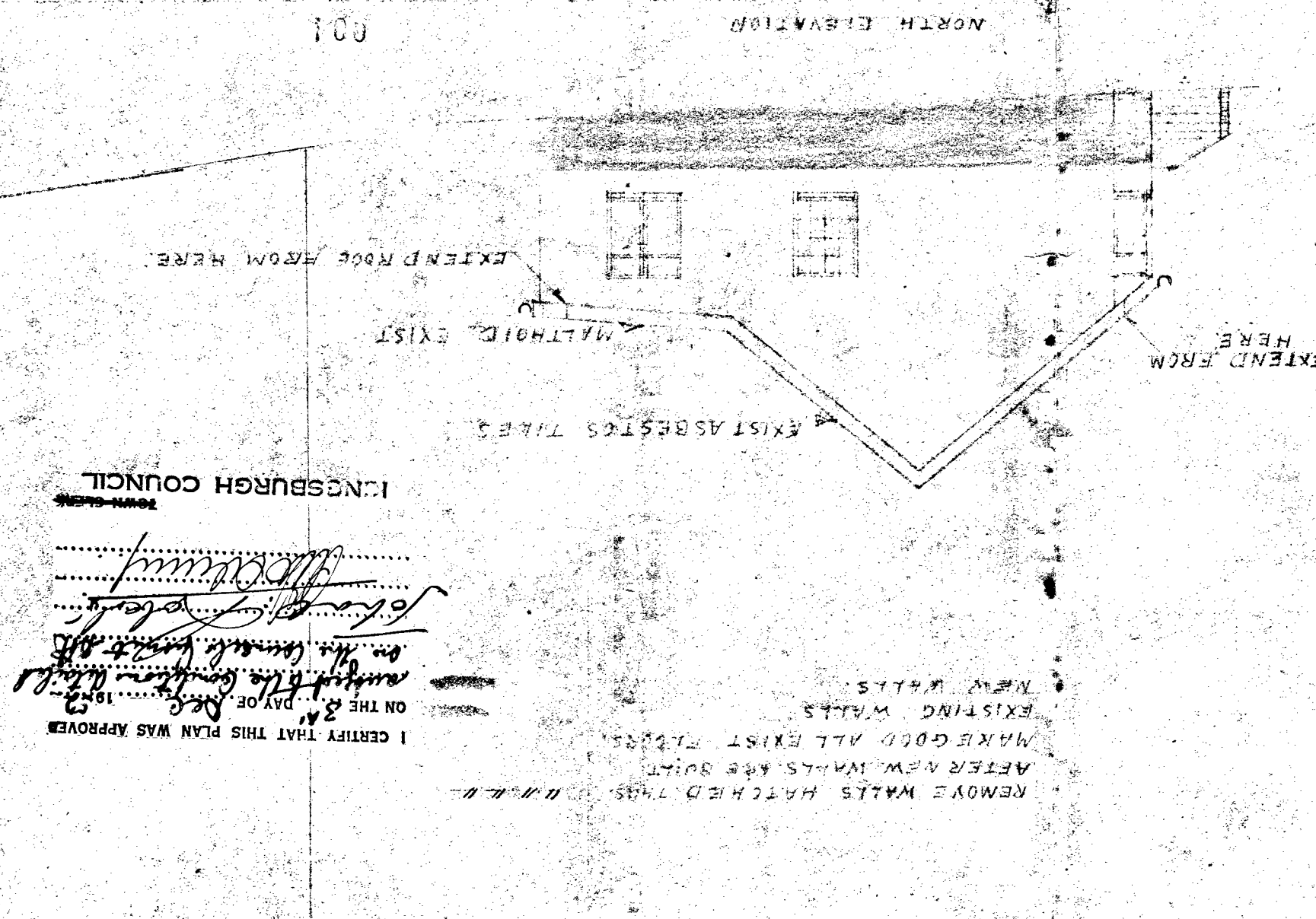
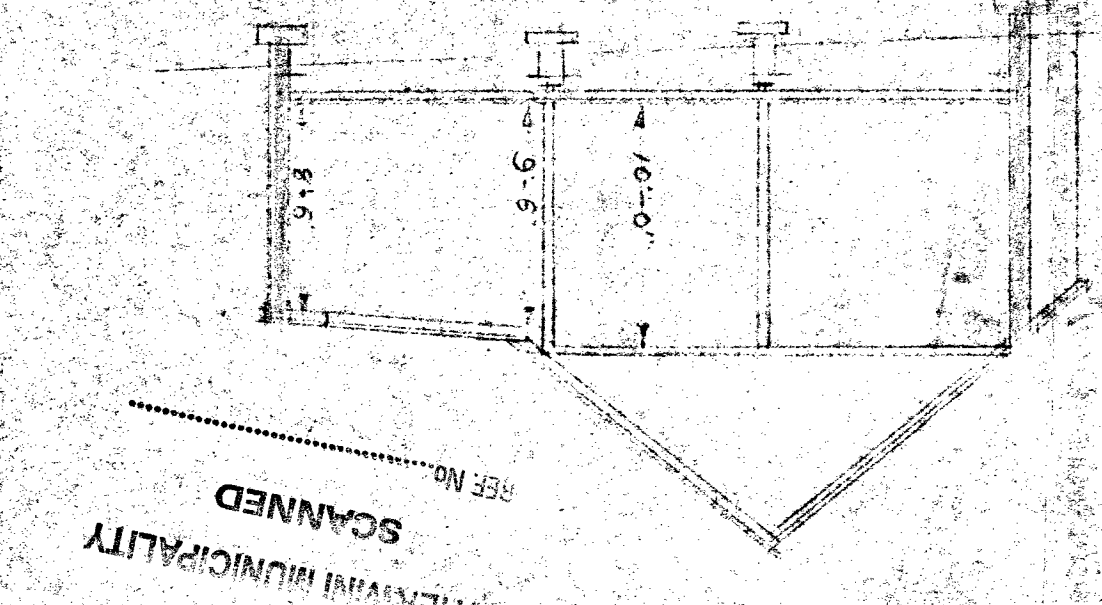
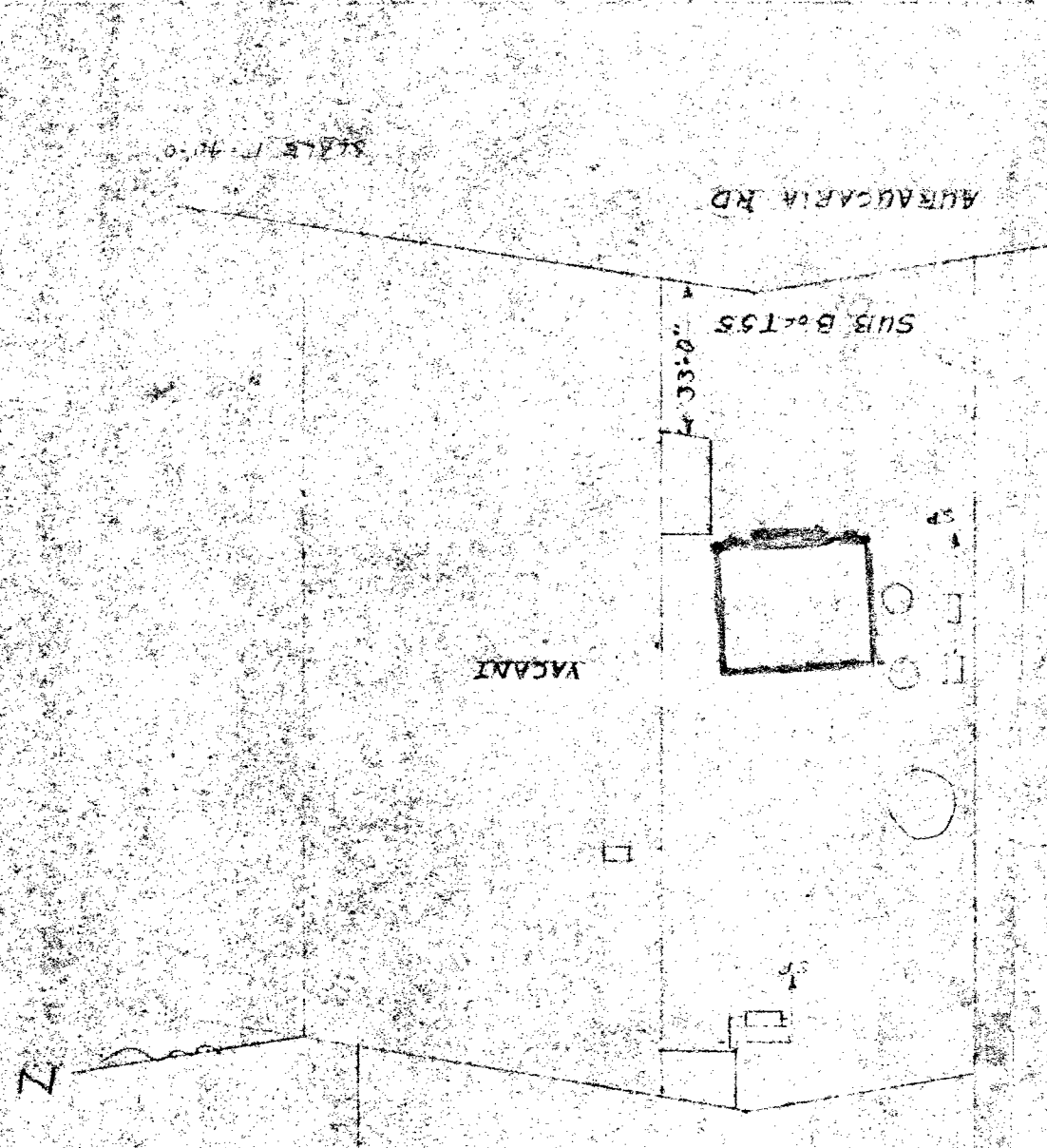
VACANT.

ROADWAY.



HOUSE.

PROPOSED REBUILDING OF OUTER WALLS IN BRICKWORK FOR J. JARSEN ESQ. AT 20 ARAUCARIA RD. R.P.

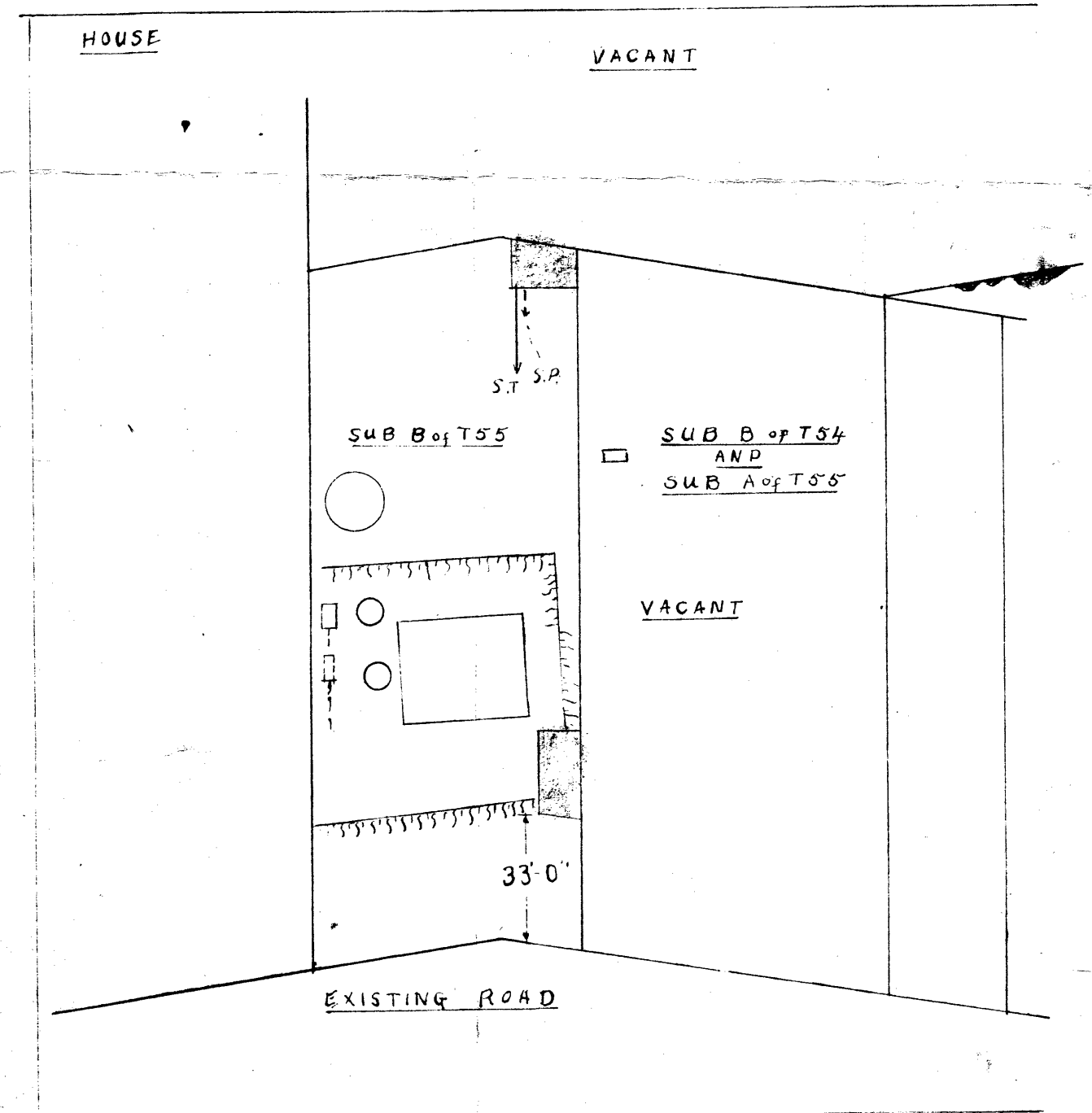
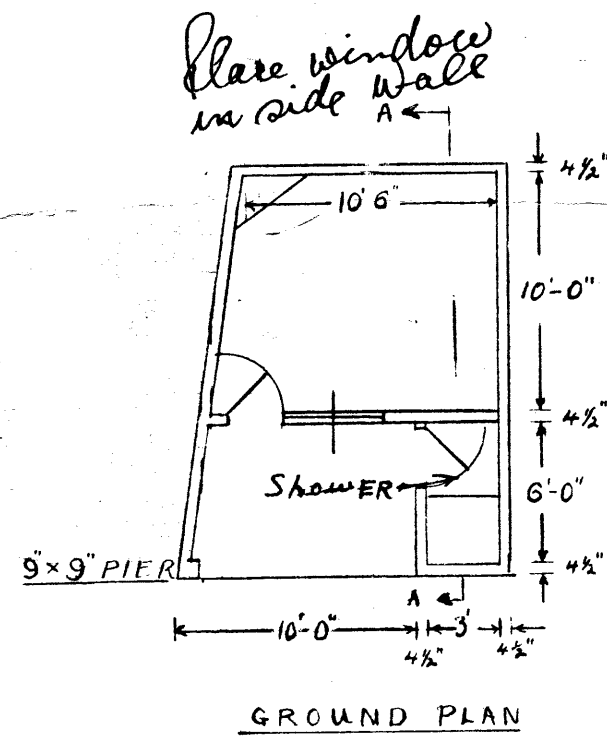
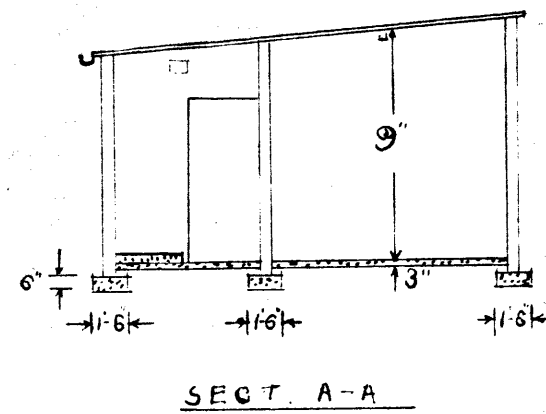
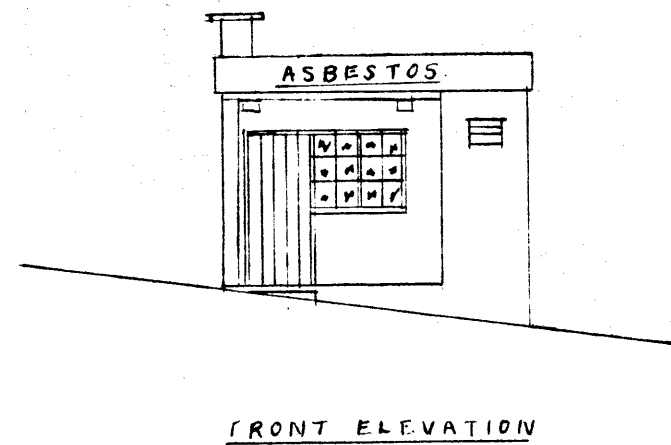
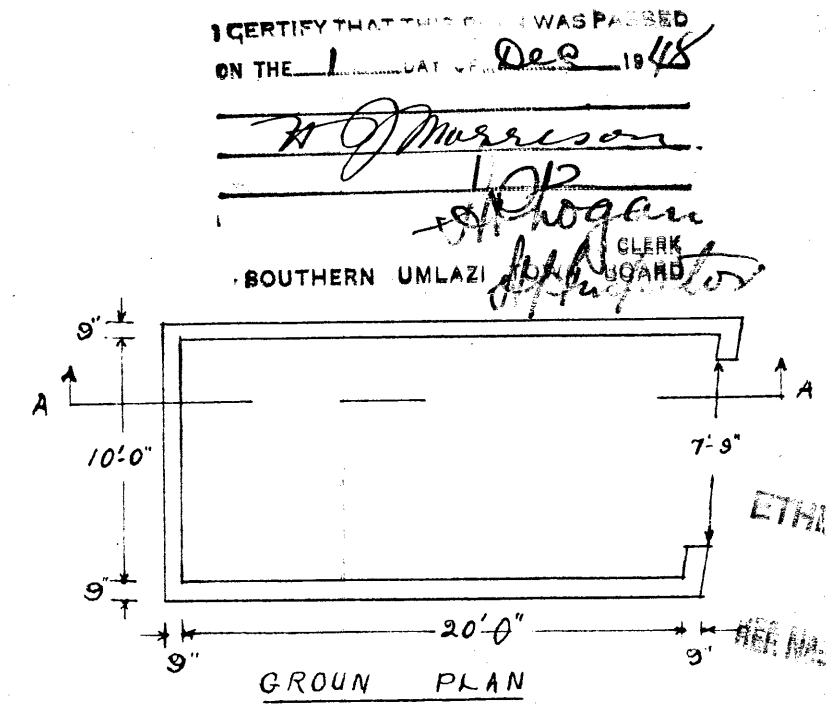
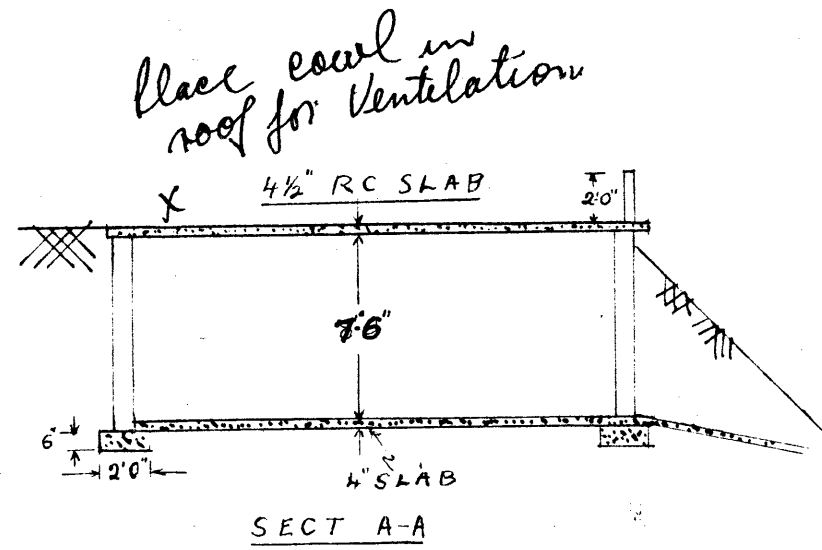
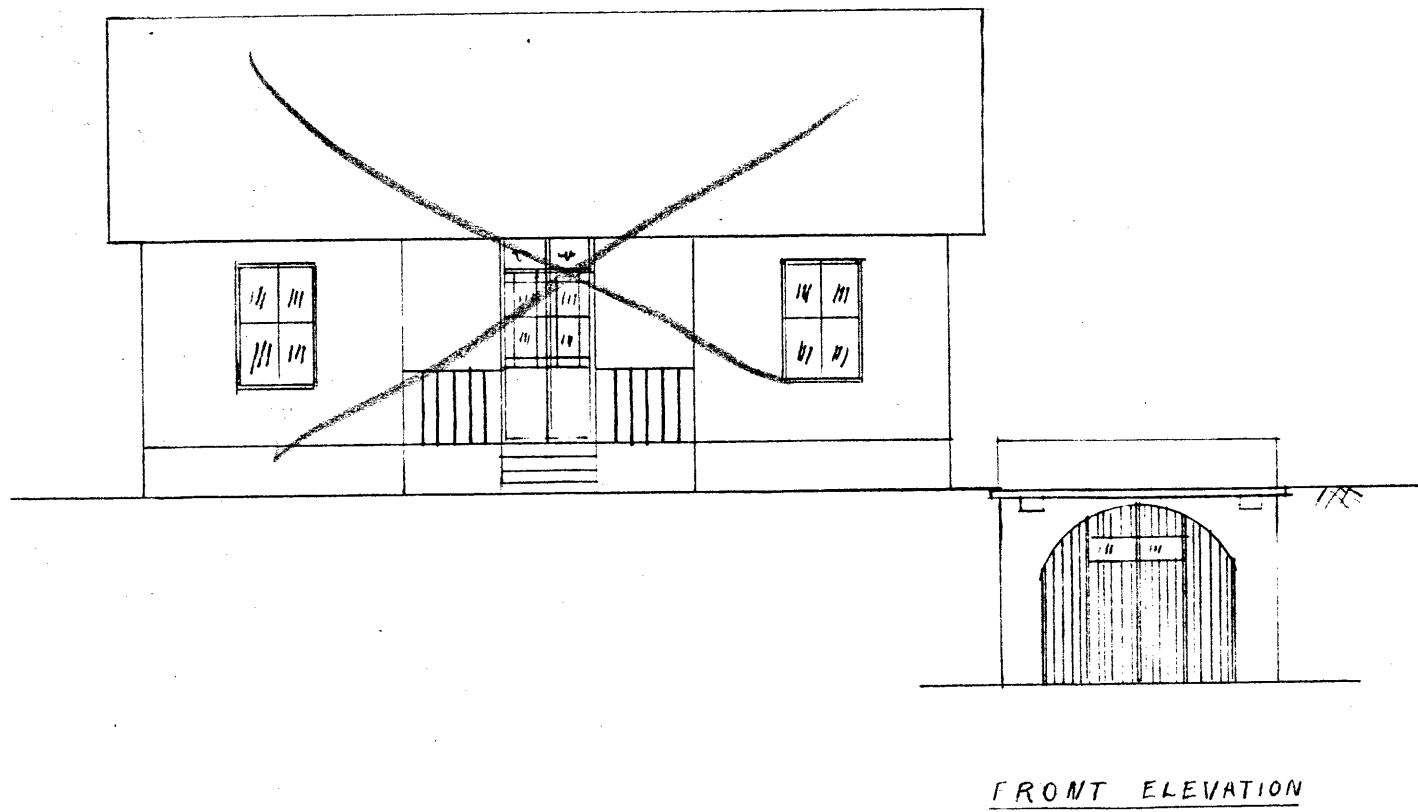


I CERTIFY THAT THIS PLAN WAS APPROVED ON THE 23RD DAY OF DECEMBER 1973 BY THE COUNCIL OF THE CITY OF ARAUCARIA ON THE CONDITION THAT THE OWNER SHALL REMOVE THE EXISTING WALLS AND REBUILD THE SAME IN BRICKWORK.

John J. Jansen
John J. Jansen
 J. JARSEN ESQ.

LINGSBURGH COUNCIL

SCANNED
 REF. NO. 1001
 CITY OF ARAUCARIA MUNICIPALITY



PROPOSED ERECTION OF GARAGE AND NATIVE QTRs
ON SUB B of T55 FOR J-LARSEN Esq

BOROUGH OF KINGSBURGH.

REF. NO.

DATE: 21 : 6 : 86 /



TO: THE FILING CLERK ? !

FROM: The BUILDING INSPECTOR

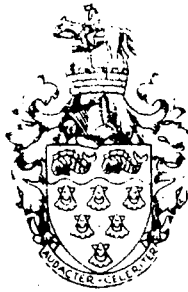
F. A. Mattoso-

SUBJECT:

LOT: 883 Kingsburgl.

File please
Mattoso

006



BOROUGH OF **KINGSBURGH** MUNISIPALITEIT

BOROUGH ENGINEER'S DEPARTMENT / STADSINGENIEURS AFDELING

P.O. BOX/POSBUS 30. WINKLE SPRUIT. KINGSBURGH 4145. TEL: 96-3340

All correspondence to be addressed to
THE BOROUGH ENGINEER

Rig asseblief alle korrespondensie aan
DIE STADSINGENIEUR

Ref. No./Verwnr.

Enquiries/Navrae **TWEP/CōuP/893 KB**

11th June 1986

Mr W F de Neef
27 Ocean View Road
WINKLE SPRUIT
4125

NATIONAL BUILDING REGULATIONS

& BUILDING STANDARDS ACT:

NO.103 OF 1977

SECTION 13

Exemption of Buildings from National Building Regulations and
authorisation thereof.

LOT NO. **893 KINGSBURGH**.....

PERMIT NO. **37**.....

Permission is hereby granted to carry out the construction of/
alterations to.....

A Carport.....
.....

as depicted on the Plan attached to your application, as a minor
building work.

This authorisation granted in terms of subsection (1)(b) and
subsection (2) of Section 13 of the National Building Regulations
and Standards Act No. 103 of 1977 shall lapse if work is not commenced
within a period of six months of the date of the PERMIT.

Yours faithfully,

T. FREESE

T. FREESE

T.W.E. Freese
BOROUGH ENGINEER.

007

BOROUGH OF KINGSBURGH.

REF. NO.

DATE: 9: 6: 86

TO: THE PLANS CLERK.

FROM: THE BUILDING INSPECTOR.

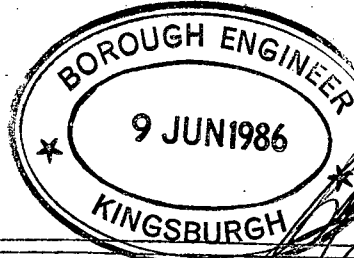
F. A. Mattison

SUBJECT: MINOR WORKS.

the plan may be approved in terms of
the regulations.

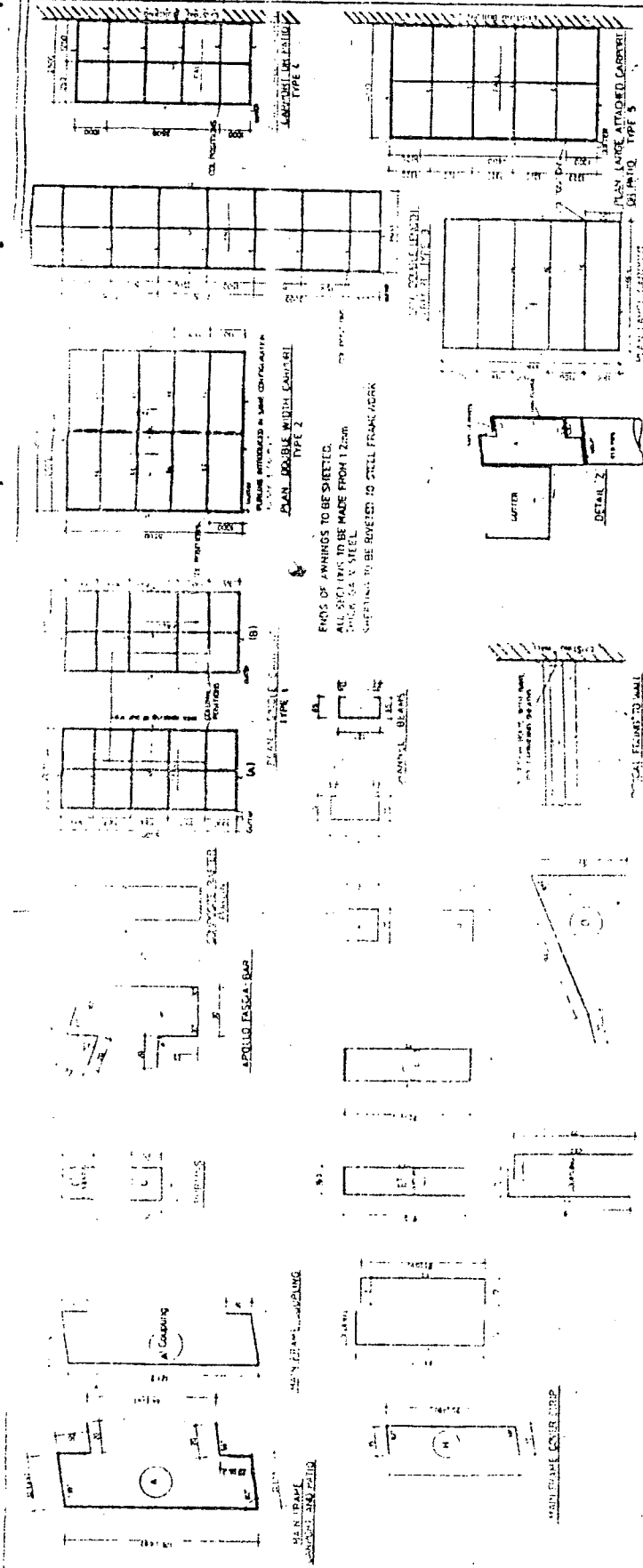


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TOP SHEET USE

DRAWN BY: [Signature]
SCALE: 1:50
DATE: 3.3.86



GENERAL NOTES

UNLESS OTHERWISE NOTED, STRUCTURE TO BE AS FOLLOWS:
MAIN FRAMING MEMBERS AND GIRDERS TO BE 150 x 75 x 6 GALVANISED SHEET PILING 6/75 GALVANISED STEEL
PILING FOR SOLARITE ROOF: 20 X 20 SQUARE GALVANISED STEEL
ROOFING: 20 X 20 SQUARE GALVANISED STEEL
MINIMUM OF 20 X 20 WALL THICKNESS: 60 X 100 MINIMUM OF 20 X 20 WALL THICKNESS: 60 X 100 MINIMUM OF 20 X 20 WALL THICKNESS: 60 X 100
POOR FOUNDATION CONDITIONS MUST BE REPORTED TO THE ENGINEER FOR REASSESSMENT OF FOUNDATION DESIGN
CORRECTIONS TO EXISTING BUILDING WHEN BRICKWORK IS UNBOUND MUST BE TO THE APPROVAL OF THE ENGINEER
MAXIMUM SPAN ONLY GIVEN ON TYPE 1 AWNING
IF SPAN IN SPANS WILL REQUIRE REDUCTION OF STRUCTURE
CHANNEL BEAMS SIZE 150 X 20 X 2 TO SPAN UP TO 6000
CHANNEL BEAMS SIZE 150 X 20 X 7 TO SPAN UP TO 6000
ALL STRUCTURAL STEEL WORKMANSHIP SHALL BE TO BE STRICTLY IN ACCORDANCE WITH THE TABLES ENDS OF 150 X 20 X 2-1986
ALL THE STRUCTURES, THEIR FIXINGS AND CONNECTIONS MUST BE CAPABLE OF WITHSTANDING THE LOADS AS LADDED AND BEING PROTECTED FROM CORROSION AS PER THE REQUIREMENTS OF THE BRITISH STANDARD BS 5400

THIS DRAWING HAS BEEN CHECKED AND APPROVED BY THE ENGINEER.
RESPECT OF SIZE OF STRUCTURAL MEMBERS AND FOUNDATIONS.
MEMBER: [Signature]

GENERAL TYPE LAYOUTS AND DETAILS FOR PRODUCTS MANUFACTURED BY SOLAR AWNINGS PATIOS & TERRACES

26 JUN 1985

P.L. de Neef,
27, Ocean View Road,
WINKLESPRUIT NATAL.

21st June 1985.

The Town Clerk,
KINGSBURGH MUNICIPALITY.

BOROUGH ENGINEER
9 JUN 1986
KINGSBURGH

Re: Proposed erection of Carport on lot 88

Dear Sir,

As the existing garage on this property is in a very bad state of repair, I wish to replace this structure with a double carport of metal construction.

Due to the steep nature of the property, the position as indicated on the enclosed sketch plan is the only one possible, and I therefore request your Council's Special Consent to erect the carport in this position.

I furthermore attach a drawing supplied by the makers of the carport giving details of the structure.

Yours faithfully,



(P.L. de Neef)

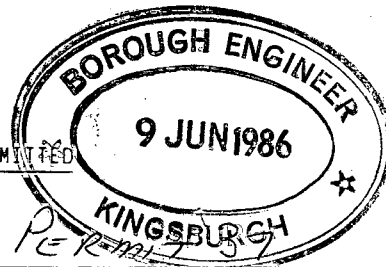
2 enclosures.



010

BOROUGH OF KINGSBURGH

FEE PAYABLE WHEN BUILDING PLANS ARE SUBMITTED FOR APPROVAL



OWNER'S NAME: W.F. de Heef
 ADDRESS: 27 Ocean View Road
Winklespruit

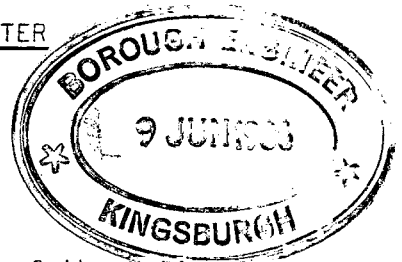
PLAN NO.: _____
 LOT NO.: 893
 DATE: 10.6.86

NOT REFUNDABLE	AREA/UNIT	RATE		CHARGE	
		R	c	R	c
A. BUILDING PLAN FEES					
1.	20 m ² or less		20,00		
2.	Exceeding 20 m ²	33 m ²	35,00		35,00
3.	and for each 10 m ² or part thereof over 20 m ²	13	2,00		4,00
	Sub Total				39,00
4.	Re-submitted plans - 10% of sub total above (Min. R10 - Current Plan Xwindows, doors etc.)				
5.	Structural Alterations:				
	(a) Single storey		20,00		
	(b) For every additional storey		20,00		
	Sub Total				
DRAINAGE FEES					
6.	Private dwelling		30,00		
7.	Other than dwelling		30,00		
	Plus fittings		2,00		
	Sub Total				
B. Preliminary Plan Investigation - Minor Works: (Submission Fee) - 50% of 1, 2, & 3					
	REC. NO.				19,50
	REC. NO. 2/5568	Sub Total			
REFUNDABLE/CANCELLATION				TOTAL	19,50
C. SEWERAGE CONNECTION FEES					
For first connection to Municipal Sewers					
1.	110 mm Diameter		220,00		
2.	150 mm Diameter		270,00		
	REC. NO.	Sub Total			
D. ROAD DEPOSIT					
1.	New dwelling		250,00		
2.	Other than dwelling per unit (max. R1 000,00)		250,00		
3.	Alterations and/or additions, dwellings, complexes, pools		150,00		
	REC. NO.	Sub Total			
				TOTAL	
E. SEWERAGE SCHEME - CAPITAL CONTRIBUTION					
	REC. NO.	AMOUNT			

DATE PAID: _____
 REFUNDS: Name: _____
 Address: _____

PLAN NO. _____

APPLICATION FOR PERMISSION TO ERECT, ALTER
OR ADD TO A BUILDING.



The Borough Engineer,
KINGSBURGH.

Sir,

I herewith submit for your approval, subject to the requirements of the National Building Regulations and Building Standards Act 1977 (Act 103 of 1977) published under Government Notice No. 9613 of 1985 and in accordance with other relevant Bylaws, block plans, working drawings, drainage plans and structural details for the erection of ~~alteration/additions~~ to a ~~***building~~ ^{carport} on Lot 893 having a frontage to Ocean View Road.

Yours faithfully,

W. F. de Meef

REGISTERED OWNER.

NAME AND POSTAL ADDRESS: W. F. de Meef 27 Ocean View Road.

NAME & ADDRESS - ARCHITECT AND STRUCTURAL ENGINEER AND REGISTRATION NUMBER: W. F. de Meef 4125

ARCHITECT: N/A

STRUCTURAL ENGINEER: _____

NOTICE:

1. Delete words not applicable. ***
2. Application MUST be signed by the REGISTERED OWNERS OF THE LAND.
3. Drawings showing details of all reinforced concrete construction shall be signed by a professional Engineer qualified to practice in the appropriate field of Civil Engineering.
4. The area of a building at every floor level shall be the gross area of the building at that level, measured over all external walls.
5. Complete and proper working drawings of the proposed work in QUINTUPLICATE (1 PLASTIC & 4 PAPER PRINTS) MUST BE DEPOSITED WITH THIS APPLICATION. The plastic and two paper prints are to be coloured. In the case of plans of ALTERATIONS and/or ADDITIONS, all FIVE copies of the plan must be coloured.
6. SANITARY ACCOMMODATION FOR SERVANTS. The Council WILL NOT APPROVE PLANS of new dwellings if sanitary accommodation for domestic servants is not provided for on such plan.
7. A copy of the Title Deeds with Surveyor Generals Diagram must be produced on submission.
8. Building plans MAY be subject on approval to a Capital Contribution to the Sewerage Scheme.
9. APPLICATION FORMS & MATERIALS, SCALES & SIZES OF PLANS
(5) Such plans, drawings, diagrams and any copies thereof shall be on sheets of the A series of sizes or multiples of A4.
10. All plans and application forms for submission MUST be signed and dated in BLACK INK by the OWNER, and all alterations thereafter shall be likewise dated and signed by the OWNER.

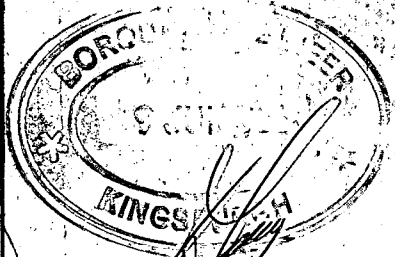
P.T.O.

012

QUESTIONNAIRE.

- | | |
|---|--|
| 1. What is the registered area of the subdivision? | 1. <u>1590 m²</u> |
| 2. For what purpose will the building be used?
(State whether the building is warehouse, public building, office or domestic.) | 2. <u>Carport</u> |
| 3. Give details of existing buildings (if any) or the subdivision. | 3. <u>Dwelling + 1 small outb.</u> |
| 4. State materials of foundation. (Composition.) | 4. <u>Concrete</u> |
| 5. State width and depth of foundations. | 5. <u>0,5 x 0,3 m.</u> |
| 6. State materials, number of courses and thickness of footings. | 6. <u>4 courses x 330 mm.</u> |
| 7. State materials and thickness of external walls: To Plinth Above | 7. <u>Brick 220 mm.</u> |
| 8. State materials and thickness of internal walls: eg. 230mm faced and plastered commons. | 8. <u>N/A.</u> |
| 9. State materials and proportions of mortar. | 9. <u>Sand/Cement 3:1</u> |
| 10. State materials of Damp Course. | 10. <u>N/A.</u> |
| 11. State materials, construction and thickness of floors: Spacing and Joints, etc. | 11. <u>100mm Crusher Run
20mm asphalt.</u> |
| 12. State means of cross ventilation. | 12. <u>N/A.</u> |
| 13. State height of rooms between floors and ceiling. | 13. <u>N/A.</u> |
| 14. What height are floors above ground levels? | 14. <u>N/A.</u> |
| 15. State materials, construction of floor and dimensions of roof timbers. | 15. <u>N/A.</u> |
| 16. State type of closet accommodation: Septic Tank/Conservancy Tank. | 16. <u>N/A.</u> |
| 17. State means of water supply. | 17. <u>None</u> |
| 18. State method of kitchen, bath waste-water and stormwater disposal. | 18. <u>N/A.</u> |
| 19. State the total floor space of the building in metric. | 20. <u>33 m².</u> |
| Dwelling | |
| Outbuildings | |
| Other | |
| TOTAL | |
| 20. <u>State total value of the building works now under application.</u> | 21. <u>R 4000.</u> |

013



OCEAN VIEW ROAD



EXISTING GATE

4.1m

2.2m

LOT 899

EXISTING GARAGE

NEW CARPORT
5.5 x 6.0 m.

EXISTING HOUSE

LOT 893

BOUNDARY

LIVINGSTON DOULL & WINTERTON
ATTORNEYS, NOTARIES PUBLIC & CONVEYANCERS

(F)

Telephone: (031) 935325
Telegrams: "LIVINGSTONIA"

P.O. BOX 291
ALLIED BUILDING
25 COMMERCIAL ROAD
AMANZIMTOTI
4125
SOUTH AFRICA

Our Ref.
CONVEYANCING/YMK
Your Ref.

PETER GEOFFREY EVENNETT
DAVID HOLLAND KENDRICK WINTERTON
COLIN WILLIAM FIELD
ROBERT JAMES DEKKER
GORDON ALAN PENTECOST
MICHAEL JOHN CROFTON
Assisted by:
ROBERT BARRY CUNNINGHAM

30th July, 1980

*Rem 1212
K.B*

The Borough of Kingsburgh,
P.O.Box 30,
WINKLESPRUIT,
4125.

Dear Sirs,

re: TRANSFER KEITH IAN MILLUM AND ALICE ANNE MILLUM TO
GEORGE JOHANNES NORWIE - REM OF LOT 1212 KINGSBURGH

We enclose herewith cheque in the sum of R274,32 being
the estimated rates and would be obliged if you would
extend the attached Rates Clearance.

Yours faithfully,
LIVINGSTON DOULL & WINTERTON

per: *J*
R.CUNNINGHAM

*36796
4/8/80
[Signature]
4/8/80*

015

LIVINGSTON DOULL & WINTERTON
ATTORNEYS, NOTARIES PUBLIC & CONVEYANCERS

Telephone: (031) 935325
Telegrams: "LIVINGSTONIA"

P.O. BOX 291
ALLIED BUILDING
25 COMMERCIAL ROAD
AMANZIMTOTI
4125
SOUTH AFRICA

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DAVID HOLLAND KENDRICK WINTERTON
COLIN WILLIAM FIELD
ROBERT JAMES DEKKER
GORDON ALAN PENTECOST
MICHAEL JOHN CROFTON
Assisted by:
ROBERT BARRY CUNNINGHAM

Our Ref.
CONVEYANCING/YMK
Your Ref.

RATES

24th June 1980

The Borough of Kingsburgh,
P O Box 30,
WINKLESPRUIT,
4125

Rem. 12/12

Dear Sir,

re : TRANSFER KEITH IAN MILLUM AND ALICE ANNE MILLUM to GEORGE JOHANNES NORWIE - REM OF LOT 1212 KINGSBURGH.

cash

We, enclose R2,00 and would be obliged if you would issue a Rates Clearance in respect of the following property :

Rem of Lot 1212 Kingsburgh, situate in the Borough of Kingsburgh and in the Amanzimtoti Regional Water Services Area, County of Durban, Province of Natal, in extent One Thousand Two Hundred and Eighty Two (1282) square metres

The address of the transferee is 20 Araucaria Road, Winklespruit.

Yours faithfully,
LIVINGSTON DOULL & WINTERTON

No. Waste Water

per : R B CUNNINGHAM

*R/c No. 778
dd 4.7.80
Posted: 7.7.80.*

Encl. R2 cash.

BOROUGH OF KINGSBURG.	
DATE REC'D.	ACK.
30.6.80	<i>[Signature]</i>
REASON	SIGN.
ASSESS	
BOROUGH	
3/7/80	<i>[Signature]</i>
C.	
S.P.C.	
FARMS & GEN.	
RATES	<i>[Signature]</i>

016

*Seen by
D.T.H.*

? no file

BOROUGH OF KINGSBURGH KINGSBURGH MUNISIPALITEIT

0687

Borough Engineer's Department/Stadsingenieur se Departement

ADDRESS ALL COMMUNICATIONS TO/
ADRES ALLE BRIEWE AAN:
BOROUGH ENGINEER/
STADSINGENIEUR.

P.O. BOX/POSBUS 30
WINKLESPRUIT 4145
PHONE/FOON (031) 96-3340



R1000.00



REF/VERW. Permit 37

12: 6 1986

Mr W. F. de Neef
27 Ocean View Road
Winklespruit

Dear Sir/Madam,

Waarde Heer/mev.,

This is to certify that the:

Hiermee word getuig dat die:

1. New Building for human occupation.
2. Additions for human occupation.
3. Other buildings on Lot Carpent

1. Nuwe Gebou vir menslike besit.
2. Aanbousels vir menslike besit.
3. Ander gebou op perseel

lot 883 Kingsburgh
Situating in 27 Ocean View
Road Winklespruit

gelee te

have been inspected by me and have been
approved/disapproved

deur my ondersoek is en is goedgekeur/
nie goedgekeur nie.

017

DENIS MAYNARD MEUMANN, B.A., LL.B.
ROBERT FINDLAY WHITE, B.A., LL.B.
DEREK JOHN VAN DEN BERGH
ASSISTED BY:
DOUGLAS NEAL WADE

MEUMANN & WHITE

Attorneys, Notaries, Conveyancers

Administrators of Estates

Telegrams: "Witman"

Telephone 64741/2
69451

P.O. BOX 3755
4000

12 HARFIELD HOUSE
20 FIELD STREET, DURBAN
4001

Also at Permanent Bldgs.

Amanzimtoti

Phone 93-3644

Our Ref. Conveyancing/PM.
Your Ref. DPS/JE/1212/KB.

18th November, 1976.

The Town Treasurer,
Rates Section,
Borough of Kingsburgh,
P.O. Box 30,
WINKLESPRUIT.
4140.

Dear Sir,

re. Transfer Dr. S. Herr to Mr. K.I. and Mrs. A.A.
Millum: Rem of Lot 1212 Kingsburgh in extent
1282 Square Metres.

We thank you for your letter of the 12th instant,
and now enclose our cheque for R123,05 as requested, and
shall be pleased if you could let us have a Rate Certificate
at your early convenience.

Yours faithfully,
MEUMANN & WHITE.

BOROUGH OF KINGSBURGH	
22/11/76	9
ASST. T.	
ASST. T.	
ESTATE	
EST.	
EST.	
EST.	

encl.

Posted 23/11/76

Rates R121.05 Rec 6004 ENCL

2.00 No 824

R 123.05
Scanned copy

6004
23/11/76

DPS/JE/1212/KB

1976.11.12

Messrs. Meumann & White,
P.O. Box 3755,
DURBAN.
4000


Dear Sirs,

re: Transfer Dr. S. A. Herr to Mr. K.I. & Mrs.
A.A. Millum - Rem. Lot 1212 - Kingsburgh.

I refer to your letter Conveyancing/PM/ES dated 5th November, 1976 and must advise that we mistakenly notified you that an amount of R155,75 was owing for rates on this property. The true amount is R123,05. We are sending the attached cheque back for alteration and completion - note that it has not been signed.

We apologise for any inconvenience caused to you.

Yours faithfully,


D.P. SCHOEMAN.
TREASURER.

NIS MAYNARD MEUMANN, B.A., LL.B.
ROBERT FINDLAY WHITE, B.A., LL.B.
DEREK JOHN VAN DEN BERGH

ASSISTED BY:
DOUGLAS NEAL WADE

Also at Permanent Bldgs.
Amanzimtoti
Phone 93-3644

MEUMANN & WHITE

Attorneys, Notaries, Conveyancers
Administrators of Estates
Telegrams: "Witman"

Telephone 64741/2
69451

P.O. BOX 3755
4000

12 HARFIELD HOUSE
20 FIELD STREET, DURBAN
4001

Our Ref. Conveyancing/PM/ES

Your Ref.

5th November 1976.

The Town Clerk
Borough of Kingsburgh
P.O. Box 30
WINKLESPRUIT
4145

Dear Sir,

re: TRANSFER DR S. HERR TO MR K.I. & MRS A.A. MILLUM
REM OF LOT 1212 KINGSBURGH IN EXTENT 1282 SQUARE METRES

With reference to the above matter, we enclose herewith our cheque for R155,75 in respect of a Rate Certificate for R2,00 and R153,75 being the annual rates. Please let us have a Rate Certificate at your early convenience.

The purchaser's address is 20 Araucaria Road, Winklespruit.

Yours faithfully,

MEUMANN & WHITE.

BOROUGH OF KINGSBURGH	
DATE RECD.	ACK.
9/11/76	<i>[Signature]</i>
ATTENTION	SIGN.
ASST. T.C.	
ASST. T.T.	020
BOR. ENG.	
ESTATES	
C.T.O.	
S.H.O.	
PARKS & GDNS.	
RATES	

No Duties

Recd.

10/11/76

Requid R123-05

Scanned copy

DENIS MAYNARD MEUMANN, B.A., LL.B.
ROBERT FINDLAY WHITE, B.A., LL.B.
DEREK JOHN VAN DEN BERGH
ASSISTED BY :
DOUGLAS NEAL WADE

Also at Permanent Bldgs.
Amanzimtoti
Phone 93-3644

MEUMANN & WHITE

Attorneys, Notaries, Conveyancers
Administrators of Estates
Telegrams : "Witman"

Telephone 64741/2
69451

P.O. BOX 3755
4000

12 HARFIELD HOUSE
20 FIELD STREET, DURBAN
4001

Our Ref. Conveyancing/PM/ES

Your Ref.

10th November 1976.

Town Treasurer
Borough of Kingsburgh
P.O. Box 30
WINKLESPRUIT
4145


Dear Sir,

re: TRANSFER DR S. HERR TO MR K.I. & MRS A.A. MILLUM
REM OF LOT 1212 KINGSBURGH EXTENT 1282 SQ. METRES
PTB MINUTE NO. 11482

We enclose herewith copy of Sworn Appraisalment of the land
in the above connection together with our cheque for R187,50
being 2½% on R7 500,00.

Will you please let us have the Endowment Receipt at your
early convenience.

Yours faithfully,


MEUMANN & WHITE.

Endowment in order
 $2\frac{1}{2}\% \times R7500 = R187.50$
Recd.
16/11/76.

Scanned copy

Posted 17/11/76 cont.

Rec-5777 16/11/76

Appraisement

BY

NEVILLE THOMAS ATTWELL A.I.V. (S.A.) M.I.M.A.

APPRAISER

Acting upon written instructions received from Messrs. Meumann & White, Attorneys, Durban, I inspected and valued the below-mentioned property in the Kingsburgh area.

This Appraisement is required for the payment of endowment to the local authorities.

DESCRIPTION : Rem. of Lot 1212 Kingsburgh, situate in the Borough of Kingsburgh and in the Amanzimtoti Regional Water Services Area, County of Durban - Province of Natal.
In extent 1282 square metres

REGISTERED OWNER : S. Herr

ADDRESS : 20, Araucaria Road, Winklespruit

ZONING : "Special Residential"
Racial Zoning - "White"

THE SITE : The land slopes above street level and has sea views

IMPROVEMENTS : On site a single storey brick under malthoid type tile roof dwelling has been constructed. The garage and servant room are detached.

REMARKS : For the purpose of this Appraisement I have not taken into account the value of the improvements but valued the land as a vacant and unencumbered site.

022

...../

AA

I am of the opinion fair market value of the above subdivision as at date of inspection is the sum of R7,500 (SEVEN THOUSAND FIVE HUNDRED RAND).

I, NEVILLE THOMAS ATTWELL, Certified Appraiser and a Member of the South African Institute of Valuers do hereby declare that to the best of my skill and knowledge the amount reflected above is fair and just.



N. T. ATTWELL
A.I.V.(S.A.) M.I.M.A.
Appraiser

DATED AT DURBAN THIS 20TH DAY OF OCTOBER 1976

023

Private Bag No. 9018

Telephone No. 27011

Ext. 169



In your reply please quote:
No. P.T.B. <u>11482</u>
Your reference

PRIVATE TOWNSHIPS BOARD—PROVINCE OF NATAL
 (Constituted under (Ordinance No. 27, 1949))

Natal Provincial Headquarters

Pietermaritz Street,

Pietermaritzburg

14 FEB 1974

197

The Town Clerk,
P.O.Box 30,
WINKLESPRUIT

Dear Sir, Sub 1 and Remainder of Lot 1212 Kingsburgh Township, situate in the Borough of Kingsburgh.

With reference to the above, I enclose for your information a copy of my letter of even date addressed to:
Messrs. Visick, Moodie, Campbell and Peberdy, P.O.Box 126, Overport,
Natal. 4067

BOROUGH OF KINGSBURGH	
RECEIVED 18/2/74	
ACKNOWLEDGED DATE	INITIAL
18/2/74	ou
REFERRED TO Estate → T.P. Committee	

Yours faithfully,

file

Bl...

Have phoned for copy of diag of sub 1.

W...

11/4/74

CHIEF LAND SURVEYOR,
PRIVATE TOWNSHIPS DIVISION.

Scanned copy

DS

**NATALSE PROVINSIALE
ADMINISTRASIE**

NATALIA LANGMARKSIRAAI
PIETERMARITZBURG



**NATAL PROVINCIAL
ADMINISTRATION**

NATALIA LANGMARKET STREET
PIETERMARITZBURG

NAVRAE
POSADRES PRIVAATSAK

TELEGRAPHIC ADDRESS
TELEGRAMADRES
'PEETEEBEE'

ENQUIRIES
POSTAL ADDRESS PRIVATE BAG 9018

Messrs. Visick, Moodie, Campbell and
Peberdy,
P.O.Box 126,
OVERPORT
Natal.
4067

TELEPHONE 2-7011 EXT
TELEFOON 2-7011 BYLYN

REFERENCE NO. P.T.B. 11482
VERWYSING NO.

YOUR REFERENCE NO. K 191
U. VERWYSING NO.

14 FEB 1974

Dear Sir/s,

SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH TOWNSHIP, SITUATE
IN THE BOROUGH OF KINGSBURGH.

With reference to your letter of the 5th February, 1974,
in connection with the private township comprising the
property described in the heading above, I have to inform
you that the Administrator-in-Executive Committee have
been pleased, under the provisions of Section 33(4) of
the Town Planning Ordinance No. 27 of 1949, to signify
approval of the establishment of such private township
and to declare it to be an approved private township.

Such declaration relates to the application granted in
the letter No. P.T.B. 11482 dated the 13th June, 1973,
addressed to yourselves.

Yours faithfully,

E. ...

CHIEF LAND SURVEYOR,
PRIVATE TOWNSHIPS DIVISION.

025

/PB/1212 K.B.

6th February, 1974.

Messrs. Visick, Moodie, Campbell & Peberdy,
P.O. Box 126,
OVERPORT.....Natal.
4067

Dear Sirs,

re: Sub 1 and Remainder of Lot 1212 Kingsburgh :
P.T.B. 11482.

In response to your telephone call, we have pleasure in enclosing herewith relevant Certificates in respect of the above Township, which you require to conclude your application to the Private Township Board.

Similar Certificates were forwarded to the Provincial Secretary on the 7th January, 1974.

Yours faithfully,

E. M. Drage

E.M.DRAGE.
BOROUGH ENGINEER.

026

EMD/PB/1212 K.B.

6th February, 1974.

Messrs. Visick, Moodie, Campbell & Perberdy,
P.O. Box 126,
OVERPORT.....Natal.
4067

Dear Sirs,

re: Sub 1 and Remainder of Lot 1212 Kingsburgh:
P.T.B. 11482.

This is to certify that the township owner has made satisfactory arrangements with the Borough Council of Kingsburgh for the disposal of sewage.

This certificate is issued in terms of Clause A.7 of the Grant of Application.

Yours faithfully,

E. M. D.

E.M.DRAGE.
BOROUGH ENGINEER.

027

EMD/PB/1212 K.B.

6th February, 1974.

Messrs. Visick, Moodie, Campbell & Perberdy,
P.O. Box 126,
OVERPORT.....NATAL.
4067

Dear Sirs,

re: Sub 1 and Remainder of Lot 1212 Kingsburgh.

This is to certify that the township owner has complied with the following:-

- (a) No new subdivisional boundaries have been positioned other than in accordance with the provisions of the By-laws or Town Planning Scheme in force within the Local Authority area with the exception of the garage on the remainder for which an agreement has been entered into with the Local Authority permitting the garage to remain at its will and pleasure.
- (b) Not more than one dwelling together with such outbuildings as are ordinarily used in conjunction therewith exists on any one of the proposed lots.
- (c) Dilapidated buildings have been renovated.
- (d) Unauthorised buildings have been demolished.

This certificate is issued in terms of Clause A.8 of the Grant of Application.

Yours faithfully,

E. M. O.

E.M.DRAGE.
BOROUGH ENGINEER.

028

EMD/PB/1212 K.B.

7th January, 1978.

The Provincial Secretary,
Private Bag 9037,
PIETERMARITZBURG.....Natal.
3000

Dear Sir,

re: Sub 1 and Remainder of Lot 1212 Kingsburgh.

This is to certify that the township owner has complied with the following:-

- (a) No new subdivisional boundaries have been positioned other than in accordance with the provisions of the By-laws or Town Planning Scheme in force within the Local Authority area with the exception of the garage on the remainder for which an agreement has been entered into with the Local Authority permitting the garage to remain at its will and pleasure.
- (b) Not more than one dwelling together with such outbuildings as are ordinarily used in conjunction therewith exists on any one of the proposed lots.
- (c) Dilapidated buildings have been renovated.
- (d) Unauthorised buildings have been demolished.

This certificate is issued in terms of Clause A.8 of the Grant of Application.

Yours faithfully,

James H. Carr

for E.M.DRAGE.
BOROUGH ENGINEER.

123
1978

EMD/PB/1212 K.B.

7th January, 1971.

The Provincial Secretary,
Private Bag 9037,
PIETERMARITZBURG.....Natal.
3200

Dear Sir,

re: Sub 1 and Remainder of Lot 1212 Kingsburgh:
P.T.B. 11482.

This is to certify that the township owner has made satisfactory arrangements with the Borough Council of Kingsburgh for the disposal of sewage.

This certificate is issued in terms of Clause A.7 of the Grant of Application.

Yours faithfully,

James H. Cow

for E.M.DRAGE.
BOROUGH ENGINEER.

30

Visick, Moodie, Campbell & Peberdy

LAND SURVEYORS
ENGINEERING SURVEYORS
TOWNSHIP & AERIAL SURVEY
CONSULTANTS

LANDMETERS
INGENIEUROPMETERS
RAADGEWENDE DORPBEPLANNERS
& LUGFOTO-OPMETERS

C. C. Moodie
W. R. Campbell B.Sc.(Sur.)Dip.Phot.
J. L. Peberdy B.Sc.(Sur.)

Consultant:
D. L. Visick

BRABY HOUSE — BRABY-GEBOU
(2nd Floor)/(2de Verdieping)
641 RIDGE ROAD/RIDGEWEG 641
DURBAN
P.O. BOX/POSBUS 126
OVERPORT, NATAL. (4067)
TELEPHONE/TELEFOON 886931/2
TEL. AD.: PLANAIR

Our Ref./Ons Verw.

K/191

Your Ref./U Verw.

/PB/1212 K.B.

4th. December 1973.

The Town Clerk,
Borough of Kingsburgh,
P. O. Box 30,
WINKLESPRUIT.
4145

Dear Sir,

Sub 1 & Rem of Lot 1212 Kingsburgh

We advise that Dr. S. Herr, the owner of the above Lot, has instructed us to obtain declaration of the township.

In terms of the Grant of Application, (P.T.B.11482), we should be pleased to receive from you the two certificates referred to in Conditions A7 and A8.

In respect of Condition A8(a), we confirm that the side spaces permissible have been adhered to, in the positioning of the subdivisional beacons, and that the relaxation granted by your Council, (your letter of 6th. February 1973), has been adhered to.

Yours faithfully,



VISICK, MOODIE, CAMPBELL & PEBERDY. 031

RECEIVED	
6/12/73	
ACKNOWLEDGED	
DATE	INITIAL
6/12/73	DL
REFERRED TO	
Mr Maurice	

BOROUGH OF

Kingsburgh

MUNICIPALITEIT



MEMORANDUM

FROM: BOROUGH SECRETARY

TO : BOROUGH ENGINEER

REF : R/EO SVT & 1212 KB

DATE : 5th July 1973.

1. RETI OF LOT CO S.V.T.

2. LOT 1212 KINGSBURGH ←

The approved Conditions of Establishment in respect of the above two townships have been referred to Council and were NOTED, no action being necessary.

H.C. Maurico

H.C. Maurico
BOROUGH SECRETARY

032

T11/12 Contd.

c) It is noted that Condition A.14 makes no provision for conservancy tanks, It is suggested that this Condition be deleted and replaced by a clause to the effect that arrangements exist to the satisfaction of the local authority "for the provision and conduct of the following services:-

- (a) sanitary services; and
- (b) removal and disposal of refuse."

d) It is noted that the roads form part of the Remainder, being road servitudes over the Remainder. This is not acceptable and the road areas are required to be transferred to the Council in freehold.

T11/13 GRANT OF APPLICATION : SUBS 11 - 16 OF LOT 60 ST WINIFREDS TOWNSHIP

Grant of Application in respect of Subs 11 - 19 of Lot 60 St Winifreds Township was tabled and found to be in order.

NOTED

T11/14 GRANT OF APPLICATION : SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH

Grant of Application in respect of Sub 1 and Remainder of Lot 1212 Kingsburgh was tabled and found to be in order.

NOTED

B. E. Dept

T11/15 LOT 972 KINGSBURGH

Letter from the Private Townships Board giving notification of Hearing to be held in the Council Chamber at 9.30 a.m. on Tuesday 19th June 1973, was tabled and

NOTED.

T11/16 SUBS 1 - 4 OF LOT 33 KINGSBURGH : CERTIFICATE

Letter from Messrs Wall, Marriott, Paul & Borgen in regard to boundaries was tabled. The Borough Engineer reported that the beacons had been inspected and found to be correct.

RECOMMENDED: That the Surveyors be informed that it will be in order for the necessary certificates to be issued.

033

Private Bag No. 9018

Telephone No. 27011

Ext. 169



In your reply please quote:	
No. P.T.B.	11482
Your reference	

PRIVATE TOWNSHIPS BOARD—PROVINCE OF NATAL
 (Constituted under (Ordinance No. 27, 1949))

Natal Provincial Headquarters

Pietermaritz Street,

Pietermaritzburg

13 -6- 1973 197

The Town Clerk,
 P.O.Box 30,
 WINKLESPRUIT.

Borough Engineer
for T.P.

Dear Sir, SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH TOWNSHIP, SITUATE IN THE BOROUGH OF KINGSBURGH.

With reference to the above, I enclose for your information a copy of my letter of even date addressed to:

Messrs. Visick, Moodie, Campbell and Peberdy,
 P.O.Box 126,
 OVERPORT,
 Natal, together with a copy of the relevant plan.

Yours faithfully,

034
J. H. ...

CHIEF LAND SURVEYOR,
 PRIVATE TOWNSHIPS DIVISION.

GRANT OF APPLICATION

Telegraphic Address } Peeteebee
 Telegramadres }

Private Bag No. } 9018
 Privaatsak No. }

Telephone } No. 27011 Extn. }
 Telefoon } Bylyn } 169



PRIVATE TOWNSHIPS BOARD
 PRIVAATDORPERAAD
 (Constituted under Ordinance No. 27, 1949)
 (Gestig kragtens Ordonnansie No. 27, 1949)

In your reply please quote
 Vermeld in u antwoord asb.

No. P.T.B. 11482

Natal Provincial Headquarters,
 Natalse Provinsiale Hoofkwartier
 Pietermaritz Street,
 Pietermaritzstraat,
 Pietermaritzburg

Messrs. Visick, Moodie, Campbell and
 Peberdy,
 P.O.Box 126,
 OVERPORT, Natal.

13 -6- 1973

Dear Sir/s,

SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH TOWNSHIP, SITUATE IN THE
 BOROUGH OF KINGSBURGH.

With reference to your application K 191 dated 18th December, 1972,
 submitted on behalf of S. HERR
 for permission to lay out a private township on

Lot 1212 Kingsburgh held under Deed of Transfer 10643/1972 dated
 27th July, 1972.

under the provisions of the Town Planning Ordinance, No. 27 of 1949 (as amended), and for exemption from compliance with certain provisions of the Ordinance, I have to inform you that in terms of Section 18 thereof the Administrator has been pleased to grant your application in respect of the layout indicated on the accompanying plan PTB 11482, to which the conditions set out below refer, and to grant exemption, in terms of Section 33, from Sub-sections (3) and (4) of section 12, sections 21, 22 and 23 (1) of such Ordinance, subject to the following conditions, namely:

A. CONDITIONS OF ESTABLISHMENT:

1. The owner shall, within a period of two years from the date hereof, or within such further period as the Administrator may allow, lodge for approval with the Surveyor General diagrams relating to the proposed subdivision. Should the owner fail to lodge the diagrams with the Surveyor General within the said period of two years, or within such further period as the Administrator may allow, the granting of the application shall be deemed to have lapsed unless the Administrator condones such failure.

2. Prior to the declaration of the township provided for in Section 33 (4) of the Ordinance, the owner is to signify in writing to the Provincial Secretary formal acceptance of the conditions subject to which the application is granted and submit the fee of R. 4.00 prescribed by the Administrator under Section 74 (1), and no subdivision is to be registered before such declaration has been lodged with the Registrar of Deeds.

3. When the first registration is sought, a copy of this letter, which is signed by the Chief Land Surveyor, Private Townships Division, is to be lodged with the Registrar of Deeds, together with a print of the relative plan.

4. Prior to the issue of the declaration referred to in Condition 2 above, the owner shall lodge with the Provincial Secretary, for submission to and approval by the Administrator, a certificate from the Chairman, Natal Water Supply Advisory Board, Private Bag 9037, Pietermaritzburg, to the effect that arrangements to his satisfaction have been made for the provision and conduct of a water supply.

In the event of any dispute arising between the township owner and the local authority or the Regional Water Supply Corporation as the case may be, in regard to compliance with this condition, the township owner may appeal to the Administrator, whose decision shall be final.

A copy of the Directive dated the 5th October, 1965, is available on request.

20th July, 1971

5. An endowment of $2\frac{1}{2}$ per cent of the value of the said Subj. 1 and Remainder shall, upon disposal thereof, be paid by the owner to the Administrator in trust for the future/local authority in terms of Section 16 of Ordinance No. 27 of 1949.

6. An amount of $2\frac{1}{2}$ per cent of the value of the said Subj. 1 and Remainder shall, upon disposal thereof, be paid by the owner to the Administrator in terms of Section 16 (1) (f) of Ordinance No. 27 of 1949.

7. Prior to the declaration of the township the owner shall lodge with the Provincial Secretary for approval by the Administrator, a certificate from the local authority to the effect that arrangements to its satisfaction have been made for the disposal of sewage.

8. Prior to the declaration referred to in Condition 2 above, the owner shall lodge for approval by the Provincial Secretary, a certificate from the local authority to the effect that

- (a) no new subdivisional boundaries have been positioned other than in accordance with the provisions of the bylaws or town planning scheme in force within the relevant local authority area.
- (b) not more than 1 dwelling together with such outbuildings as are ordinarily used in conjunction therewith exists on any one proposed lot.
- (c) dilapidated buildings have been renovated and
- (d) unauthorised structures have been demolished.

provided that the certificate may stipulate that an agreement has been entered into between the applicant and the local authority exempting specified buildings under circumstances which must be stated by the local authority on the certificate.

B. CONDITIONS/...

036

B. CONDITIONS OF TITLE APPLICABLE TO:

SUB 1 AND REMAINDER.

1, 8m 1. The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of six feet from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

1, 8m 2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of six feet from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

3. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may, in connection with the formation of any street and owing to differences in level between the land the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the land, unless he shall elect, at his own cost, to build a retaining wall to the satisfaction of the local authority.

4. Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

Yours faithfully,

B. A. MCLEAN
CHIEF LAND SURVEYOR,
PRIVATE TOWNSHIPS DIVISION.

GH/AMV/

BOROUGH OF KINGSBURGH.

M E M O.

TO: TOWN CLERK,
KINGSBURGH.

FROM: BOROUGH ENGINEER,
KINGSBURGH.

7th June, 1973.

re: TOWN PLANNING.

X 1. SUB 1 and REMAINDER OF LOT 1212 KINGSBURGH.

*Grant of Application
already received*

(a) Proposed Draft Conditions - NO COMMENT.

(b) DRAFT CONDITIONS may be endorsed in order and returned to Chief Land Surveyor, together with Plan P.T.B. 11482.

2. SUB 1 and REMAINDER OF LOT 697 KINGSBURGH.

(a) Proposed Draft Conditions - NO COMMENT.

(b) DRAFT CONDITIONS may be endorsed in order and returned to Chief Land Surveyor, together with Plan P.T.B. 11541.

3. SUBS 11 - 16 OF LOT 60 ST. WINIFRED TOWNSHIP.

(a) GRANT OF APPLICATION - P.T.B. 11053 received.

(b) Condition A.12(a) has been complied with in that reference to the access strip has been omitted, as per letter dated 14/3/73, from the Town Clerk and notation on the Draft Conditions.

(c) Condition A.12(b) indicated on the Draft Conditions to exclude the requirement of the access strip being maintained, but not mentioned in the letter from the Town Clerk, dated 14/3/73, still includes the words " and access strip". Therefore Grant of Application in respect of Clause A.12(b) is not in accordance with Draft Conditions.

(d) Will it be necessary for this to be amended or can to be dealt with administratively.

FOR CONSIDERATION.

4. SUBS 1 - 4 OF LOT 33 KINGSBURGH.

Letter from Messrs. Wall, Marriott, Paul & Borgen in regard to boundaries.

The beacons have been inspected and found to be correct.

RECOMMEND that the Surveyors can issue the necessary certificate.

837

/Page 2.....

To: Town Clerk, Kingsburgh.

From: Borough Engineer, Kingsburgh.

4. SUBS 1 - 13 AND REMAINDER OF LOT 965 KINGSBURGH.

DRAFT CONDITIONS. - RETURNING DATE BY 15TH JUNE, 1973.

- (a) Paragraph 8 - area of subdivisions should read 1100m² and NOT 1000m².
 - (b) Heading for paragraph "C" of Draft Conditions should read Subs 1 - 13 and remainder and not 1 - 6, 12, 13 & remainder.
 - (c) Heading for Paragraph "D" of Draft Conditions should read 2 - 5, 12,13 and not 2,5,12 and 13.
 - (d) Paragraph 14 - re drainage and sewerage reticulation FOR NOTING ONLY.
 - (e) Draft Conditions are due to be returned by 15th June, 1973.
-

5. SUBS 1 & REMAINDER OF LOT 1 BUENA VISTA.

Proposed subdivision meets with Town Planning requirements and is recommended for approval.

E.M.DRAGE.
BOROUGH ENGINEER.

028

EmD

NATALSE PROVINSIALE
ADMINISTRASIE

PROVINSIALE GEBOU, PIETERMARITZSTRAAT
PIETERMARITZBURG



NATAL PROVINCIAL
ADMINISTRATION

PROVINCIAL BUILDINGS, PIETERMARITZ STREET,
PIETERMARITZBURG

TELEGRAPHIC ADDRESS

TELEGRAMADRES

"PEETEEBEE"

POSADRES: PRIVAATSAK

POSTAL ADDRESS: PRIVATE BAG 9018

Messrs. Visick, Moodie, Campbell, & Peberdy,
P.O.Box 126,
OVERPORT,
Natal.

TELEPHONE 2-7011 EXT. BYLYN 11482

REFERENCE NO.:- P.T.B.
VERWYSING NO.:-

and The Town Clerk,
P.O.Box 30, WINKLESPRUIT.

YOUR REFERENCE NO.:-
U VERWYSING NO.:-
- 9 - 5 - 1973

Dear Sir,

SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH TOWNSHIP, SITUATE IN
THE BOROUGH OF KINGSBURGH.

1. I forward herewith for comments two copies of the proposed draft conditions to be recommended by the Private Townships Board to the Administrator-in-Executive Committee in terms of Section 17 of the Town Planning Ordinance No. 27 of 1949 (as amended).
2. Comments should be made on one of the copies of the draft conditions and should be returned to this office together with the attached plan without endorsement.
3. The submission of fees under Condition A2 is not required at this stage.
4. If no reply is received from the Township owner personally within a period of six months, the application will lapse. The local authority is required to reply within one month.

BOROUGH OF KINGSBURGH	
RECEIVED 11/5/73	
ACKNOWLEDGED DATE 11/5/73.	INITIAL JG.
REFERRED TO B. Engineer	

Yours faithfully,

J. H. Hardman

CHIEF LAND SURVEYOR,
PRIVATE TOWNSHIPS DIVISION.

GCH/AMV/

B.T. I have no comment to make
T.A. 22/5/73

GRANT OF APPLICATION

Telegraphic Address } Peeteebie
 Telegramadres }

Private Bag No. } 9018
 Privaatsak No. }

Telephone } No. 27011 Extn. }
 Telefoon } Bylyn } 169



PRIVATE TOWNSHIPS BOARD
 PRIVAATDORPERAAD
 (Constituted under Ordinance No. 27, 1949)
 (Gestig kragtens Ordonnansie No. 27, 1949)

In your reply please quote
 Vermeld in u antwoord asb.

No. P.T.B. 11482

Natal Provincial Headquarters,
 Natalse Provinsiale Hoofkwartier

Pietermaritz Street,
 Pietermaritzstraat,

Pietermaritzburg

Messrs. Visick, Moodie, Campbell and
 Peberdy,
 P.O. Box 126,
 OVERPORT, Natal.

9 - 5 - 1973

Dear Sir/s,

SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH TOWNSHIP, SITUATE IN THE
 BOROUGH OF KINGSBURGH.

With reference to your application K 191 dated 18th December, 1972,
 submitted on behalf of S. HERR
 for permission to lay out a private township on

Lot 1212 Kingsburgh held under Deed of Transfer 10643/1972 dated
 27th July, 1972.

under the provisions of the Town Planning Ordinance, No. 127 of 1949 (as amended), and for exemption from compliance with certain provisions of the Ordinance, I have to inform you that in terms of Section 18 thereof the Administrator has been pleased to grant your application in respect of the layout indicated on the accompanying plan PTB 11482, to which the conditions set out below refer, and to grant exemption, in terms of Section 33, from Sub-sections (3) and (4) of section 12, sections 21, 22 and 23 (1) of such Ordinance, subject to the following conditions, namely:

A. CONDITIONS OF ESTABLISHMENT:

1. The owner shall, within a period of two years from the date hereof, or within such further period as the Administrator may allow, lodge for approval with the Surveyor General diagrams relating to the proposed subdivision. Should the owner fail to lodge the diagrams with the Surveyor General within the said period of two years, or within such further period as the Administrator may allow, the granting of the application shall be deemed to have lapsed unless the Administrator condones such failure.
2. Prior to the declaration of the township provided for in Section 33 (4) of the Ordinance, the owner is to signify in writing to the Provincial Secretary formal acceptance of the conditions subject to which the application is granted and submit the fee of R. 4.00 prescribed by the Administrator under Section 74 (1), and no subdivision is to be registered before such declaration has been lodged with the Registrar of Deeds.
3. When the first registration is sought, a copy of this letter, which is signed by the Chief Land Surveyor, Private Townships Division, is to be lodged with the Registrar of Deeds, together with a print of the relative plan.
4. Prior to the issue of the declaration referred to in Condition 2 above, the owner shall lodge with the Provincial Secretary, for submission to and approval by the Administrator, a certificate from the Chairman, Natal Water Supply Advisory Board, Private Bag 9037, Pietermaritzburg, to the effect that arrangements to his satisfaction have been made for the provision and conduct of a water supply.

In the event of any dispute arising between the township owner and the local authority or the Regional Water Supply Corporation as the case may be, in regard to compliance with this condition, the township owner may appeal to the Administrator, whose decision shall be final.

A copy of the Directive dated the 5th October, 1965, is available on request.

20th July, 1971

5. An endowment of $2\frac{1}{2}$ per cent of the value of the said Subj. 1 and Remainder shall, upon disposal thereof, be paid by the owner to the Administrator in trust for the future/local authority in terms of Section 16 of Ordinance No. 27 of 1949.

6. An amount of $2\frac{1}{2}$ per cent of the value of the said Subj. 1 and Remainder shall, upon disposal thereof, be paid by the owner to the Administrator in terms of Section 16 (1) (f) of Ordinance No. 27 of 1949.

7. Prior to the declaration of the township the owner shall lodge with the Provincial Secretary for approval by the Administrator, a certificate from the local authority to the effect that arrangements to its satisfaction have been made for the disposal of sewage.

8. Prior to the declaration referred to in Condition 2 above, the owner shall lodge for approval by the Provincial Secretary, a certificate from the local authority to the effect that

- (a) no new subdivisional boundaries have been positioned other than in accordance with the provisions of the bylaws or town planning scheme in force within the relevant local authority area.
- (b) not more than ~~one~~ ^{DRAFT} dwelling together with such outbuildings as are ordinarily used in conjunction therewith exists on any one proposed lot.
- (c) dilapidated buildings have been renovated and
- (d) unauthorised structures have been demolished.

provided that the certificate may stipulate that an agreement has been entered into between the applicant and the local authority exempting specified buildings under circumstances which must be stated by the local authority on the certificate.

041

B. CONDITIONS/...

CONDITIONS OF TITLE APPLICABLE TO:

SUB 1 AND REMAINDER.

1, 8m 1. The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of ~~six~~ feet from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

1, 8m 2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of ~~six~~ feet from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

3. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may, in connection with the formation of any street and owing to differences in level between the land the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the land, unless he shall elect, at his own cost, to build a retaining wall to the satisfaction of the local authority.

4. Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

Yours faithfully,

CHIEF LAND SURVEYOR,
PRIVATE TOWNSHIPS DIVISION.

GH/AMV/

042

GRANT OF APPLICATION

Telegraphic Address } Peeteebec
 Telegramadres }

Private Bag No. } 9018
 Privaatsak No. }

Telephone } No. 27011 Extn. }
 Telefoon } Bylyn } 169



PRIVATE TOWNSHIPS BOARD
 PRIVAATDORPERAAD
 (Constituted under Ordinance No. 27, 1949)
 (Gestig kragtens Ordonnansie No. 27, 1949)

In your reply please quote
 Vermeld in u antwoord asb.

No. P.T.B. 11482

Natal Provincial Headquarters,
 Natalse Provinsiale Hoofkwartier
 Pietermaritz Street,
 Pietermaritzstraat,
 Pietermaritzburg

Messrs. Visick, Moodie, Campbell and
 Peberdy,
 P.O.Box 126,
 OVERPORT, Natal.

69-5-1973

Dear Sir/s,

SUB 1 AND REMAINDER OF LOT 1212 KINGSBURGH TOWNSHIP, SITUATE IN THE
 BOROUGH OF KINGSBURGH.

With reference to your application K 191 dated 18th December, 1972,
 submitted on behalf of S.HERR
 for permission to lay out a private township on

Lot 1212 Kingsburgh held under Deed of Transfer 10643/1972 dated
 27th July, 1972.

under the provisions of the Town Planning Ordinance, No. 27 of 1949 (as amended), and for exemption from compliance with certain provisions of the Ordinance. I have to inform you that in terms of Section 18 thereof the Administrator has been pleased to grant your application in respect of the layout indicated on the accompanying plan PTB 11482, to which the conditions set out below refer, and to grant exemption, in terms of Section 33, from Sub-sections (3) and (4) of section 12, sections 21, 22 and 23 (1) of such Ordinance, subject to the following conditions, namely:

A. CONDITIONS OF ESTABLISHMENT:

1. The owner shall, within a period of two years from the date hereof, or within such further period as the Administrator may allow, lodge for approval with the Surveyor General diagrams relating to the proposed subdivision. Should the owner fail to lodge the diagrams with the Surveyor General within the said period of two years, or within such further period as the Administrator may allow, the granting of the application shall be deemed to have lapsed unless the Administrator condones such failure.
2. Prior to the declaration of the township provided for in Section 33 (4) of the Ordinance, the owner is to signify in writing to the Provincial Secretary formal acceptance of the conditions subject to which the application is granted and submit the fee of R.4.00 prescribed by the Administrator under Section 74 (1), and no subdivision is to be registered before such declaration has been lodged with the Registrar of Deeds.
3. When the first registration is sought, a copy of this letter, which is signed by the Chief Land Surveyor, Private Townships Division, is to be lodged with the Registrar of Deeds, together with a print of the relative plan.
4. Prior to the issue of the declaration referred to in Condition 2 above, the owner shall lodge with the Provincial Secretary, for submission to and approval by the Administrator, a certificate from the Chairman, Natal Water Supply Advisory Board, Private Bag 9037, Pietermaritzburg, to the effect that arrangements to his satisfaction have been made for the provision and conduct of a water supply.

In the event of any dispute arising between the township owner and the local authority or the Regional Water Supply Corporation as the case may be, in regard to compliance with this condition, the township owner may appeal to the Administrator, whose decision shall be final.

A copy of the Directive dated the 5th October, 1965, is available on request.

20th July, 1971

5. An endowment of $2\frac{1}{2}$ per cent of the value of the said Subj. 1 and Remainder shall, upon disposal thereof, be paid by the owner to the Administrator in trust for the future/local authority in terms of Section 16 of Ordinance No. 27 of 1949.
6. An amount of $2\frac{1}{2}$ per cent of the value of the said Subj. 1 and Remainder shall, upon disposal thereof, be paid by the owner to the Administrator in terms of Section 16 (1) (f) of Ordinance No. 27 of 1949.

7. Prior to the declaration of the township the owner shall lodge with the Provincial Secretary for approval by the Administrator, a certificate from the local authority to the effect that arrangements to its satisfaction have been made for the disposal of sewage.

8. Prior to the declaration referred to in Condition 2 above, the owner shall lodge for approval by the Provincial Secretary, a certificate from the local authority to the effect that

- (a) no new subdivisional boundaries have been positioned other than in accordance with the provisions of the bylaws or town planning scheme in force within the relevant local authority area.
- (b) not more than 1 dwelling together with such outbuildings as are ordinarily used in conjunction therewith exists on any one proposed lot.
- (c) dilapidated buildings have been renovated and
- (d) unauthorised structures have been demolished.

provided that the certificate may stipulate that an agreement has been entered into between the applicant and the local authority exempting specified buildings under circumstances which must be stated by the local authority on the certificate.

B. CONDITIONS/...

B. CONDITIONS OF TITLE APPLICABLE TO:

SUB 1 AND REMAINDER.

1, 8m 1. The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of six feet from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension. Maintenance shall include trimming, cutting or otherwise dealing with trees so as to prevent interference with the electric wires.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

1, 8m 2. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of six feet from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

3. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may, in connection with the formation of any street and owing to differences in level between the land the street, be deemed necessary by the local authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the land, unless he shall elect, at his own cost, to build a retaining wall to the satisfaction of the local authority.

4. Where two or more pieces of land subject to similar conditions imposed at the instance of the Administrator are consolidated, such conditions shall apply to the consolidated area as a whole.

Yours faithfully,

CHIEF LAND SURVEYOR,
PRIVATE TOWNSHIPS DIVISION.

GH/AMV/

045

PLAN OF PROPOSED SUBDIVISION OF

P. T. B. 11482

LOT 1212 KINGSBURGH

BOROUGH OF KINGSBURGH

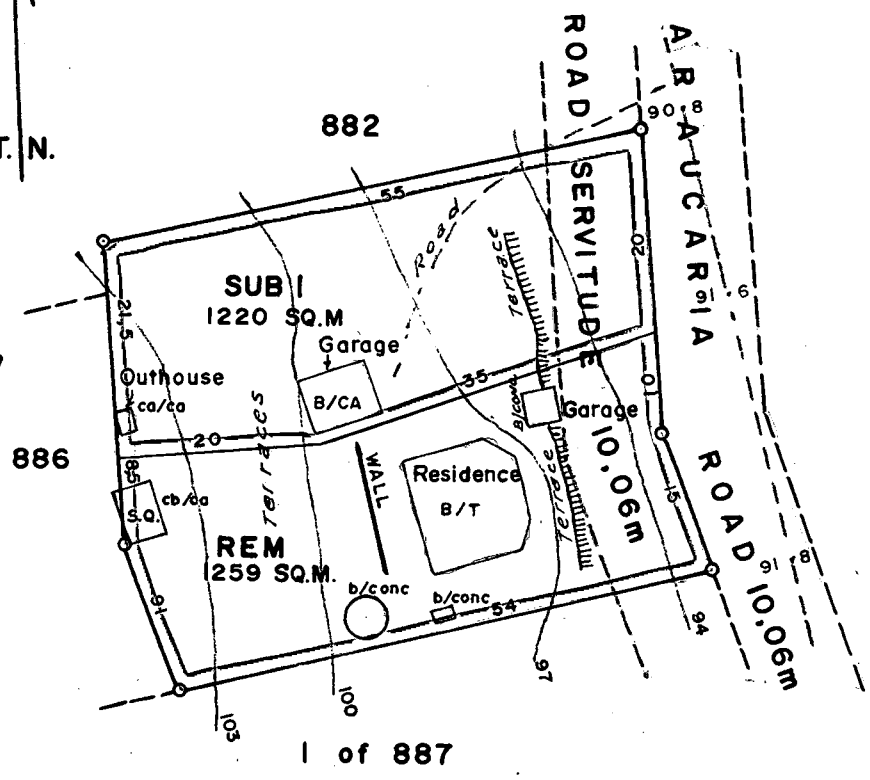
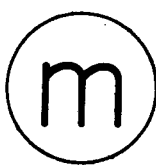
COUNTY OF DURBAN

PROVINCE OF NATAL

SCALE 1:750

27-12-1972
 PIETERMARITZBURG
 PRIVAATDORPAGTING

USAGE : SPECIAL RESIDENTIAL
 RACE : EUROPEAN
 OWNER : STANLEY HERR
 DEED : C.C.T. N° 11745 / 66
 DIAGRAM : S.G.N° 1843 / 66



NOTE :
 DIMENSIONS ARE APPROXIMATE
 AND SUBJECT TO AMENDMENT
 ON FINAL SURVEY.

PREPARED BY

000.046
Mundy

VISICK MOODIE CAMPBELL & PEBERDY.

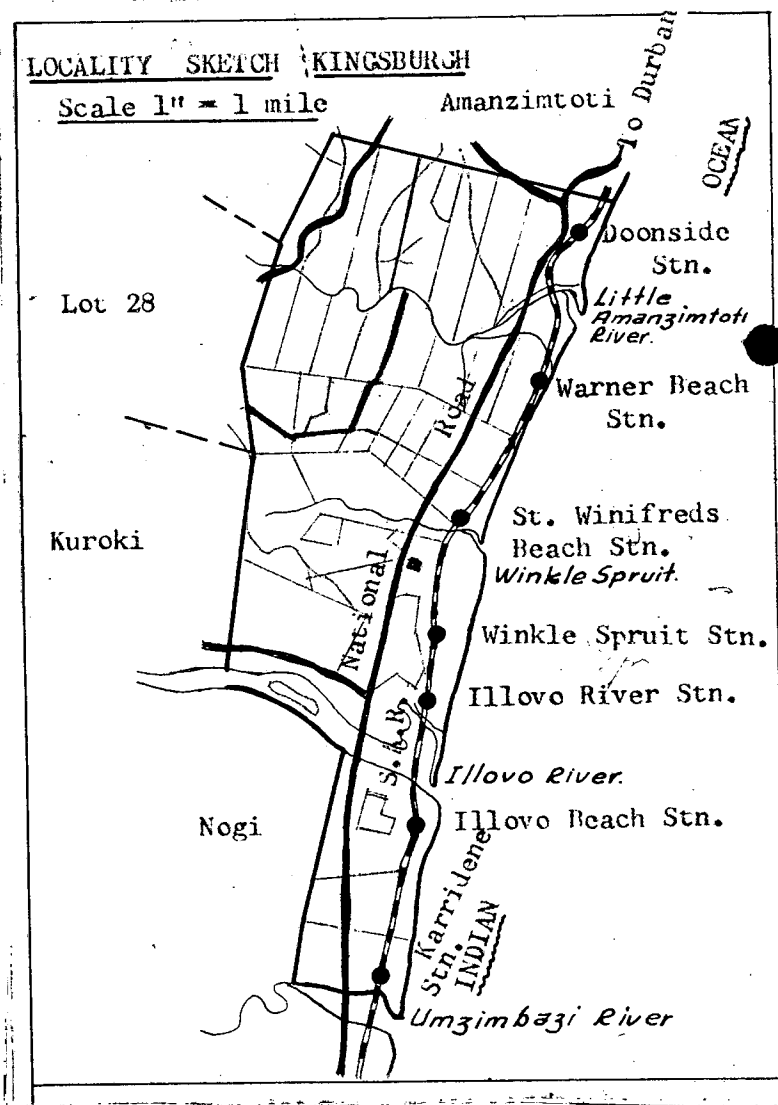
LAND SURVEYORS TOWNSHIP & AERIAL
 SURVEY CONSULTANTS
 DURBAN

SEPTEMBER 1972
 Amended : NOVEMBER 1972

REF. K.191

LOCALITY SKETCH KINGSBURGH

Scale 1" = 1 mile



/PB/1212 K.B.

6th February, 1973.

Messrs. Visick, Moodie, Campbell & Peberdy,
P.O. Box 126,
DURPORT.....Durban.

Dear Sirs,

re: Proposed Subdivision of Lot 1212 Kingsburgh.

In reply to your letter reference K.191 dated 13th December, 1972, we have pleasure in returning herewith plan of proposed subdivision which has been approved by Council as indicated on the reverse side thereof.

Town Planning Certificate is forwarded herewith.

Yours faithfully,

E. M. D.

E. M. DRAGE.
BOROUGH ENGINEER.

048

C11/6/d Contd.

- (ii) Proposed Subdivision of Lot 1212 Kingsburgh - Item T6/5 1212 KB

Recommendation 'a' was adopted and in respect of 'b' it was

RESOLVED: That the Council grant relaxation of the side space in respect of the new boundary where it passes close to the garage on Sub 1 (approximately 1 metre).

- (iii) Lot 207 Kingsburgh : Rezoning - Item T6/8 207 KB

Clr Fisher-Hill briefly outlined the background to this item and in view thereof Clr Yates recused himself and left the Meeting.

RESOLVED: That application be again made to the Authorities for rezoning the property 'Limited Commercial'.

Clr Yates returned to the Meeting.

- (iv) Warner Beach Hotel : Right-of-Way - Item T6/9 508 KB

RESOLVED: That the applicant be advised to approach the owners of the 3 cottages which gain access from the right-of-way in order to establish their views on the proposed changing in position of the right-of-way and that he submit these together with a further plan, drawn by a land surveyor, showing the correct dimensions of the buildings, parking space, boundary lines and width of the right-of-ways (proposed and existing) to Council for consideration.

- (v) Proposed Acquisition of Road Servitude : Lot 1217 Kingsburgh - Item T6/11 1217 KB

AGREED: That this matter be referred back to the Town Planning Committee.

- (vi) Stormwater Culvert under Almond Road : McKrohills (Pty) Ltd: Proposed Road over Sub 2 of Lot 970 Kingsburgh - Item T6/12 2/970 KB

His Worship the Mayor and Clr Meyeridricks recused themselves during consideration of this item and left the Meeting, the Deputy Mayor assuming the Chair.

The Town Clerk read a letter from Council's Consulting Engineers, Messrs Kantey, Wilson and Wright in which it was confirmed that the proposed stormwater pipe would drain into a natural water course and Council could indemnify McKrohills (Pty) Ltd against any claims for damage resulting from the stormwater flow. He also informed the Meeting that Mr Krogh, of McKrohills, had interviewed him and indicated that he would be willing to deposit the necessary sum to cover the costs should Council see its way clear to constructing the culvert.

RESOLVED: That the Indemnity be issued and that the work be undertaken by Council after the necessary sum has been deposited by Messrs McKrohills.

Report from the Technical Assistant was RECEIVED and ADOPTED.

Letter from Messrs Visick, Moodie, Campbell and Perberdy, together with Indemnity signed by Mr S. Herr were read.

AGREED:

- a) That the Indemnity signed by the owner, Mr S. Herr, to the effect that the garage on the proposed Remainder of Lot 1212 will remain at the will and pleasure of Council, be accepted;
- b) That relaxation of the side space in respect of the new boundary where it passes close to the garage on Sub 1 (approximately 1 metre) be CONSIDERED BY COUNCIL.

COUNCIL 31/1/73. Item.2. Council grants relaxation of side space in respect of the new boundary where it passes close to the garage on Sub 1 (approximately 1 metre).

T.P.C. 23.1.73.

T6/2

WARNER BEACH GARAGE : LOT 521 KINGSBURGH (Item W4/3 refers) 521 KB

Clr Meyeridricks recused himself and left the Meeting.

The Town Clerk read a letter and tabled a plan from Messrs Caesar Design.

The Chief Traffic Officer reported that the proposed layout would be an improvement to the present system. After further discussion, it was

AGREED: That an inspection in loco be carried out before a decision is reached.

Clr Meyeridricks returned to the Meeting.

T.P.C.

23.1.75.

Scanned copy

BOROUGH OF KINGSBURGH.

TO: TOWN CLERK,

FROM: TECHNICAL ASSISTANT.

18th January, 1973.

re: Proposed Subdivision of Lot 1212 Kingsburgh.

Amended layout has been received

Lot Control.

Regular shaped lots and are not less than 1100m². Depth of lots in relation to frontage do not exceed 4 : 1.

Frontages are not less than 18 m. wide.

Roads:

Gradients and dimensions in order.

Stormwater Drainage.

The usual 2 m. stormwater servitudes to be provided around each boundary excepting the front boundary.

Existing Buildings.

1. Distances from boundaries of existing buildings not shown.
2. Outbuildings on boundaries to be demolished or an agreement entered into with the Council for them to remain at the Council's pleasure, except where they have a 3,05m side space.

In respect of the above, Council (Town Planning Committee) of 16th October, 1972, recommended:-

"that the dividing boundary was undesirable and should be straightened. It was suggested that when the applicant re-submitted his application he apply for a nil side space on the garage situated on Sub 1 and that he sign an indemnity to the effect that the garage on the Remainder would remain at the will and pleasure of Council."

The re-submitted plan shows amendment of boundaries and the Surveyor's write:-

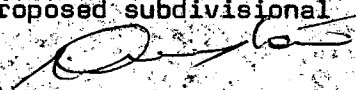
"In making this re-application, we have to apply for relaxation of the minimum permissible side space in respect of the new boundary where it passes close to the garage on Sub 1. This side space is reflected on the plan as being about 1 metre - a nil side space would produce too large a disparity in the areas of Sub 1 and Rem, the East and West arms of the new boundary being fixed and determined by the positions of the existing buildings."

"An indemnity, signed by the owner, is also enclosed."

In my opinion the amendment is acceptable.

Servitudes:

A 10,06 metre servitude is shown on the S.G. Plan. The further 10,06 metre servitude as shown on the applicant's proposed subdivisional plan has not as far as I know been registered.


D. LOXTON,
TECHNICAL ASSISTANT.

VISICK, MOODIE, CAMPBELL & PEBERDY

LAND SURVEYORS - LANDMETERS
ENGINEERING SURVEYORS - INGENIEUROPMETERS
TOWNSHIP & AERIAL SURVEY - RAADGEWENDE DORPBEPLANNERS
CONSULTANTS & LUGFOTO-OPMETERS

P.O. BOX } 126 OVERPORT. TEL. 886931/2
POSBUS } NATAL
TEL. AD.: PLANAIR

641 Ridge Road (2nd. Floor)

Durban

13th. December 1972

OUR REF. K/191
ONS VERW.

YOUR REF. /PB/1212 K.B.
U VERW.

The Town Clerk,
Borough of Kingsburgh,
P. O. Box 30,
WINKLESPRUIT.
Natal.

BOROUGH OF KINGSBURGH	
RECEIVED 19/12/72	
ACKNOWLEDSED DATE 19/12/72	INITIAL JK.
REFERRED TO Engineer	

Dear Sir,

Proposed Subdivision of Lot 1212, Kingsburgh

We refer to your letter of 21st. ultimo, and now re-apply for the above, in terms of your letter.

An indemnity, signed by the owner, is also enclosed.

In making this re-application, we have to apply for relaxation of the minimum permissible side space in respect of the new boundary where it passes close to the garage on Sub 1. This side space is reflected on the plan as being about 1 metre - a nil side space would produce too large a disparity in the areas of Sub 1 and Rem, the East and West arms of the new boundary being fixed and determined by the positions of the existing buildings.

We trust this new proposal will meet with your Council's approval.

Yours faithfully,

VISICK, MOODIE, CAMPBELL & PEBERDY.

Amended plans
sent under
separate cover
15/12/72

053

VISICK, MOODIE, CAMPBELL & PEBERDY

LAND SURVEYORS - LANDMETERS
ENGINEERING SURVEYORS - INGENIEUROPMETERS
TOWNSHIP & AERIAL SURVEY - RAADGEWENDE DORPBEPLANNERS
CONSULTANTS & LUGFOTO-OPMETERS

P.O. BOX } 126 OVERPORT, TEL. 886931/2
POSBUS } NATAL
TEL. AD.: PLANAIR

641 Ridge Road (2nd. Floor)
Durban

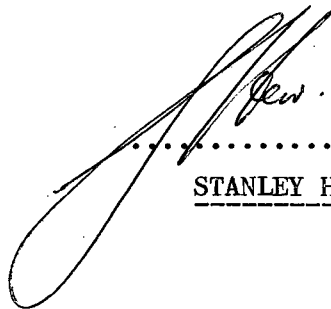
OUR REF.
ONS VERW.

YOUR REF.
U VERW.

I N D E M N I T Y

I, Stanley Herr, being the registered owner of Lot 1212 Kingsburgh, Borough of Kingsburgh, County of Durban, Natal, hereby undertake as follows :-

Subject to my current application to subdivide Lot 1212 being successful, I agree that the garage situated on the proposed Remainder of Lot 1212 will remain, at the will and pleasure of the Council of the Borough of Kingsburgh.



.....
STANLEY HERR

Date :- 5/12/72
.....

054

VISICK, MOODIE, CAMPBELL & PEBERDY
Land Surveyors, Township and Aerial
Survey Consultants

P.O. Box 126, Overport. Natal.
Telephone: 886931/2

BOROUGH OF KINGSBURGH

2nd Floor, Braby House,
641 Ridge Road, Durban.

Our Ref:K. 191

Borough of Kingsburgh,
P.O. Box 30,
WINKLESPRUIT.

RECEIVED	
18/12/72	
DATE	INITIALS
18/12/72	MS
REFERRED TO	
Engineer	

15th December, 1972.

Dear Sir,

re: Proposed Subdivision of Lot 1212 Kingsburgh

We submit herewith 3 prints of the above, in terms of Sect. 33 of the Town Planning Ordinance No. 27 of 1949. Please endorse two of the prints with your approval, or comments, and return them both to us at your earliest convenience, together with your Town Planning Certificate.

Yours faithfully,

W. Bedford

W VISICK, MOODIE, CAMPBELL & PEBERDY.

PLAN OF PROPOSED SUBDIVISION OF

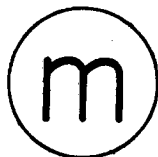
LOT 1212 KINGSBURGH

BOROUGH OF KINGSBURGH

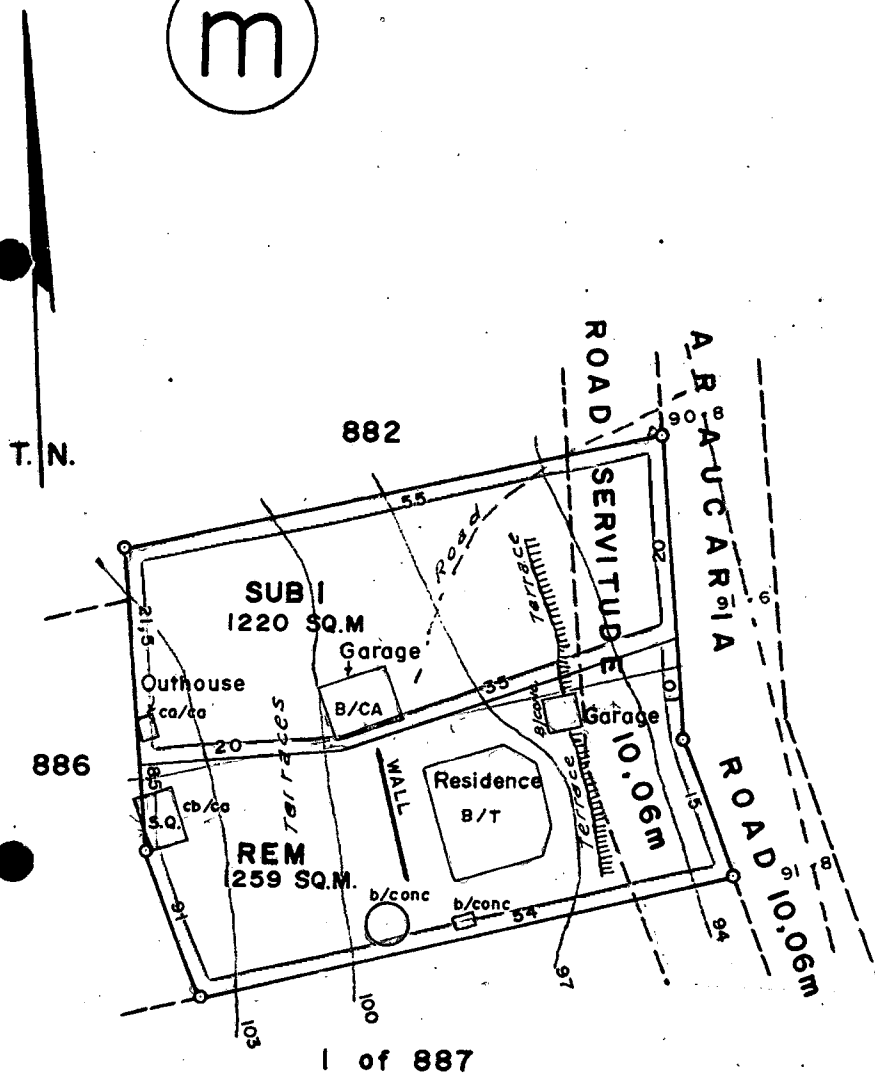
COUNTY OF DURBAN

PROVINCE OF NATAL

SCALE 1:750



USAGE : SPECIAL RESIDENTIAL
RACE : EUROPEAN
OWNER : STANLEY HERR
DEED : C.C.T. N° 11745 / 66
DIAGRAM : S.G. N° 1843 / 66



NOTE :
DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO AMENDMENT
ON FINAL SURVEY.

PREPARED BY

Handwritten signature 056

VISICK MOODIE CAMPBELL & PEBERDY

LAND SURVEYORS TOWNSHIP & AERIAL

SURVEY CONSULTANTS

DURBAN

SEPTEMBER 1972

Amended: NOVEMBER 1972

REF. K.191

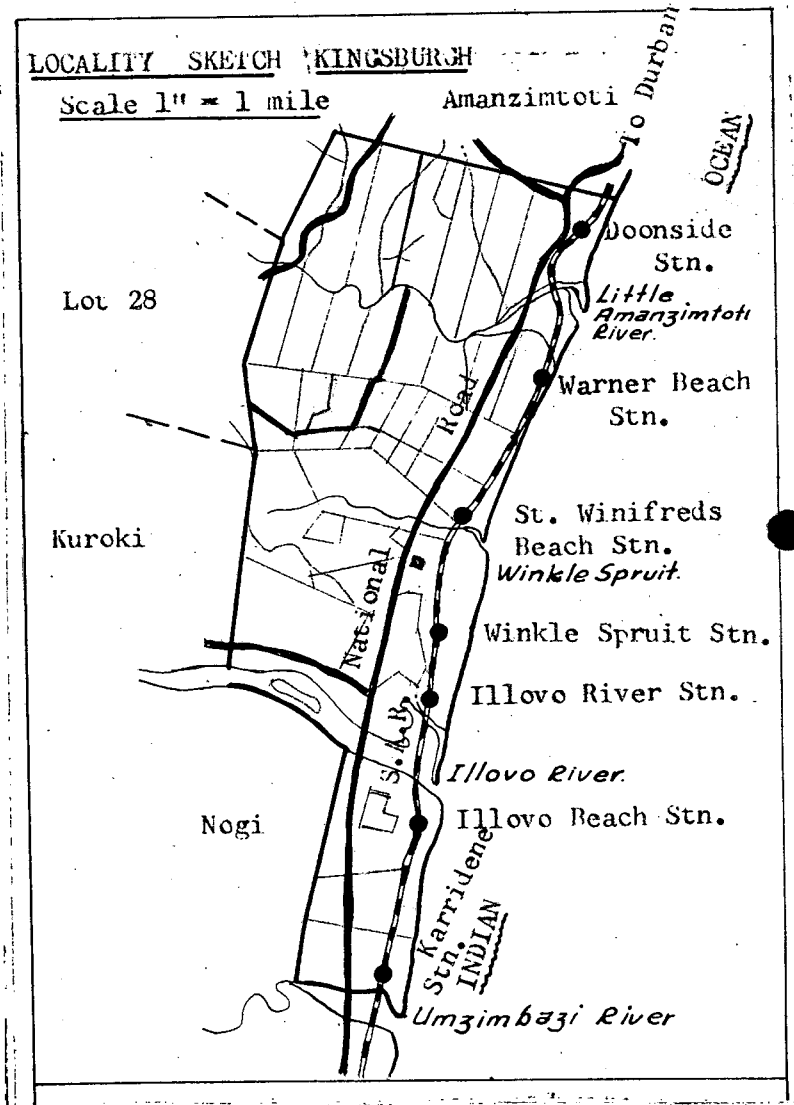
THIS LOCAL AUTHORITY HAS THE FOLLOWING COMMENTS TO MAKE:

The subdivision is approved by Council 31st January, 1973, subject to the consent of the administrator being obtained for the subdivision before building operations are commenced.

1. An Indemnity signed by the owner, to the effect that the garage on the proposed Remainder of Lot 1212 Kingsburgh will remain at the will and pleasure of Councilis accepted.
2. Council grants relaxation of side space in respect of the new boundary where it passes close to the garage on Sub 1 (approximately 1 metre).

E. M. Drage

E. M. DRAGE.
BOROUGH ENGINEER.



057

The Chief Traffic Officer then left the Meeting.

T6/3 PROPOSED PRIVATE TOWNSHIP ON LOT 972 KINGSBURGH 972 KB

Letters from the Chief Land Surveyor (dated 16th January 1973) and Messrs Cliff, Harvey and Partners (dated 22nd January 1973) were read.

AGREED:

- a) That this item be REFERRED back to the next Meeting in order to give the Technical Assistant an opportunity to report on the proposed township;
 - b) That the Chief Land Surveyor be advised that Council does not require sites for cemetery and/or refuse disposal purposes.
-

At this stage the Mayor excused himself and left the Meeting. Clr Fisher-Hill was thereupon elected Chairman and assumed the Chair.

T6/4 PROPOSED SUBS 1 AND 2 OF LOT 1027 KINGSBURGH 1027 KB

Report of the Technical Assistant was RECEIVED and ADOPTED.

RESOLVED TO RECOMMEND: That the owner of the property, Mr C.T. Boyd, be advised that he must produce written authority from Province regarding the retention of the Old National Road before the matter can be further considered by Council.

T6/5 PROPOSED SUBDIVISION OF LOT 1212 KINGSBURGH 1212 KB ✓

Report from the Technical Assistant was RECEIVED and ADOPTED.

Letter from Messrs Visick, Moodie, Campbell and Perberdy, together with Indemnity signed by Mr S. Herr were read.

AGREED:

- a) That the Indemnity signed by the owner, Mr S. Herr, to the effect that the garage on the proposed Remainder of Lot 1212 will remain at the will and pleasure of Council, be accepted;
 - b) That relaxation of the side space in respect of the new boundary where it passes close to the garage on Sub 1 (approximately 1 metre) be CONSIDERED BY COUNCIL. } granted by Council 31/1/73
-

/PB/1212 K.B.

21st November, 1972.

Messrs. Visick, Moodie, Campbell & Peadar,
P.O. Box 126,
OVERPORT,.....Durban.....Natal.

Dear Sirs,

re: Proposed Subdivision of Lot 1212 Kingsburgh.

In reply to your letter of the 5th October, 1972, in respect of the above, we would advise that your application was placed before Council who is of the opinion that the dividing boundary is undesirable and should be straightened.

The suggestion is that the application should be re-submitted to comply with the foregoing suggestion and at the time of re-application you apply for a "Nil side space" on the garage situated on Sub 1 and that your client sign an indemnity to the effect that the garage on the Remainder would remain at the will and pleasure of Council.

We return two copies of your original application and the usual Town Planning Certificate will be given with your new application.

Yours faithfully,



D. LOXTON.
TECHNICAL ASSISTANT.

PLAN OF PROPOSED SUBDIVISION OF

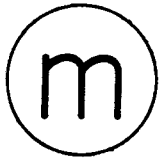
LOT 1212 KINGSBURGH

BOROUGH OF KINGSBURGH

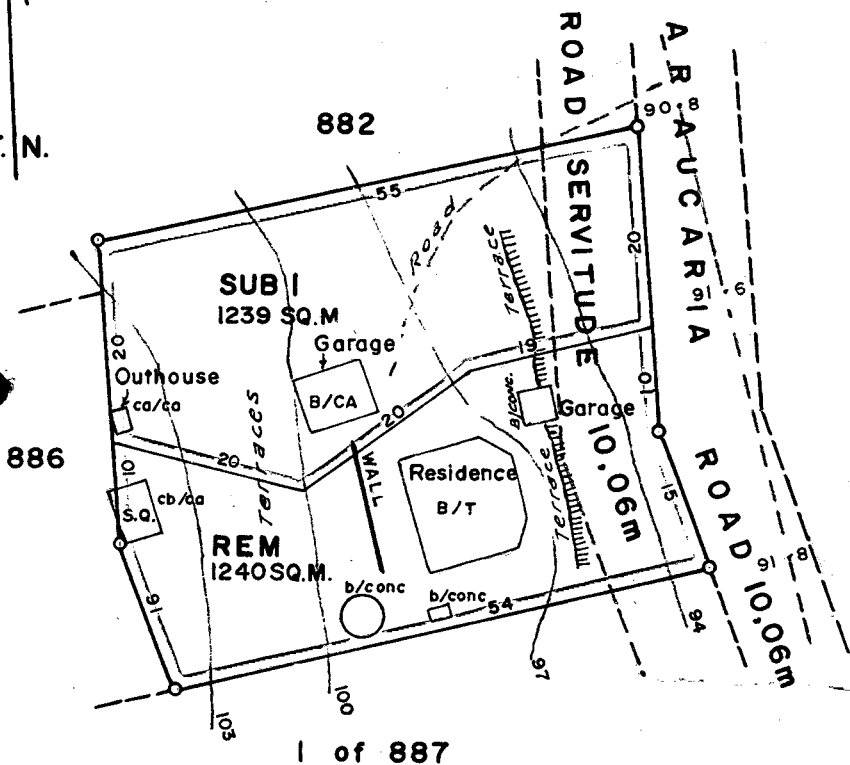
COUNTY OF DURBAN

PROVINCE OF NATAL

SCALE 1:750



USAGE : SPECIAL RESIDENTIAL
RACE : EUROPEAN
OWNER : STANLEY HERR
DEED : C.C.T. N° 11745 / 66
DIAGRAM : S.G. N° 1843 / 66



NOTE :
DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO AMENDMENT
ON FINAL SURVEY.

PREPARED BY 80

VISICK MOODIE CAMPBELL & PEBERDY.

LAND SURVEYORS TOWNSHIP & AERIAL

SURVEY CONSULTANTS

DURBAN

SEPTEMBER 1972

REF. K.191

TOWN PLANNING COMMITTEE HELD ON 16TH OCTOBER 1972

T2/2

SUBDIVISION OF LOT 1212 KINGSBURGH

Letter from Visick, Moodie, Campbell & Perberdy was read. The report of the Technical Assistant was tabled and noted.

The Committee was of opinion that the dividing boundary was undesirable and should be straightened. It was suggested that when the applicant resubmitted his application he apply for a nil side space on the garage situated on Sub 1 and that he sign an indemnity to the effect that the garage on the Remainder would remain at the will and pleasure of Council.

The Town Clerk was requested to have the road servitudes in Araucaria Road registered.

Held over,
per Town
Clerk.

061

BOROUGH OF KINGSBURGH

REPORTS BY THE TECHNICAL ASSISTANT
FOR THE TOWN PLANNING COMMITTEE

1. SUBDIVISION OF LOT 1212 KINGSBURGH

Lot Control

Regular shaped lots and are not less than 1100 m². Depth of lots in relation to frontage do not exceed 4 : 1.

Frontages are not less than 18 m. wide.

Roads

Gradients and dimensions in order.

Stormwater Drainage

The usual 2 m. stormwater servitudes to be provided around each boundary excepting the front boundary.

Existing Buildings

1. Distances from boundaries of existing buildings not shown.
2. Outbuildings on boundaries to be demolished except where they have a 5,05 m. side space.

Roads Continued

A 10,06 m. servitude is shown on the S.G. Plan. A further 10,06 m. servitude as shown on the applicant's proposed subdivisional plan has not as far as I know been registered.

2. PROPOSED SUBS 1 - 3 AND REM OF LOT 1169 KINGSBURGH

Report attached.

3. PROPOSED SUBS 1 - 13 & REM OF LOT 965 KINGSBURGH AND PROPOSED SUBS 1 - 16 AND R. OF LOT 966 KINGSBURGH

The roads on the two subdivisional plans conform to the general road layout as shown on the general plan 1 : 2500 which will be displayed at the meeting.

It is pointed out that these are two separate subdivisions and the developer is not obliged to create open space.

- (1 ha/100 lots - Parkland)
- (1 ha/100 lots - Schools)
- ($\frac{1}{2}$ ha/100 lots - local authority)

4. SUBS 1 - 23 OF LOT 972 KINGSBURGH

1. 8,53 Flare on corner of Almond and Northway Road (Sub 18) for reconsideration as the minutes are not clear as to whether this was required.

2. Road widening to 18 m. can only take place on 972 as no road widening can take place on approved plan of subdivision 970.
 3. In the event of a subdivision of 971 this 18 m. road would be an access.
 4. A temporary 27 m. turning circle would be required on Lot 7 of 972.
 5. The lot areas affected by the widening must not be less than 1100 m².
 6. Amended print of the proposed intersection will be available at the meeting.
-

5. BLACK TOP ROAD : SUB 2 OF LOT 970 - DIMPLE LEA ROAD

The cost of surfacing, kerbing and stormwater reticulation will amount to approximately R4000.

6. INTERSECTION RECONSTRUCTED OCEAN VIEW & LINK ROADS

From information received from Jeffares and Green the road is to be widening to the suggested amount in a few weeks time.

7. INTERSECTION STOCKDALE & LINK ROADS

The necessary cutting of the bank to increase visibility will be undertaken when the work on Ocean View Road is started.

063

VISICK, MOODIE, CAMPBELL & PEBERDY

LAND SURVEYORS - LANDMETERS
ENGINEERING SURVEYORS - INGENIEUROPMETERS
TOWNSHIP & AERIAL SURVEY - RAADGEWENDE DORPBEPLANNERS
CONSULTANTS & LUGFOTO-OPMETERS

P.O. BOX } 126 OVERPORT, TEL. 886931/2
POSBUS } NATAL
TEL. AD.: PLANAIR

641 Ridge Road (2nd. Floor)

Durban

5th. October 1972

OUR REF. K/191
ONS VERW.

YOUR REF.
U VERW.

The Town Clerk,
Borough of Kingsburgh,
P. O. Box 30,
WINKLESPRUIT.

Dear Sir,

Proposed Subdivision of Lot 1212
Kingsburgh.

We are submitting herewith an application to subdivide the above property.

In examining the proposals, it should be noted that the residence on Rem, and the garage on the proposed Sub 1, are 5,5 metres apart. We thus request your Council's consent to permit the subdivisional boundary to be closer to the residence than the minimum stipulated. Our proposal is to position it 3 metres from the garage on proposed Sub 1, and 2,5 metres from the residence on Rem.

The road servitude over Lot 1212 is completely occupied by garden etc., the made-up road being East of it, as indicated on the plan.

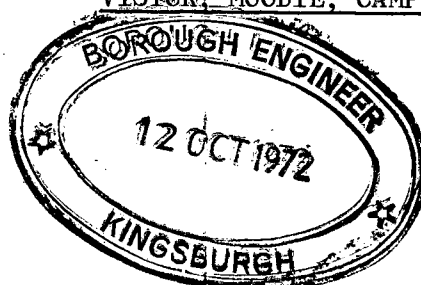
Yours faithfully,

Almudena

BOROUGH OF KINGSBURGH	
RECEIVED 12/10/72	
ACKNOWLEDGED DATE 12/10/72	INITIAL OU.
REFERRED TO <i>Engineer</i>	

App. form & prints
sent under separate
cover. 5/10/72

VISICK, MOODIE, CAMPBELL & PEBERDY.



VISICK, MOODIE, CAMPBELL & PEBERDY
Land Surveyors, Township and Aerial
Survey Consultants

P.O. Box 126, Overport. Natal.

Telephone: 886931/2

2nd Floor, Braby House,
641 Ridge Road, Durban.

Our Ref: K. 191

The Borough of Kingsburgh,
P.O. Box 30,
WINKLESPRUIT.

5th October, 1972.

Dear Sir,

re: Proposed Subdivision of Lot 212 Kingsburgh

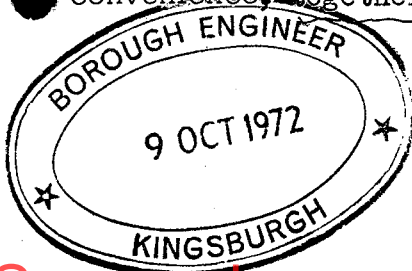
BOROUGH OF KINGSBURGH	
RECEIVED 6/10/72	
ACKNOWLEDGED DATE 6/10/72	INITIAL OU
REFERRED TO Engineer	

We submit herewith 3 prints of the above, in terms of Sect. 33 of the Town Planning Ordinance No. 27 of 1949. Please endorse two of the prints with your approval, or comments, and return them both to us at your earliest convenience, together with your Town Planning Certificate.

Yours faithfully,

W. S. S. S.

Per VISICK, MOODIE, CAMPBELL & PEBERDY.



085

Scanned copy

natal dup

DENIS MAYNARD MEUMANN, B.A., LL.B.
ROBERT FINDLAY WHITE, B.A., LL.B.

MEUMANN & WHITE

Attorneys, Notaries, Conveyancers
Administrators of Estates

Telegrams: "Witman"

Telephone 64741

P.O. BOX 3755

12 HARFIELD HOUSE
20 FIELD STREET, DURBAN

Also at Permanent Bldgs.
Amanzimtoti
Phone 02-3644

Our Ref. CONVEYANCING/NM

Your Ref.

29th May, 1972.

The Town Clerk,
Rates Section,
Borough of Kingsburgh,
P.O. Box 30,
WINKLESPRUIT.

Dear Sir,

re: Transfer B.S. Florence to S. Herr.

With reference to the above matter, we enclose herewith a postal order to the sum of 50 cents, and shall be grateful if you would let us have a rates clearance certificate in respect of the following property :-

Lot 1212 Kingsburgh, situate in the Borough of Kingsburgh and in the Amanzimtoti Regional Water Services Corporation Area, County of Durban, Province of Natal, in extent 2 479 Square Metres;

The purchaser is Dr. S. Herr, whose address is P.O. Box 182, Hoopstad, Orange Free State.

Yours faithfully,
MEUMANN & WHITE

Rates cut No 845

Rec. 671.

posted 2/4/72.

DM
066
Lot 1212 K/B

BOROUGH OF KINGSBURGH.

Town Treasurer's Dept.
P.O.Box 30,
WINKLE SPRUIT,
Kingsburgh.

..... 14 - 6 - 68

Mr./Mrs..... B.S. FLORENCE.....
..... 98, WILLOWVALE RD,.....
..... DURBAN.....

Dear Sir/Madam,

Re: Advice of Address in terms of Section 122 (6)
of the Local Government Ordinance.

In terms of the amendment to Section 122 of the Local Government Ordinance No. 21 of 1942, it is necessary to obtain the address to which Rate Accounts may be addressed from each ratepayer who owns vacant land or does not occupy the residence concerned.

As this notification must be addressed to the Town Treasurer in writing, I attach hereto a letter for this purpose.

Will you kindly insert in the space provided, the address to which Rate Accounts concerning your property must be sent, and return to me as soon as possible. This letter must also be signed.

Yours faithfully,

B.S. Florence

G.C. Mourant
G.C. MOURANT
TOWN TREASURER. 967

292

ADDRESS... 20, ARAUCARIA RD,

.....

LOT 1212 KINGSBURGH.....

.....

DATE..... 13. 7. 68. 196

The Town Treasurer,
Borough of Kingsburgh,
P.O.Box 30,
WINKLE SPRUIT
Kingsburgh.

Dear Sir,

RE: Notification of address in terms of Section 122 (6)
of the Local Government Ordinance No. 21 of 1942 as
amended. Property No..... 1212 Kingsburgh.....

Please note that the address to which I require my Rate Account to be
sent is as follows:-

..... B. S. Florence
..... 98 Millersdale Road.
..... (Winkle Spruit) prop.
..... (S. Coast.)
.....

Yours faithfully,

B. S. Florence '68

(Signed)

Acknowledged
16/7/68
L. Ramona

(c) Messrs. Chapman, Dyer and Partners.

A letter dated the 14th December, 1966, advising that acting on the instruction of Mr. B.S. Florence, Lots 883, 884, and 885 Kingsburgh, 20, Araucaria Road, Winklespruit, these properties had now been consolidated into Lot 1212 Kingsburgh, by Certificate of Consolidated Title No. 11745/1966, registered on the 16th September, 1966, was read and NOTED.

291
(File ~~362~~).

069

Scanned copy

11-1-67

Warkis

CHAPMAN, DYER & PARTNERS

Solicitors, Notaries and Conveyancers

HORACE GORDON CHAPMAN
JUSTIN CAMPBELL STUART
OSCAR WALTON DYER
JOHN MASTER BISSET

P.O. BOX 81

SIXTH FLOOR.
NATAL BANK BUILDING.
GARDINER STREET.
DURBAN.

TELEGRAPHIC AND CABLE ADDRESS:
"DOCUMENTS"

OUR REF.: MR. BISSET/JMG.

TELEPHONES 2-6338/9
2-2875
6-4326
31-2615

YOUR REF.:

14th December 1966.

The Secretary,
Borough of Kingsburgh,
P.O. KINGSBURGH,
Natal.

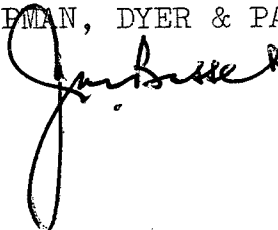
Dear Sir,

RE: MR. B. S. FLORENCE.

On behalf of Mr. Florence we were **instructed** to consolidate certain of his properties known as Lots 883, 884 & 885 Kingsburgh Township.

These properties were consolidated into Lot 1212 Kingsburgh situate in the Borough of Kingsburgh by Certificate of Consolidated Title No. 11745/1966 registered on the 16th September, 1966.

Yours faithfully,
CHAPMAN, DYER & PARTNERS.



070

KINGSBURGH CORPORATION

147

P.O. Box 30,
WARNER BEACH,

DATE 8th December 66

To Mr. B. Florence
OF 20 Araucaria Rd. Winkle Spruit

YOU ARE HEREBY NOTIFIED THAT PLAN No. 66/66 SUBMITTED
BY YOU HAS BEEN DISAPPROVED ON THE GROUNDS THAT

Due to the proposed siting Council requires
proof of consolidation of Subs A + B of T55-

071

J. Daville
FOR TOWN CLERK

BOROUGH OF KINGSBURGH

PLAN NO. 66/68

...29.....19.....

APPLICATION FOR APPROVAL OF PLANS.

I herewith submit plans, sections and elevations for ; NEW BUILDINGS/
ALTERATIONS/ADDITIONS under the DOMESTIC class (insert
whether Public Building, Warehouse, Office or Domestic Buildings).

Building to be constructed on Lot No. Consolidated Lot 585 having a
frontage to Araucaria Rd. Street/Road.
Use Zone S. R

The following are particulars relating to the proposed buildings :

WALLS. (External) to Plinth Brick Above _____

WALLS (Internal) nil

(State Material and dimensions e.g. 9" Face and plastered commons).

COMPOSITION OF MORTAR. 5.1

DAMP COURSE 3 Ply malthoid

FOUNDATIONS (Composition) 6.4.1

(Dimensions) 18x6" 30"x 9"

ANT GUARD nil

ROOF: (Type) Pea to (Covering) A.S.B Shingles

(Dimensions of Timber) 6x12 Rafter 3"x2 Purling's

(Spacing of Trusses) 3"x 6"

FLOORS : (Type) Grano

(Details) on concrete

(Spacing of Joists) _____

ROOMS

<u>TYPE</u>	<u>Floor area</u>	<u>Window Area</u>	<u>Window area able to be opened.</u>
	<u>264</u>	<u>15 sq ft</u>	

TOTAL FLOOR AREA OF DWELLING : 299.0 sq ft 072.

TOTAL FLOOR AREA OF OTHER CLASS : _____

TOTAL FLOOR AREA OF OUTBUILDINGS : _____

ESTIMATED COST OF ALTERATIONS (if any) _____

Building fees payable R4.00 Amount Paid R4.00

Receipt No. 8222 Date 30/11/66

Address to which Plans are to be posted 20 Araucaria

B.S. Stoenel
SIGNATURE OF OWNER:

Scales
 1/8 inch to 1 ft
 1/40 ft to 1 inch

Proposed New Garage for B.F. Florence
 20 Araucaria Road, Kingsburgh

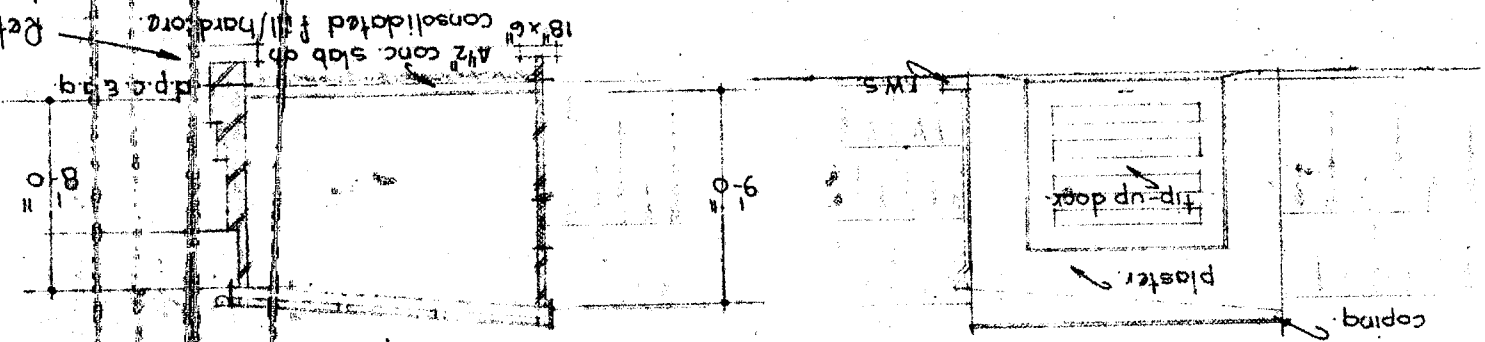
Date: 28.2.66
 Signed:

023

East Elevation

Section A.A.

Retaining Walls & foundations
 to local Authorities requirements.

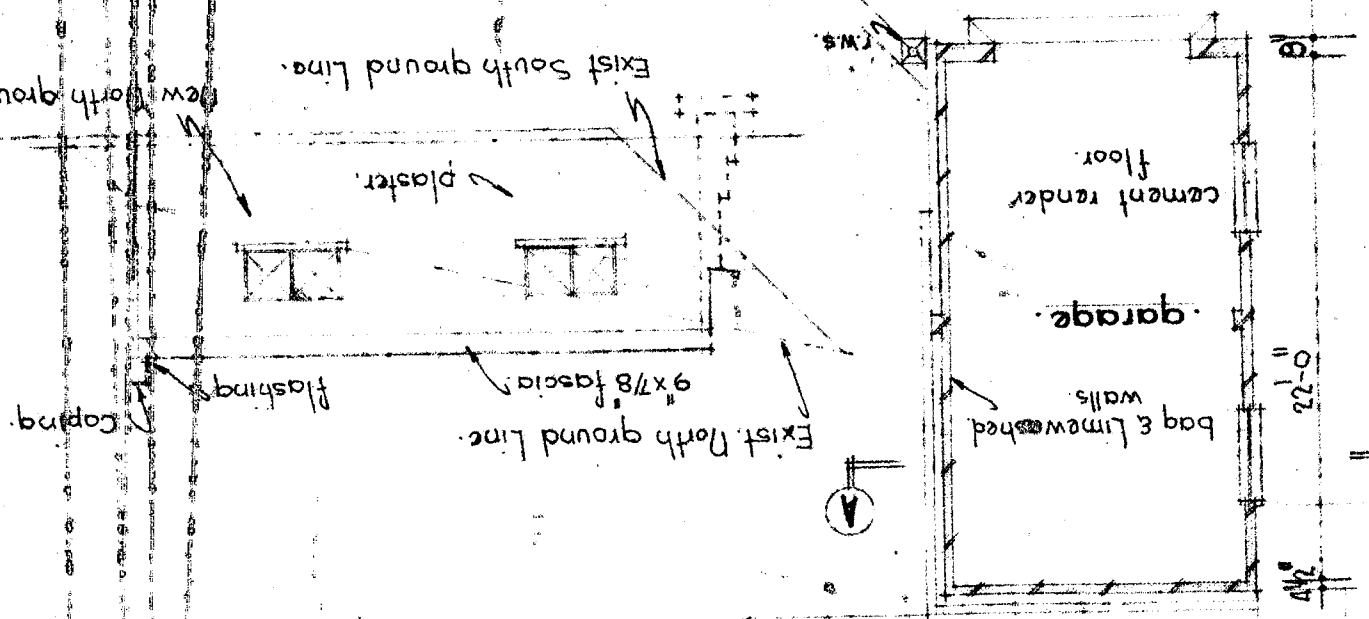


Plan

South Elevation

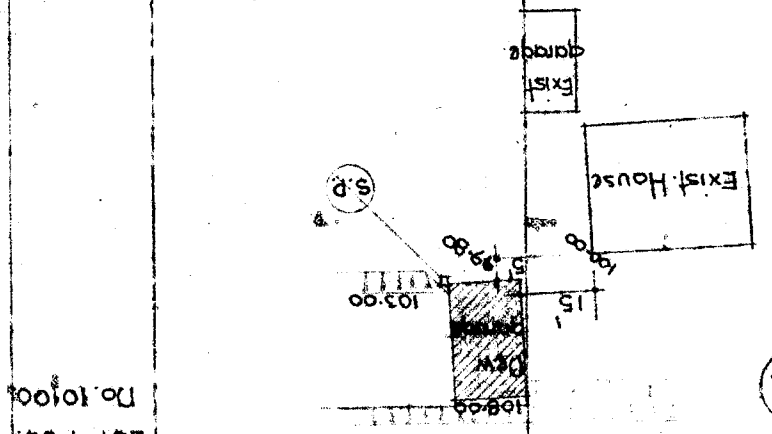
Ground to be treated with approved
 antiproofing. Walls to have vertical 3ply
 d.p.c. and 3 coats of waterproof emulsion.
 Corrugated Asbestos Roof.
 Purlins 2 x 3. Rafters 6 x 12.
 5 hr. Asb. gutters 3" Asb. r.w.p.

Exist South ground line.
 New North ground line.



Araucaria Road
 33 ft wide

Lot 885. Kingsburgh Lot 884. Kingsburgh. Lot 883
 Kingsburgh



(Sub B. of Lot T 55) (Sub A. of Lot T 55) No. 10101
 Lot T 54 No. 10100

PLAN NO. 66/66

CHECKED BY	DATE	ENGINEERS DEPT.	DRAINAGE	HEALTH DEPT.	TOWN PLANNING	PASSED BY COUNCIL
	30/1/66					25/1/67

57
 on foot of council

GCM/M/291.

REF: Mr. Bisset/CV.

16th August, 1966.

Messrs. Chapman, Dyer and Partners,
P.O. Box 81,
D U R B A N.

Dear Sirs,

B. S. FLORENCE.

I acknowledge receipt of your letter dated the 12th instant,
and have to advise that it is not necessary for formal application to
be lodged with the Council.

Yours faithfully,



G.C. MOURANT.
TOWN CLERK.

074

CHAPMAN, DYER & PARTNERS

Solicitors Notaries and Conveyancers

HORACE GORDON CHAPMAN
JUSTIN CAMPBELL STUART
OSCAR WALTON DYER
JOHN MASTER BISSET

TELEGRAPHIC AND CABLE ADDRESS:
"DOCUMENTS"

TELEPHONES * 2-6338/9
2-2875
6-4326
31-2615

OUR REF.: MR. BISSET/CV
YOUR REF.: DBM/MH/291

SIXTH FLOOR.
NATAL BANK BUILDING.
GARDINER STREET.
DURBAN.

12th August 1966.

The Town Clerk,
Borough of Kingsburgh,
P.O. Box 30,
WARNER BEACH,
Natal.

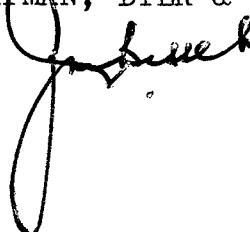
Dear Sir,

re : B.S. FLORENCE.

We would refer you to your letter dated the 25th February wherein you advised that in so far as your Council was concerned there would be no objection to the consolidation of Mr. Florence's properties.

Would you please be good enough to let us know whether it is necessary for us to submit formal application for the Council's consent to the consolidation and if so, how long it is likely to take before your Council gives it's Consent.

Yours faithfully,
CHAPMAN, DYER & PARTNERS.



075

DBM/MH/291.

15th March, 1966.


Messrs. Chapman, Dyer and Partners,
P.O. Box 81,
D U R B A N.

Dear Sirs,

B.S. FLORENCE.

I acknowledge receipt of your letter dated the 14th instant, and will repeat " the consolidated valuation of land will be the total of the present three individual Lots" which means that as one property, it will pay the same rates as if it were three properties.

Yours faithfully,


D.B. MAGENNIS
TOWN CLERK.

076

291-

CHAPMAN, DYER & PARTNERS

P. O. BOX 81

Solicitors and Conveyancers

HORACE GORDON CHAPMAN
JUSTIN CAMPBELL STUART
OSCAR WALTON DYER
JOHN MASTER BISSET

TELEGRAPHIC AND CABLE ADDRESS:
"DOCUMENTS"

TELEPHONES: *2-6338 6-4326
2-2875 31-2615

OUR REF: Mr. Bisset/BJ

YOUR REF:

SIXTH FLOOR,
NATAL BANK BUILDING,
GARDINER STREET,
DURBAN.

14th March, 1966.

T/C

The Town Clerk,
Borough of Kingsburgh,
P.O. Box 30,
WARNER BEACH,
Natal.

Dear Sir,

re: B.S. FLORENCE

We acknowledge with thanks receipt of your letter dated the 8th instant, contents whereof we note.

Will you please now inform us whether the properties will be rated as one property after consolidation, as consolidation will definitely take place before the 1st August, 1967.

In other words will you please confirm whether our client will receive a reduction in the land rates.

Yours faithfully,
CHAPMAN, DYER & PARTNERS

J. Bisset

06 077

DBM/MH/291.

8th March, 1966.

Messrs. Chapman, Dyer and Partners,
P.O. Box 81,
D U R B A N.

Dear Sirs

B.S. FLORENCE.

I acknowledge receipt of your letter dated the 2nd instant, and have to advise that the Borough Valuator is at present, undertaking a general revaluation of the land in Kingsburgh and he has informed me that should the properties be consolidated before the effective date of the revaluation, which will be the 1st August, 1967, there will be no change in value, i.e. the consolidated valuation of land will be the total of the present three individual Lots.

What their values will be in terms of the new valuations, I do not know.

Yours faithfully,


D.B. MAGENNIS
TOWN CLERK.

000 078

B of T 55.

Derain

Winklespruit

Mr FF Cameron

15 Nov 1954

Dear Sir

I am prepared to accept
accept your revised Valuation
of my property eg house £1865.
Land 275.

this not being an interim
valuation.

In view of the above
compromise I am withdrawing
my rejection

yours faithfully
Jorgen Larson

079

Derain

20 Francaise rd.

Winklespruit

15.11.54

The Town Clerk
Kingsborough.

Dear sir

re my rejection of
reevaluation of my property
sub B of T 55

A compromise has been
arrived at between Mr. F. F. Cameron
your valuator and myself.
and the figure for the house of £ 1865
and Land of £ 275
being not an interim valuation
is acceptable.

and I therefore wish to
withdraw my rejection

yours faithfully
Gorgen Larsen

080

95/52

Rec 335
2

KINGSBURGH CORPORATION

SOUTHERN UMLAZI TOWN BOARD

APPLICATION FOR APPROVAL OF BUILDING PLANS.

Name of Applicant *Jorgen Larsen*

Address of Applicant *20 Anacaria Rd. Winklespruit*
..... *Kingsborough*

Type of Building to be erected *Rebuilding exist asbestos*
Walls in Brick

Situation of proposed Site:-

Lot Number *Sub B of T 55*

Ward *1*

Area of Site

Valuation of addition/proposed Buildings, or Account of Accepted Tender
for the Building *£.287-5-0*

Water Supply - if same will be derived from Tanks, state the number of
Tanks to be provided, and capacity of same *Regional Water Board*

Short Specification:-

Total Superficial Floor Area

Foundations *27" x 6" concrete*

Damp Course *Malthoid*

Ant Guard *Sheet metal*

Floor *strip flooring*

External Walls *9"*

Internal Walls *exist*

Ventilation *air Bricks*

Roof *Exist*

Sanitary Conveniences *Water Borne Septic Unit*

Outbuildings *Exist*

121-
Rec No 335
15/11/52

081

..... *Jorgen Larsen*
Signature of Applicant.

Date *15. Nov. 1952*

N.B. The above form must be completed and signed and sent together
with the Plans of the proposed buildings and the Block Plan, in
duplicate, to the Town Clerk, Southern Umlazi Town Board,
Strelitzia Hall, Warner Beach.

Rec 1864

SOUTHERN UMLAZI TOWN BOARD.

Plan No 119/48

APPLICATION FOR APPROVAL OF BUILDING PLANS.

Name of Applicant... *Jørgen Larsen*

Address of Applicant... *Derain Winklespruit*

Type of Building to be erected... *Garage and Native Qhs*

Situation of proposed Site:-

Lot Number... *Sub. B. of Lot T. 55*

Ward... *II*

Area of Site.....

Valuation of addition/~~proposed~~ Building, or Account of Accepted Tender for the Building... *£. 150*

Water Supply - If same will be derived from Tanks, state the number of Tanks to be provided, and capacity of same... *Existing*

Short Specification:-

Footings... *24" for 9" Walls + 18" for 4 1/2" Walls*

Foundations... *concrete 5" as above*

Damp Course.....

Ant Guard.....

Floor... *concrete*

External Walls.....

Internal Walls.....

Ventilation... *thin Bricks*

Roof.....

Sanitary Conveniences... *Existing*

Outbuildings... *Brick wall 4 1/2"*

..... *Jørgen Larsen*

Signature of Applicant.

Date... *30th Nov 1948*

082

N. B. The above form must be completed and signed and sent together with the Plans of the proposed buildings and the Block Plan, in duplicate, to the Town Clerk, Southern Umlazi Town Board, Strelitzia Hall, Warner Beach.

PLAN OF PROPOSED SUBDIVISION OF

LOT 1212 KINGSBURGH

P. T. B. 11482

Directie - (Deelwaal)

BOROUGH OF KINGSBURGH

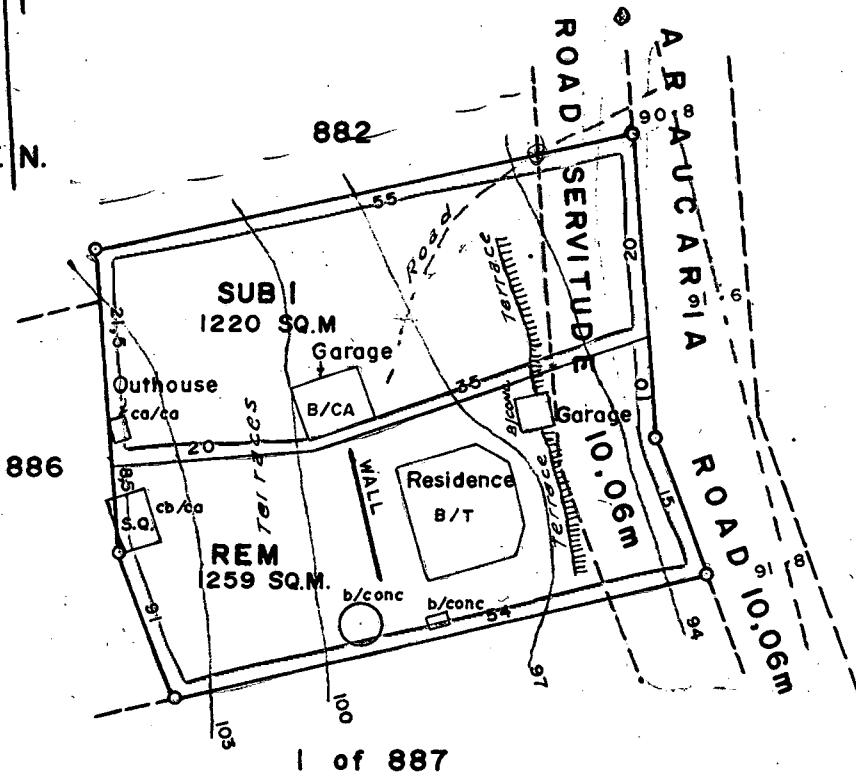
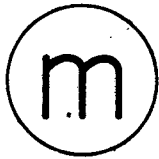
COUNTY OF DURBAN

PROVINCE OF NATAL

SCALE 1:750

REGISTERED PLAN SECTION
Private Land
27-12-1972
PIETERMARITZBURG
PRIVAATDORPAFDELING

USAGE : SPECIAL RESIDENTIAL
 RACE : EUROPEAN
 OWNER : STANLEY HERR
 DEED : C.C.T. N^o 11745 / 66
 DIAGRAM : S.G. N^o 1843 / 66



NOTE :
 DIMENSIONS ARE APPROXIMATE
 AND SUBJECT TO AMENDMENT
 ON FINAL SURVEY.

PREPARED BY

VISICK MOODIE CAMPBELL & PEBERDY.

LAND SURVEYORS TOWNSHIP & AERIAL

SURVEY CONSULTANTS

DURBAN

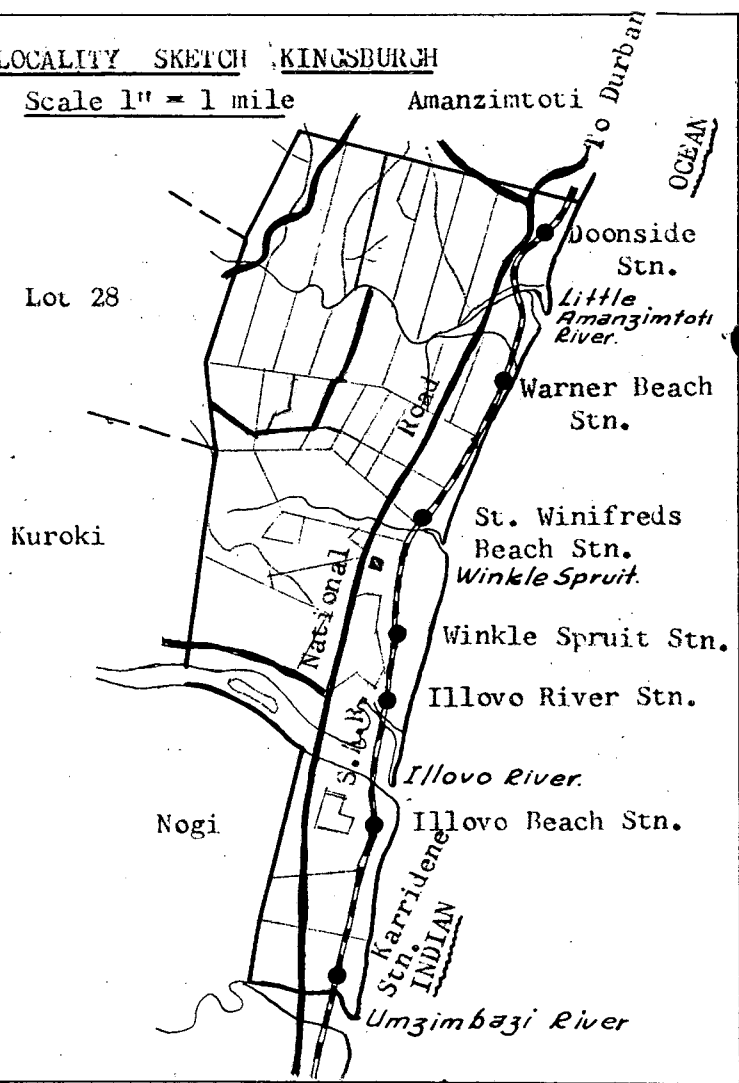
SEPTEMBER 1972

Amended: NOVEMBER 1972

REF. K.191

LOCALITY SKETCH KINGSBURGH

Scale 1" = 1 mile



084

Rec 12510.

SOUTHERN UMLAZI TOWN BOARD. accepted on 7/12/46

APPLICATION FOR APPROVAL OF BUILDING PLANS.

Name of Applicant... Jorgen Larsen

Address of Applicant... P.O. Winklespruit

Type of Building to be erected... Septic Sewerage

Situation of proposed Site:-

Lot No... Sub. B. of Lot 155

Ward... 11

Area of Site... 1 Road 5.86 Percha

Valuation of addition/proposed Building, or Account of Accepted Tender for the Building... R. 65

Water Supply - If same will be derived from Tanks, state the number of Tanks to be provided, and capacity of same... 2 tanks 1000 Brich Tank 6000 total 8000

Short Specification:-

Footings... Concrete

Foundations... Concrete

Damp Course... —

Ant Guard... —

Floor... Concrete

External Walls... Brick

Internal Walls... —

Ventilation... —

Roof... Concrete

Sanitary Conveniences... —

Outbuildings... —

085

Jorgen Larsen
Signature of Applicant.

Date 6th Dec 1946

N. B. The above form must be completed and signed and sent together with the Plans of the proposed buildings and the Block Plan, in duplicate to the Town Clerk, Southern Umlazi Town Board, Strelitzia hall, Warner Beach.

-----000-----

16th November

44.

Messrs. E. R. Browne & Bonamour,
P. O. Box 714,
Durban.

Dear Sirs,

Re Transfer from E.O. & R.C. Mapstone - Sub A of
Lot T54 and Subs A & B of Lot T55

Further to my letter of the 10th inst. as the arrear
Rate and Interest have been paid by the transferor, I have
pleasure in enclosing Rate Certificate No. 595.

Yours faithfully,

Basil E. Dean

286

18th November 44.

R. Mapstone, Esq.,
"Lynmouth",
P. O. Nels Rust.

Dear Sir,

Re: Transfer E.O. & R.C. Mapstone, Sub B of Lot T54
and Subs A & B of Lot T55

I wish to thank you for your letter of the 13th inst. together with cheque for £2/8/7, contents of which have been duly noted.

I feel that it is necessary for me to point out that the question of refunding the interest is one which has to be referred to the Board and the Provincial Auditor, and if they should decide upon refunding the interest of 15/7, I shall be pleased to do so.

The Rate Certificate is being forwarded to Messrs. Browne & Bonamour in order that the transfer can be completed.

Please find attached Receipt No. 10443

With reference to the Rates on the two remaining subdivisions i.e. Rem of Lot T54 and Lot T55, I am unable, at this stage, to advise what these amount to as the Rates have not been assessed as yet, but this is being done on a valuation basis.

The valuation of your land is as follows :

	Land	Dwelling
Rem. Lot T54	£250	--
Rem. Lot T55	£200	£200

Yours faithfully,

Basil E. D. Can.

Lynmouth

P. O. Nets Road.

13th Nov. 1944.

The Town Clerk.

Southern Lakeside Town Board.

S. Coast.

Dear Sir,

Re my brother's conversation with you on Wednesday on receipt of a copy of your letter forwarded me by Messrs. Braine & Bonaroon, I have consistently paid the rates every year on receipt of your account for the rates on property owned by us at Winkle Spirit.

Naturally I concluded that a business concern with a clerical staff would send me the correct account yearly, & I did not query it & I also hold all the receipts showing that you have been satisfied with the amounts paid.

Now, when a portion of the property is sold, you refuse to issue a Rate Certificate, saying that there is some amount owing etc & thereby you are causing a great delay in the transaction.

As this is all brought about through

through no fault of our own & is one for which you are entirely responsible. we feel that this is most unjust, & the matter has not been conducted in a proper business-like way.

We find by your account that you say you have undercharged us by \$12.26 over a period of five years inclusive. You not only send us an account for this amount but have the audacity to charge us interest on this amount.

Should not those responsible for the mistake pay the interest? Legally & morally they should; & we feel that we are in no way responsible for the interest.

As we wish that the transaction should so through immediately (it has already taken 5 (five) months to do so) we are prepared to forward the whole amount so that the transaction may be concluded. We are only sending this pending investigation of the matter & under stamp protest.

We feel that when you realize the

Scanned copy of the whole matter you will

take steps to refund the Interest.

England please find cheque for
£2 to 7. being £12.6 - amount
owing £- 15/7. - Interest + 6% Bank
Exchange

Hoping to hear from you shortly,
• do will you kindly inform us
in paper what the yearly rates will
be in the remaining acre consisting of
two unoccupied lots.

I am
yours faithfully.

R. Mapstone

10th November

44.

Messrs. E. H. Browne & Bonamour,
P. O. box 714,
Durban.

Dear Sirs,

Transfer E.O. & R.C. Mapstone to J. Larsen
Sub B of Lot T54 and Subs A & B of Lot T55

I thank you for your letter of the 31st ult. and
in reply wish to advise you that the following Rates and
Interest charges are owing :

Year	Rates due	Interest due
1939-40	2. 6.	1. 1.
1940-41	7. 6.	3. 9.
1941-42	7. 6.	3. 8.
1942-43	7. 6.	3. 7.
1943-44	7. 6.	3. 5.
	<u>£1. 12. 6.</u>	13. 7.
		<u>£1. 12. 6.</u>
	Total due	<u>£2. 8. 1.</u>

I shall be glad if you will kindly remit this
amount when the Rate Certificate will be issued.

Yours faithfully,

SOUTHERN DISTRICT TOWN BOARD
Basil E Dean
TOWN CLERK

E. R. BROWNE & BONAMOUR

SOLICITORS, CONVEYANCERS AND
NOTARIES PUBLIC

COMMISSIONERS FOR OATHS

EDMUND RENNARD BROWNE
LOUIS JOSEPH BONAMOUR

RW.

TELEGRAPHIC ADDRESS: "CHANCERY"
TELEPHONES: 20530, 20539, AND 24405
P. O. Box 714

WHEN TELEPHONING OR CALLING WITH
REFERENCE TO THIS LETTER PLEASE ASK
FOR.....**Conveyancing**.....

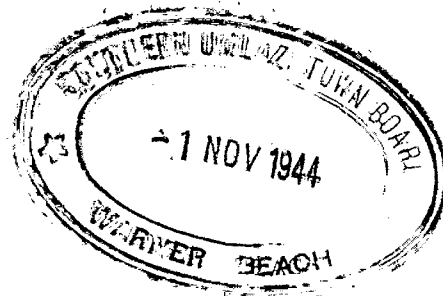
UNITED BUILDINGS,
(SIXTH FLOOR)

331 SMITH STREET,
DURBAN,

NATAL

31st October 1944.

The Town Clerk,
Southern Umlazi Town Board,
Warner Beach,
South Coast, Natal.



Dear Sir,

re: Transfer E.O. & R.C. Mapstone to J. Larsen
Sub B of Lot T 54 & Subs A & B of Lot T 55.

The following is an extract from a letter we have to-day received from our Pietermaritzburg Office :-

"He informs us that of the three properties sold to Mr. Larsen, two are vacant sites, but that a dwelling is situated on Subdivision B of Lot T 55.

"After registration of this transfer the Mapstone Brothers will still be the registered owners of the Remainder of Lot T 54 and the Remainder of Lot T 55, and both these remainders are vacant sites".

We trust that this is all the information you require. If there are no rates payable on the property, we shall be glad if you will kindly forward the Rate Certificate direct to Messrs. E.R. Browne & Bonamour, P.O. Box 346, Pietermaritzburg.

Yours faithfully,
E.R. BROWNE & BONAMOUR

20th October 44.

Messrs. H. R. Brown & Bonamour,
P. O. Box 714,
Durban.

Dear Sirs,

Re Transfer E.O. & R.C. Mapstone to J. Larsen
Sub B of Lot 154 & Subs A & B of Lots T55

With further reference to my letter of the 7th inst. in connection with the above correct subdivisions, will you please see that this information is sent to me without delay, as the rate certificate cannot be issued without your reply.

Yours faithfully,

093

*send
Answer*

7th October 44.

Messrs. E. R. Brown & Bonamour,
P. O. Box 714,
Durban.

Dear Sirs,

re Transfer E.O.&A.C. mapstone to J. Larsen
Sub B of Lot T54 & Subs A & B of Lots T55.

I wish to acknowledge receipt of your letter of the 23rd ult. enclosing a postal order for 2/6 and attach official receipt no. 10366.

With reference to my telephone conversation, I am awaiting the list of subdivisions etc., which belong to the transferors.

The issue of the Rate certificate is being withheld pending this information.

Yours faithfully,

SOUTHERN DISTRICT TOWN BOARD
Basil R Dean
TOWN CLERK

E. R. BROWNE & BONAMOUR

SOLICITORS, CONVEYANCERS AND
NOTARIES PUBLIC

COMMISSIONERS FOR OATHS

EDMUND RENNARD BROWNE
LOUIS JOSEPH BONAMOUR

RW.

TELEGRAPHIC ADDRESS: "CHANCERY"
TELEPHONES: 20530, 20539, AND 24405
P.O. BOX 714

UNITED BUILDINGS,
(SIXTH FLOOR)
331 SMITH STREET,
DURBAN,
NATAL

WHEN TELEPHONING OR CALLING WITH
REFERENCE TO THIS LETTER PLEASE ASK
FOR... **Conveyancing** ...

28th September 1944.

The Town Clerk,
Southern Umlazi Town Board,
Warner Beach,
South Coast, Natal.

*Phoned & requested
particulars of subs
Buildings etc
state would
advise*



*2/6 for Rate
cert
103/66*

Dear Sir,

re: Transfer E.O. and R.C. Mapstone to J. Larsen.

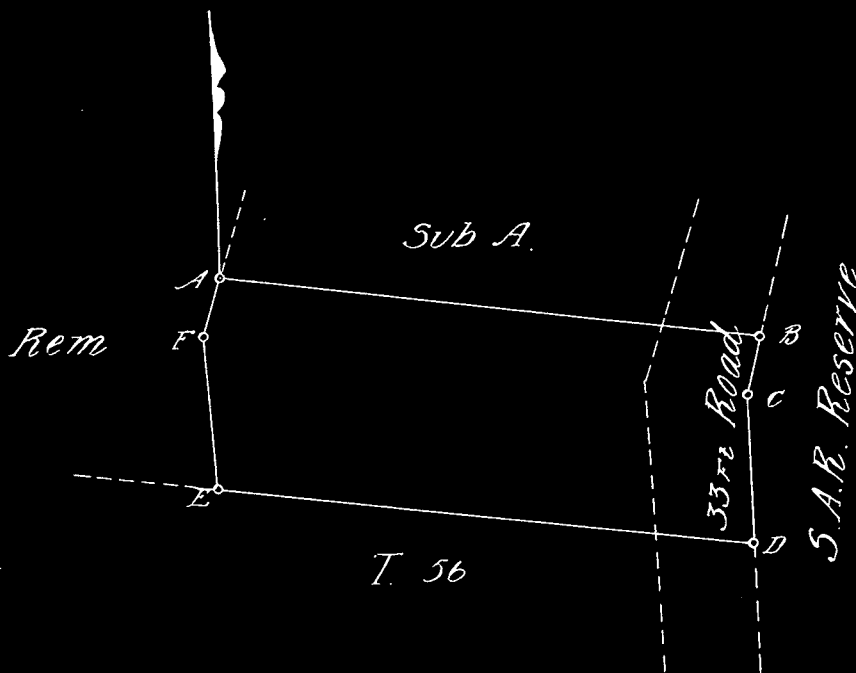
We shall be glad if you will kindly let us have a Rate Certificate for the following property which is about to be transferred to Jorgen Larsen :-

- 2/6* (1) Sub B of Lot T 54 No. 10100, situate in the Township of Southern Umlazi, County of Durban, Province of Natal, in extent Twelve decimal one eight (12.18) perches
- 2/6* (2) Sub A of Lot T 55 No. 10101, situate in the Township of Southern Umlazi, County of Durban, Province of Natal, in extent Thirty nine decimal nine eight (39.98) perches
- (3) Sub B of Lot T 55 No. 10101, situate in the Township of Southern Umlazi, County of Durban, Province of Natal, in extent One (1) Rood Five decimal eight six (5.86) perches

The registered owners of the property are Edwin Osborne Mapstone and Roy Arthur Mapstone. We enclose 2/6d. in payment of the Certificate
Yours faithfully,

E.R. BROWNE & BONAMOUR
per *RW.*

APPROVED ~~Ex. of D.~~
P. W. Fischer
SURVEYOR-GENERAL
10 AUG 1944



SIDES.		ANGLES.	
AB	2.724	A	98 29 50
BC	0.300	B	81 30 10
CD	0.759	C	197 33 0
DE	2.720	D	81 13 10
EF	0.772	E	98 46 50
FA	0.300	F	162 27 0

Direction AB. 98. 0. 30.

Y	CO-ORDINATES	X



SCALE OF Chains

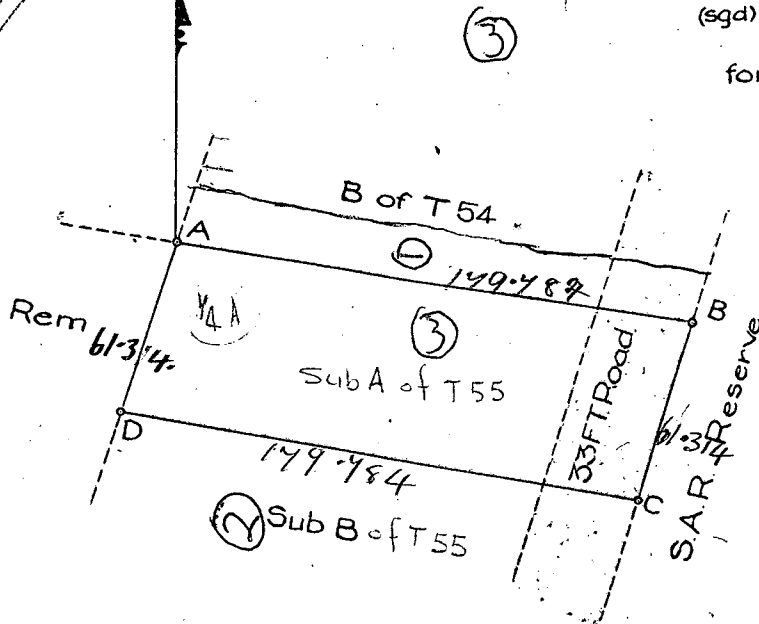
... the ... *ABCEDE* ...
... of ... *T 55 N 10101* ...
... of ... *Durban* ... Province of Natal.
... as above.

Surveyed by me,

Callan



Approved ~~Ex. of D.~~
(sgd) PA. Fischer
for Surveyor General
10 AUG. 1944.



Certified Copy

A. N. Foster.

for Surveyor General
17/8/44

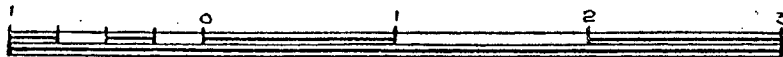
NOW REGISTERED AS LOT...~~884~~...
...Kingsburgh...

SIDES.		ANGLES.	
179.784	AB	2.724	A 98 29 50
61.314	BC	0.929	B 81 30 10
179.784	CD	2.724	C 98 29 50
61.314	DA	0.929	D 81 30 10

Direction A.B. 98° 0' 30"

Y	CO-ORDINATES.	X

This diagram is a record to be
registered under No. 8289
dated 25-11-1944
[Signature]
for
Natal



SCALE OF Chains.

The above Diagram, lettered A.B.C.D 10,884.555 SFT.
represents 0 Acres 0 Roods 39.98 Perches of Land known as
Sub A of Lot T 55 N° 10101. now 884 KB.
situated in the County of Durban Province of Natal.
Bounded as indicated above.

Surveyed by me 096

(sgd) C.C. Allan.

Government Land Surveyor.

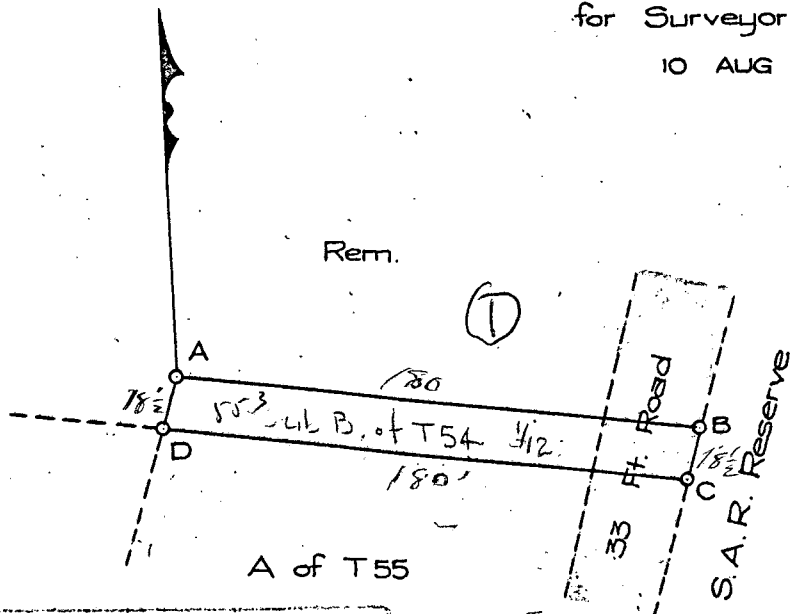
July 1928.

G. Vol. 345 Fol. 16.

3479
460
2019

S.G.O.
Sub. Vol. 757 Fol. 88.

Approved
(Sgd) P.A. Fischer
for Surveyor-General. ~~For of D.~~
10 AUG 1944



THIS diagram is a copy of the original
Transfer Deed No. 8289
dated 25-11-1944
for *Handwritten signature*

NOW REGISTERED AS LOT... 883...
.....Kingsburgh.....

179.784
18.678
179.784
18.678

SIDES.	ANGLES.
AB 2.724	A 98 29 50
BC 0.283	B 81 30 10
CD 2.724	C 98 29 50
DA 0.283	D 81 30 10

Direction AB = 98 0 30

Certified Copy

G.V. Blackie
fr. Surveyor-General.
28-8-1944

Y CO-ORDINATES.	X



The above Diagram, lettered A.B.C.D. 3315,005 \square FT.
represents 0 Acres 0 Roods 12.18 Perches of Land known as
Sub. B of Lot T 54 No 10100. now 883 KB
situated in the County of Durban Province of Natal.
Bounded as indicated above.

097
Surveyed by me
(Sgd) C.C. Allan

Government Land Surveyor.

G. Vol. 345 Fol. 15

July 1928

S.R. 32521

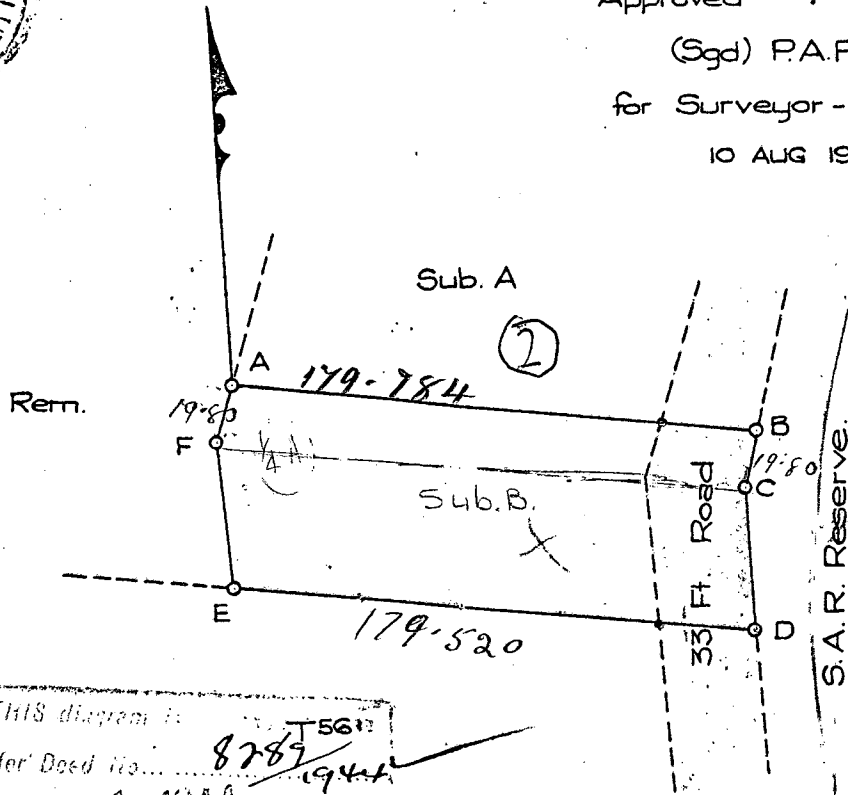
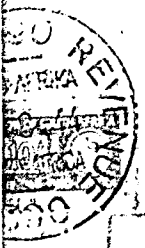
Approved

(Sgd) P.A. Fischer

for Surveyor - General.

10 AUG 1944

~~Es. of D.~~



This diagram is
 Transfer Deed No. 8285 T 5613
 dated 11-11-1944
K. M. M. M.

NOW REGISTERED AS LOT... 885...
Kingsburgh.

Direction AB 98 0 30

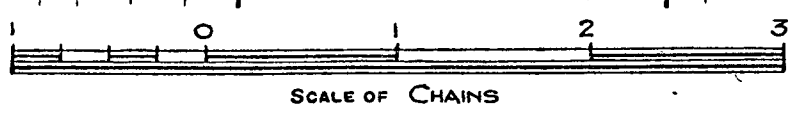
179.784
 19.80
 50.094
 179.520
 50.952
 19.80

SIDES.		ANGLES.		
AB	2.724	A	98 29 50	
BC	0.300	B	81 30 10	
CD	0.759	C	197 33 0	
DE	2.720	D	81 13 10	
EF	0.772	E	98 46 50	
FA	0.300	F	162 27 0	

Certified Copy

G. V. Blackie
 Surveyor - General
 28-8-1944.

Y	CO-ORDINATES.	X



The above Diagram, lettered A.B.C.D.E.F. 12,485.385.
 represents 0 Acres 1 Roods 5.86 Perches of Land known as
 Sub. B of Lot T 55 No 10101. now Lot 885 KB
 situated in the County of Durban Province of Natal.
 Bounded as indicated above.

Surveyed by me ⁰⁹⁸
 (Sgd) C.C. Allan

CHAPMAN, DYER & PARTNERS

P. O. BOX 81

Solicitors and Conveyancers

HORACE GORDON CHAPMAN
JUSTIN CAMPBELL STUART
OSCAR WALTON DYER
JOHN MASTER BISSET

TELEGRAPHIC AND CABLE ADDRESS:
"DOCUMENTS"

TELEPHONES: *2-6338 6-4326
2-2875 31-2615

SIXTH FLOOR,
NATAL BANK BUILDING,
GARDINER STREET,
DURBAN.

OUR REF: MR. BISSET/PCD.
YOUR REF: DBM/MH/291

2nd March, 1966.

The Town Clerk,
Borough of Kingsburgh,
P.O. Box 30,
WARNER BEACH,
Natal.

*The well
original letter*

Dear Sir,

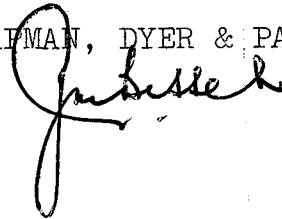
Re: B. S. FLORENCE.

We thank you for your letter dated 25th ultimo, and in reply thereto have to advise that our client is anxious to know whether upon consolidation, the new property will be increased in value. If it is to be increased in value, we presume the rates will likewise be increased. Is it not possible for the matter now to be referred to the Borough Valuator with the object of ascertaining whether the property will be increased in value.

We look forward to hearing from either you or the Borough Valuator in the near future.

Yours faithfully,

CHAPMAN, DYER & PARTNERS.



099

DBM/MH/291.

25th February, 1966.

Messrs. Chapman and Dyer & Partners,
P.O. Box 81,
D U R B A N.

Dear Sirs,

B.S. FLORENCE.

I acknowledge receipt of your letter dated the 23rd instant, and have to advise that as far as my Council is concerned, there will be no objection to the consolidation of his properties.

Upon consolidation, the new property will be re-valued by the Borough Valuator but whether he will increase or decrease the value, I cannot say.

The consolidated property will be liable for only one water rate instead of separate water rates as at present.

Yours faithfully,


D.B. MAGENNIS
TOWN CLERK

100

289-291
- 289.

CHAPMAN, DYER & PARTNERS

P. O. BOX 81

Solicitors and Conveyancers

HORACE GORDON CHAPMAN
JUSTIN CAMPBELL STUART
OSCAR WALTON DYER
JOHN MASTER BISSET

TELEGRAPHIC AND CABLE ADDRESS:
"DOCUMENTS"

TELEPHONES: *2-6338 6-4326
2-2875 31-2615

SIXTH FLOOR,
NATAL BANK BUILDING,
GARDINER STREET,
DURBAN.

OUR REF: MR. BISSET/PCD.

YOUR REF:

23rd February, 1966.

The Town Clerk,
Borough of Kingsburgh,
P.O. WARNER BEACH,
Natal.

Dear Sir,

Re: B. S. FLORENCE.

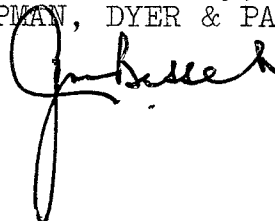
3320

Mr. Florence is the owner of Lots 883, 884 and 885, of Kingsburgh Township, situate in the Borough of Kingsburgh and in the Amanzimtoti Regional Water Supply Area, County of Durban, Province of Natal, in extent 12.18 perches, 39.98 perches and 1 Rood 5.86 perches respectively.

He has instructed us to take out a Certificate of Consolidated Title on his behalf. There is no restrictive condition in the Title Deeds preventing him from doing this, and we understand that it will be in order in so far as the Borough is concerned.

Before he makes up his mind definitely to proceed he would like to know whether he will receive any reduction in the rates, and water rates once the Certificate of Consolidated Title is registered. Will you please let us have your reply hereto at your earliest convenience.

Yours faithfully,
CHAPMAN, DYER & PARTNERS.



101

CHAPMAN, DYER & PARTNERS

P.O. BOX 81

Solicitors and Conveyancers

HORACE GORDON CHAPMAN
JUSTIN CAMPBELL STUART
OSCAR WALTON DYER

TELEGRAPHIC AND CABLE ADDRESS:
"DOCUMENTS"

TELEPHONES *2-6338
2-2875
64326
31-2615

OUR REF.: JMB/
YOUR REF.:

SIXTH FLOOR.
NATAL BANK BUILDING.
GARDINER STREET.
DURBAN.

28th May, 1965.

The Town Clerk,
Borough of Kingsburgh,
P. O. WARNER BEACH,
NATAL.

Dear Sir,

Re Transfer from J. Larsen to B. S. Florence.

We shall be pleased if you will kindly let us have a Rate Certificate in respect of the undermentioned properties, viz:-

- 325 1. Lot 883 in extent 12.18 perches.
324 2. Lot 884 in extent 39.98 perches.
323 3. Lot 885 in extent 1 rood 5.86 perches,

all Kingsburgh Township, situate in the Borough of Kingsburgh and in the Amanzimtoti Regional Water Supply Area, County of Durban, Province of Natal.

The above properties have been sold by Mr. J. Larsen to Mr. B. S. Florence whose present address is 98 Willowvale Road, Durban.

We enclose Postal Orders for 75 cents, for your fee.

Yours faithfully,

CHAPMAN, DYER & PARTNERS,

per *ch.*

Encls:

File 291

102

Office Copy

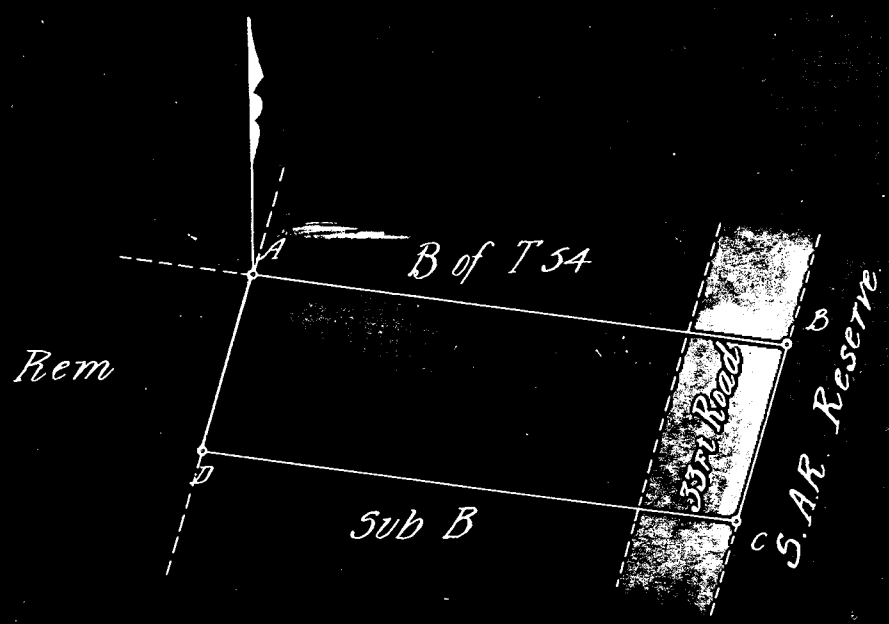
S.G.O.

Sub. Vol. 757 Fol. 89

Original Instrument stamped & 8/0/3.
Examined at 5/2/28

APPROVED *Ex. of D.*
P. Fischer
SURVEYOR-GENERAL
10 AUG 1944

17 AUG 1928



SIDES.		ANGLES.		
AB	2.724	A	98	29 50
BC	0.929	B	81	30 10
CD	2.724	C	98	29 50
DA	0.929	D	81	30 10

Direction AB 98 0 30

CO-ORDINATES	
Y	X



The above diagram lettered *ABCD* represents 0 Acres 0 Roods 39.98 Perches of land known as *Sub A of Lot T 55 N° 10101* situated in the County of *Durban* Province of Natal. Bounded as indicated above.

Surveyed by me.

Callan

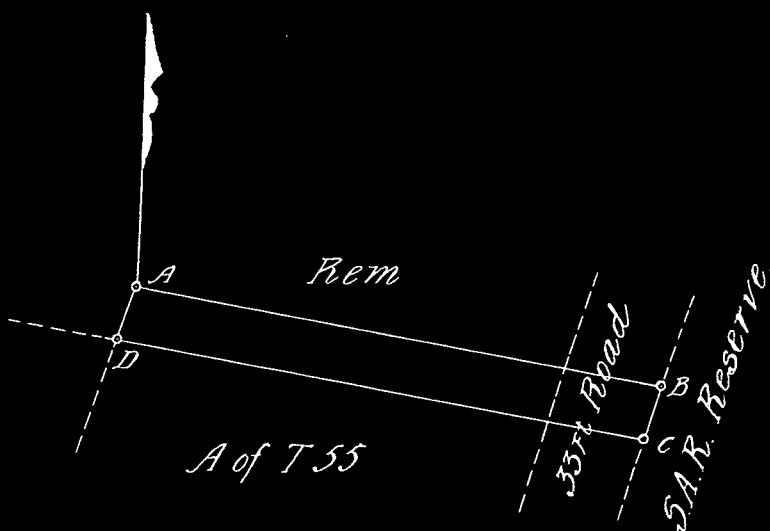
Government Land Surveyor.
July 1928

G. Vol. 345 Fol. 16

32521

APPROVED ~~Ex. of D.~~

W. Fischer
 SURVEYOR-GENERAL
 10 AUG 1944



SIDES.		ANGLES.	
AB	2.724	A	98 29 50
BC	0.283	B	81 30 10
CD	2.724	C	98 29 50
DA	0.283	D	81 30 10

Direction AB: 98 0 30

Y	CO-ORDINATES	X



SCALE OF Chains

The above diagram lettered ABCD represents 0 Acres 0 Roods 12.18 Perches of land known as Sub B of Lot T 54 N^o 10100 situated in the County of Durban Province of Natal. Bounded as indicated above.

Surveyed by me,

C. Allan

Government Land Surveyor.
 July 1928