

## ANNEXURE C.1

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**EXTRACT FROM THE MINUTES OF THE MEETING OF THE TRUSTEES FOR THE  
TIME BEING OF THE BILLY VISSER TRUST  
(TRUST NUMBER: IT 5284/96)**

HELD AT LYNEDDCH ON THIS 9<sup>TH</sup> DAY OF JANUARY 2024

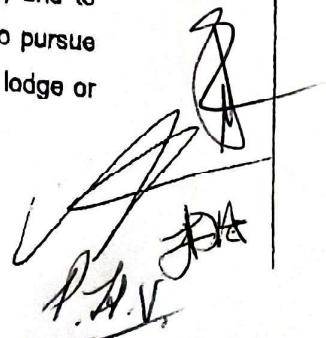
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**PRESENT:**

1. PETRONELLA HENDRINA VISSER (ID NUMBER: 410316 0028 088)
2. ELRONA GOOSEN (ID NUMBER: 651226 0180 086)
3. ELSARIÉ DE ATH (ID NUMBER: 720330 0156 083)
4. SALMOND PETRUS HUYSTSTEEN (ID NUMBER: 640407 5048 080)

**RESOLVED THAT:**

1. The BILLY VISSER TRUST, (hereinafter referred to as the "Trust") in its capacity as the registered owner of the property known as The Remainder of Portion 28 of the Farm Welmoed Estate No. 468, Registration Division Stellenbosch, Western Cape Province (hereinafter referred to as the "property") hereby authorize, nominate, constitute and appoint the Company UNIQON DEVELOPERS (PTY) LTD (with Company Registration Number: 1997/021737/07) with the power of substitution and agency to be the lawful representatives and agents in the name, place and stead of such Trust and to act as such on its behalf in order to lodge any appropriate Applications for Land Use Rights and/or any other required and/or associated Applications for consent, permits, authorisations or licences which may be necessary, to any authorised statutory body with the necessary authority and/or jurisdiction to adjudicate on such Applications, in terms of any applicable prevailing National, Provincial and/or Municipal legislation. In order to procure the Land Use Rights and to obtain any consent, licence, permit and/or authorisation which may be required for the intended phased mixed-use development to be developed on the property inclusive of multi-unit housing (providing for medium and high-density residential units), business uses, community uses, private open space, transport facilities, public roads, parking and utility uses and for any other ancillary and subservient uses which may be required in that regard, and to otherwise and in general take any actions necessary and/or required to pursue such Applications to finality, including to, if necessary and if required, lodge or

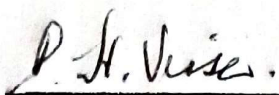


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oppose any Appeals in terms of any applicable and prevailing legislation to any relevant Appeal Authority or other statutory body with the necessary jurisdiction and/or authority to process and decide on such possible Appeals, and to pursue same to finality, and/or to, if required and or necessary, launch or oppose any High Court Applications in pursuance of the outcome envisaged with the abovementioned Applications and/or Appeals and to pursue same to finality.

2. **ELRONA GOOSEN** in her capacity as a Trustee for the time being of the Trust hereby be authorized with the power of delegation, substitution and ratification, to appoint any Company, Agent, Consultants, Attorneys and/or Counsel on behalf of the Trust for purposes of the drafting, lodging and/or pursuance of the Applications referred to in paragraph 1 *supra* to finality, to sign all documents and/or statements in that regard, to participate in any proceedings and/or appear before any applicable authorities or statutory bodies in pursuance thereof and/or to, as may be required and/or necessary lodge or oppose any Appeals in terms of any applicable and prevailing legislation to any Appeal Authority or other statutory body with the necessary jurisdiction and authority to process and decide on such Appeals, and to pursue same to finality, and/or to, if necessary and if required, launch or oppose any High Court Applications in pursuance of the outcome envisaged with the Applications and/or Appeals mentioned in paragraph 1 *supra*.


**CERTIFIED AS A TRUE EXTRACT FROM THE MINUTES OF THE  
ABOVEMENTIONED MEETING**

  
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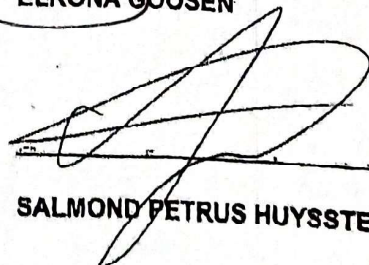
**PETRONELLA HENDRINA VISSER**

  
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**ELRONA GOOSEN**

  
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**ELSARIÉ DE ATH**

  
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**SALMOND PETRUS HUYSTEEN**

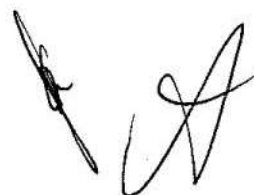
## POWER OF ATTORNEY

I, the undersigned

**ELRONA GOOSEN**

**ID NUMBER: 651226 0180 086**

in my capacity as duly authorised Trustee for the time being of the BILLY VISSER TRUST (registered under Trust number IT: 5284/96) (hereinafter referred to as the "Trust") hereby authorize, nominate, constitute and appoint the Company UNIQON DEVELOPERS (PTY) LTD (with Company Registration Number: 1997/021737/07) (hereinafter referred to as the "Company") and/or any Director of such Company, to jointly and/or separately, with the power of substitution and agency be the lawful representatives and agents in the name, place and stead of such Trust and to act as such on its behalf in order to lodge any appropriate Applications for Land Use Rights and/or any other required and/or associated Applications for consent, permits, authorisations or licences which may be necessary, to any authorised statutory body with the necessary authority and/or jurisdiction to adjudicate on such Applications, in terms of any applicable prevailing National, Provincial and/or Municipal legislation, in order to procure the Land Use Rights and to obtain any consent, licence, permit and/or authorisation which may be required for the intended phased mixed-use development to be developed on the property known as The Remainder of Portion 28 of the Farm Welmoed Estate No: 468, Registration Division Stellenbosch, Western Cape Province inclusive of multi-unit housing (providing for medium and high-density residential units), business uses, community uses, private open space, transport facilities, public roads, parking and utility uses and for any other ancillary and subservient uses which may be required in that regard, and to otherwise and in general take any actions necessary and/or required to pursue such Applications to finality, including to, if necessary and if required, lodge or oppose any Appeals in terms of any applicable and prevailing legislation to any relevant Appeal Authority or other statutory body with the necessary jurisdiction and/or authority to process and decide on such possible Appeals, and to pursue same to finality, and/or to, if required and or necessary, launch or oppose any High Court Applications in pursuance of the outcome envisaged with the abovementioned Applications and/or Appeals and to pursue same to finality.



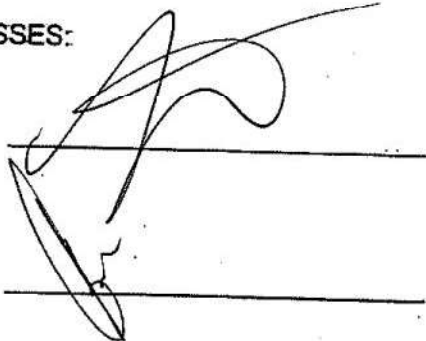
The aforementioned authority included the power to appoint any Company, Agent, Consultants, Attorneys and/or Counsel for purposes of the drafting, lodging and/or pursuance of the Applications referred to hereinbefore to finality, to sign all documents and/or statements in that regard, to participate in any proceedings and/or appear before any applicable authorities or statutory bodies in pursuance thereof and/or to, as may be required and/or necessary lodge or oppose any Appeals in terms of any applicable and prevailing legislation to any Appeal Authority or other statutory body with the necessary jurisdiction and authority to process and decide on such Appeals, and to pursue same to finality, and/or to, if necessary and if required, launch or oppose any High Court Applications in pursuance of the outcome envisaged with the Applications and/or Appeals mentioned *supra*.

I hereby ratify, allow, confirm and promise and agree to ratify, allow and confirm all and whatsoever my agents shall lawfully do, or cause to be done, by virtue of these present and whatever my said agents have to date done herein.

SIGNED AT LYNEDRICH ON THIS 9<sup>TH</sup> DAY OF JANUARY 2024

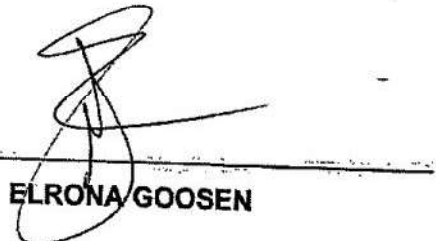
WITNESSES:

1.



A handwritten signature in black ink, written over a horizontal line. The signature is highly stylized and cursive.

2.



ELRONA GOOSEN

A handwritten signature in black ink, written over a horizontal line. The signature is highly stylized and cursive. Below the signature, the name "ELRONA GOOSEN" is printed in a bold, sans-serif font.

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EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF  
DIRECTORS OF UNIQON DEVELOPERS (PTY) LTD  
(REGISTRATION NUMBER: 1997/021737/07)  
HELD AT Pretoria ON THE 15 DAY OF January 2024

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**IT IS RESOLVED:**

1. That UNIQON DEVELOPERS (PTY) LTD (hereinafter referred to as the "Company") in its capacity as the duly authorised Representative and Agent of the registered owner of the property known as The Remainder of Portion 28 of the Farm Welmoed Estate No. 468, Registration Division Stellenbosch, Western Cape Province (hereinafter referred to as the "property"), i.e., BILLY VISSER TRUST (IT: 5284/96), lodge any appropriate Applications for Land Use Rights and/or any other required and/or associated Applications for consent, permits, authorisations or licences which may be necessary, to any authorised statutory body with the necessary authority and/or jurisdiction to adjudicate on such Applications, in terms of any applicable prevailing National, Provincial and/or Municipal legislation, in order to procure the Land Use Rights and to obtain any consent, licence, permit and/or authorisation which may be required for the intended phased mixed-use development to be developed on the property inclusive of multi-unit housing (providing for medium and high-density residential units), business uses, community uses, private open space, transport facilities, public roads, parking and utility uses and for any other ancillary and subservient uses which may be required in that regard, and to otherwise and in general take any actions necessary and/or required to pursue such Applications to finality, including to, if necessary and if required, lodge or oppose any Appeals in terms of any applicable and prevailing legislation to any relevant Appeal Authority or other statutory body with the necessary jurisdiction and/or authority to process and decide on such possible Appeals, and to pursue same to finality, and/or to, if required and or necessary, launch or oppose any High Court Applications in

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pursuance of the outcome envisaged with the abovementioned Applications and/or Appeals and to pursue same to finality.

2. That **ETIENNE COETZER** in his capacity as a Director of the **Company** hereby be authorized with the power of delegation, substitution and ratification, to appoint any Company, Agent, Consultants, Attorneys and/or Counsel on behalf of the **Company** for purposes of the drafting, lodging and/or pursuance of the Applications referred to in paragraph 1 *supra* to finality, to sign all documents and/or statements in that regard, to participate in any proceedings and/or appear before any applicable authorities or statutory bodies in pursuance thereof and/or to, as may be required and/or necessary lodge or oppose any Appeals in terms of any applicable and prevailing legislation to any Appeal Authority or other statutory body with the necessary jurisdiction and authority to process and decide on such Appeals, and to pursue same to finality, and/or to, if necessary and if required, launch or oppose any High Court Applications in pursuance of the outcome envisaged with the Applications and or Appeals mentioned in paragraph 1 *supra*.

**CERTIFIED AS A TRUE EXTRACT OF THE MINUTES OF THE ABOVEMENTIONED MEETING.**

  
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**DIRECTOR**

## POWER OF ATTORNEY

I, the undersigned

**ETIENNE COETZER**  
**ID NUMBER: 700228 5047 089**

in my capacity as Director of UNIQON DEVELOPERS (PTY) LTD (Registration Number: 1997/021737/07) (hereinafter referred to as the "**Company**"), duly authorized thereto by way of a Resolution of the Board of Directors of the abovementioned **Company**, hereby authorize, nominate, constitute and appoint the Company VIRDUS WORKS (PTY) LTD (Company Registration Number: 2018/585747/07), and/or any Director or employee or appointed agent of such **Company** with the power of substitution and agency to be the lawful representatives and agents in the name, place and stead of the aforementioned **Company** and to act as such on behalf of such **Company** by lodging any appropriate Applications for Land Use Rights and/or any other required and/or associated Applications for consent, permits, authorisations or licences which may be necessary, to any authorised statutory body with the necessary authority and/or jurisdiction to adjudicate on such Applications, in terms of any applicable prevailing National, Provincial and/or Municipal legislation (including any applicable Legislation such as the Spatial Planning and Land Use Management Act (Act 16 of 2013) and the prevailing SPLUMA By-law and/or Town Planning Scheme) in order to procure the Land Use Rights and to obtain any consent, permit, licence and/or authorisation which may be required for the intended phased mixed-use development to be developed on the property known as The Remainder of Portion 28 of the Farm Welmoed Estate No. 468, Registration Division Stellenbosch, Western Cape Province inclusive of multi-unit housing (providing for medium and high-density residential units), business uses, community uses, private open space, transport facilities, public roads, parking and utility uses and for any other ancillary and subservient uses which may be required in that regard, and to otherwise and in general take any actions necessary and/or required to pursue such Applications to finality.

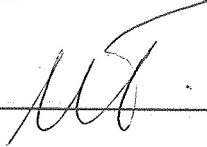

This authority specifically includes the right to, in terms of any applicable prevailing legislation on behalf of the **Company** if required, lodge any further Applications to the relevant authority required to procure the effective vesting of such envisaged Land Use Rights and the executability thereof, and if necessary and if required, to withdraw and/or cancel any such Applications, action and/or representation and if required, to sign all documents which may be required for that purpose to pursue same to finality.


*E. Coetzer*

I hereby ratify, allow, confirm and promise and agree to ratify, allow and confirm all and whatsoever such agent or employees shall lawfully do, or cause to be done, by virtue of these present and whatever such agents have to date done herein.

SIGNED AT Pretoria ON THIS 15 DAY OF January 2024.

**WITNESSES:**

- 1. 
- 2. 

  
ETIENNE COETZER



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EXTRACT FROM THE MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
OF VIRDUS WORKS (PTY) LTD  
(REGISTRATION NO.: 2018/585747/07)

PASSED AT Stellenbosch ON THE 4th DAY OF May 2023.

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**IT WAS RESOLVED:**

1. That VIRDUS WORKS (PTY) LTD (the "**Company**"), via its Directors and/or employees, shall render consulting and professional Town Planning Services to any instructing Clients in terms of any applicable and prevailing legislation within the Republic of South Africa, such as *inter alia* the Spatial Planning and Land Use Management Act, Act 16 of 2013, any Municipal Spatial Planning and Land Use Management By-laws and/or any applicable and prevailing Town Planning or related legislation, including Local Government Ordinances or repealed, but still operational legislation, with regard, but not limited to:
  - (i) Applications for the amendment of any applicable and prevailing statutory land use management or town planning schemes as well as any applications for consent, permission and/or the relaxation of any provisions in terms of any such land use management or town planning schemes;
  - (ii) Applications for the subdivision, consolidation and/or notarial binding of any land portions (including, but not limited to erven in proclaimed land development areas and/or townships, registered farm portions and/or agricultural holdings) as well as any applications for the division of any proclaimed and/or approved land development areas and/or townships;
  - (iii) Applications for the deviation and/or departure from any approved and adopted national, provincial and/or municipal spatial development frameworks and/or plans, policies or strategies, which prohibit and/or restrict the property development proposals and/or initiatives of instructing Clients;
  - (iv) The pursuance and/or finalisation of any pending applications, appeals and/or any other matters of instructing clients, which were pending before

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any erstwhile town planning and/or land development tribunals at the commencement of the aforementioned Spatial Planning and Land Use Management Act and/or the By-laws of a Municipality;

- (v) Applications for the establishment of any new townships or the extension of any boundaries of any proclaimed and/or approved townships or land development areas;
- (vi) Applications for the removal and/or suspension of any conditions of title and/or servitudes, or the procurement of consent from the beneficiaries of or controlling authorities nominated in such conditions of title, which may be deemed to be restrictive, alternatively obsolete, with regard to property development proposals and/or initiatives to be embarked upon on behalf of instructing Clients;
- (vii) Applications for the suspension of or exemption from the provisions of any legislation which may be deemed to be dilatory and/or prohibitory in the context of executing the property development proposals and/or initiatives of instructing Clients;
- (viii) Applications for the closure of any public roads and/or public places as well as applications to procure the incorporation of such closed public roads and/or public places, to form part of the properties under the control of instructing clients and/or to form part of the property development proposals and/or initiatives to be embarked upon by such instructing Clients;
- (ix) Applications for the alteration, amendment and/or cancellation of the whole or any part of any general plan of any registered township or development area, so as to give effect to the property development proposals and/or initiatives of instructing Clients;
- (x) Applications for departures from or relaxations of any provisions emanating from any statutory land use management or town planning schemes or other prevailing legislation, which restrict and/or curtail the development potential of land under the control of instructing Clients;
- (xi) The preparation, withdrawal, amendment and/or submission of any applications, annexures, plans and/or diagrams, which are reasonably

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required to give effect to the property development proposals and/or initiatives of instructing Clients;

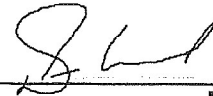
- (xii) Negotiations with any interested and/or affected parties, national, provincial and/or municipal departments and/or any other company, close corporation, trust, entity and/or statutory body or person with an interest in any applications or the outcome thereof, as submitted on behalf of instructing Clients, and the conclusion of any *inter partes* agreements on behalf of instructing Clients in that regard;
- (xiii) The negotiation and finalisation of arrangements for the provision of any engineering services necessary and/or required for the ultimate realisation of the property development proposals and/or initiatives of instructing Clients, with any national, provincial and/or municipal departments and/or any statutory body with the necessary jurisdiction and authority in that regard;
- (xiv) The preparation for and appearance at any form of hearing before any applicable and prevailing town planning committee, municipal authority, municipal town planning and/or appeal tribunal or any other statutory body or authority with the necessary authority and jurisdiction to decide and adjudicate upon any matters pertaining to land use and/or property development, as envisaged and/or required in pursuance of any actions taken on behalf of any instructing clients herein, in order to ultimately give effect to the property development proposals and/or initiatives of such instructing Clients, and/or to appoint any consultants and/or legal representatives which may be necessary and/or required for such purpose;
- (xv) To depose to any affidavits required by law or by virtue of any legal action or proceedings related to any function executed and/or envisaged in terms of this resolution on behalf of instructing Clients; and
- (xvi) To take any actions necessary and/or required to protect the interests and/or rights of instructing Clients, which *inter alia* includes the opposition of and/or intervention in any competing and/or undesirable land development applications, which may affect the rights, interests, enjoyment and/or any other matters of instructing Clients.

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2. That **DUPRÉ LOMBAARD**, and/or any other Director or employee of the **Company**, be authorized with the power of substitution and agency to act on behalf of the **Company** in attending to any or all of the abovementioned matters on behalf of any instructing Clients where the **Company** is appointed to attend to any or all of the abovementioned matters, and to take any other action which may reasonably be required and/or necessary to give effect to this resolution and the instructions of the **Company's** Clients.

**CERTIFIED AS A TRUE EXTRACT FROM THE MINUTES OF THE  
ABOVENTIONED MEETING**



**DIRECTOR**

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## POWER OF ATTORNEY

I, the undersigned

**DUPRÉ LOMBAARD**  
**ID NUMBER: 570708 5057 086**

in my capacity as the Director of VIRDUS WORKS (PTY) LTD (Registration Number: 2018/585747/07) (hereinafter referred to as the "**Company**"), duly authorized thereto by way of a Resolution of the Board of Directors of the abovementioned **Company**, hereby authorize, nominate, constitute and appoint JACQUELINE SAMSON-SWARTZ (ID Number: 691115 0094 086) in her personally capacity as well as her capacity as the sole proprietor of J SAMSON CONSULTANCY, and/or any employee of the **Company** with the power of substitution and agency to be the lawful representatives and agents in the name, place and stead of the aforementioned **Company** and to act as such on behalf of UNIQON DEVELOPERS (PTY) LTD (Company Registration Number: 1997/021737/07) by lodging any appropriate Applications for Land Use Rights and/or any other required and/or associated Applications for consent, permits, authorisations or licences which may be necessary, to any authorised statutory body with the necessary authority and/or jurisdiction to adjudicate on such Applications, in terms of any applicable prevailing National, Provincial and/or Municipal legislation (including any applicable Legislation such as the Spatial Planning and Land Use Management Act (Act 16 of 2013) and the prevailing SPLUMA By-law and/or Town Planning Scheme) in order to procure the Land Use Rights and to obtain any consent, permit, licence and/or authorisation which may be required for the intended phased mixed-use development to be developed by UNIQON DEVELOPERS (PTY) LTD on the property known as The Remainder of Portion 28 of the Farm Welmoed Estate No. 468, Registration Division Stellenbosch, Western Cape Province inclusive of multi-unit housing (providing for medium and high-density residential units), business uses, community uses, private open space, transport facilities, public roads, parking and utility uses and for any other ancillary and subservient uses which may be required in that regard, and to otherwise and in general take any actions necessary and/or required to pursue such Applications to finality.

This authority specifically includes the right to, in terms of any applicable prevailing legislation on behalf of the **Company** if required, lodge any further Applications to the relevant authority required to procure the effective vesting of such envisaged Land Use Rights and the executability thereof, and if necessary and if required, to withdraw and/or cancel any such Applications, action and/or representation and if required, to sign all documents which may be

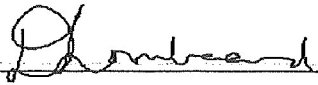




required for that purpose to pursue same to finality.

I hereby ratify, allow, confirm and promise and agree to ratify, allow and confirm all and whatsoever such agent or employees shall lawfully do, or cause to be done, by virtue of these present and whatever such agents have to date done herein.

SIGNED AT Stellenbosch ON THIS 15th DAY OF January 2024.

**WITNESSES:**

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2. 

  
DUPRÉ LOMBAARD