



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 190/2025

**NOTICE OF LAND USE APPLICATIONS/
GRONDGEBRUIKAANSOEK KENNISGEWING/
ISAZISO NGESICELO SOKUSETYENZISWA KOMHLABA**

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 190/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Portion 108 of the Farm 440	<ul style="list-style-type: none">The subdivision of Portion 108 of the Farm Roodefontein No 440 into 6x Portions, in terms of Section 15(2)(d) of the Bitou Municipality By-law on Municipal Land Use Planning (2015).Confirmation of an exemption in terms of Section 24(1)(f)(iv) of the Bitou Municipality's By-law on Municipal Land Use Planning (2015) to allow the registration of a usufruct servitude on the Proposed Remainder of Portion 108 of the Farm Roodefontein No 440.
Gedeelte 108 van die plaas 440	<ul style="list-style-type: none">Die onderverdeling van Gedeelte 108 van die Plaas Roodefontein No 440 in 6x Gedeeltes, ingevolge Artikel 15(2)(d) van die Bitou Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning (2015).Bevestiging van 'n vrystelling ingevolge Artikel 24(1)(f)(iv) van die Bitou Munisipaliteit se Verordening op Munisipale Grondgebruikbeplanning (2015) om die registrasie van 'n vruggebruikerwituut op die Voorgestelde Restant van Gedeelte 108 van die Plaas Roodefontein No 440 toe te laat.
Icandelo le-108 leFama 440	<ul style="list-style-type: none">Ukwahlulwa kweCandelo le-108 leFama iRoodefontein No. 440 laba ngamacandelo ama-6, ngokweCandelo 15(2)(d) loMthetho kaMasipala waseBitou woCwangciso lokuSetyenziswa koMhlaba kaMasipala (2015).Ukuqinisekiswa kokuxolelwa ngokwemiqathango yeCandelo 24(1)(f)(iv) loMthetho kaMasipala waseBitou woCwangciso lokuSetyenziswa koMhlaba kaMasipala (2015) ukuvumela ukubhaliswa kobukhoboka be-usufruct kwintsalela ecetywayo yeCandelo le-108 leFama yaseRoodefontein No. 440.

Application is available for viewing at Municipal office, 50 Melville's Corner, during office hours/ Aansoek kan bestudeer word by Kantoer 50, Melville's Corner gedurende kantooreure/ Ikopi yesicelo iyafumaneka ukuze ijongwe kwi-ofisi kaMasipala kwiyunithi engu-50 Melville's Corner, ngamaxesha omsebenzi aqhelekileyo.

Enquiries may be directed to/ Navrae kan gerig word na/ Imibuzo inokubhekiswa kuyo Town planning at 044 501 3303/ townplanning@plett.gov.za

Comments/objections with reasons must be delivered or e-mailed to townplanning@plett.gov.za within 30 days from the date of publication of this notice, and must include the name & contact details of the person concerned. Kommentare/ besware kan na townplanning@plett.gov.za gerig word binne 30 van publikasie van hierdie kennisgewing en moet 'n naam en kontakbesonderhede insluit./ Naziphi na izimvo/izichaso ezinezizathu mazisiwe okanye zithunyelwe nge-imeyile apha townplanning@plett.gov.za zingadlulanga iintsuku ezingama-30 ukususela kumhla wokupapashwa kwesi saziso, kwaye mazibandakanye igama neenkukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality

PORTION 108 OF THE FARM ROODEFONTEIN NO. 440, PLETTENBERG BAY

**APPLICATION FOR:
SUBDIVISION**



CLIENT: THE HURLINGHAM DEVELOPMENT(PTY)LTD
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



APRIL 2025

CONTENTS

(I) TABLE OF CONTENTS

SECTION A : BACKGROUND	1
1. BACKGROUND	1
1.1. Property Background: Previous Approvals	2
1.2. Pre-application Consultation.....	2
2. THE APPLICATION.....	2
3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP.....	3
SECTION B : DEVELOPMENT PROPOSAL	3
4. DEVELOPMENT SPECIFICATIONS	3
4.1. Proposed Development	3
4.2. Access	4
4.3. Servitude Area	6
5. STATUTORY SPECIFICATIONS	6
5.1. Subdivision	6
5.2. Confirmation of an Exemption	2
6. SERVICES INFRASTRUCTURE	2
6.1. Civil Services.....	2
6.2. Electrical Services	2
SECTION C : CONTEXTUAL INFORMANTS	2
7. LOCALITY	2
8. CURRENT LAND USE AND ZONING	3
8.1. Land Use	3
8.2. Zoning.....	6
9. CHARACTER OF THE AREA	6
10. SITE CHARACTERISTICS	7
10.1. Topography.....	7
10.2. Biodiversity & Vegetation	8
10.3. Agricultural Potential.....	8
10.4. Environmental Impacts.....	9
11. EXISTING POLICY FRAMEWORKS.....	10
11.1. Western Cape Provincial SDF (2014)	10
11.2. Eden Spatial Development Framework (2017).....	14

11.3.	Bitou Municipality Spatial Development Framework (2021) ...	15
11.4.	Bitou Integrated Development Plan (2022–2027)	17
SECTION D : MOTIVATION.....		19
12.	ASSESSMENT OF APPLICATIONS	19
12.1.	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) 19	
12.2.	Bitou Municipality By-law on Municipal Land Use Planning (2015) 19	
13.	CONSISTENCY WITH SPATIAL PLANNING POLICIES.....	20
14.	CONSISTENCY WITH THE SURROUNDING AREA	20
15.	NO IMPACT ON EXISTING RIGHTS.....	21
16.	NO IMPACT ON MUNICIPAL SERVICES.....	21
17.	BROWNFIELD DEVELOPMENT.....	21
18.	POSITIVE SOCIO-ECONOMIC IMPACT	21
19.	RELEVANT CONSIDERATIONS, WESTERN CAPE – ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING	22
20.	WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)	23
20.1.	Spatial Justice.....	24
20.2.	Spatial Sustainability	25
20.3.	Spatial Efficiency	26
20.4.	Spatial Resilience.....	26
20.5.	Good Administration	27
21.	CONCLUSION	28

(II) ANNEXURES

ANNEXURE A.	Previous Rezoning & Subdivision Approval (14 October 2014)
ANNEXURE B.	Endorsed Subdivision Plan (19 March 2015)
ANNEXURE C.	Zoning Certificate
ANNEXURE D.	Amendment of the condition of approval, approval letter (Dated 25 November 2021)
ANNEXURE E.	Pre-application feedback – email correspondence with Bitou Municipality (19 November 2024)
ANNEXURE F.	Signed Power of Attorney & Company Resolution
ANNEXURE G.	Application Form dated 28 March 2025
ANNEXURE H.	DEADP – Confirmation of exemption dated 12 December 2024

- ANNEXURE I.** Copy of Title Deed - T45261/2024
- ANNEXURE J.** S.G. No. 2683/2011 – Portion 108 of the Farm Roodefontein No. 440
- ANNEXURE K.** Civil Services Report
- ANNEXURE L.** Electrical Services Report

(III) PLANS

- PLAN 1.** Locality Plan
- PLAN 2.** Land Use Plan
- PLAN 3.** Subdivision Plan

(IV) TABLE OF FIGURES

FIGURE 1	Portion 108 of the Farm Roodefontein No 440	1
FIGURE 2	Proposed Subdivision Plan	4
FIGURE 3	Access to Application Area	5
FIGURE 4	Turn-off from Piesang Valley Rd onto Minor Road 7211	5
FIGURE 5	Minor Road 7211 (Along Plettenberg Bay Country Club) towards Access Servitude	5
FIGURE 6	Access Roads	6
FIGURE 7	Locality	3
FIGURE 8	Main Dwelling on Portion 108.....	3
FIGURE 9	Workers Accommodation on Portion 108	4
FIGURE 10	Pastures / Grazing Land.....	4
FIGURE 11	Stable/Stall.....	4
FIGURE 12	2018 Adult Show Jumping Championships of South Africa.....	5
FIGURE 13	Land Uses in the Area	6
FIGURE 14	Land Uses	7
FIGURE 15	Extract Cape Farm Mapper - Slope Classification	8
FIGURE 16	Extract Cape Farm Mapper - SANBI Red List.....	8
FIGURE 17	Extract Cape Farm Mapper - Land Capability.....	9
FIGURE 18	Agricultural Areas to be Disturbed	9
FIGURE 19	Key Transitions For The PSDF	11
FIGURE 20	Policies Applicable to the Proposed Development	12
FIGURE 21	Bitou SDF Extract.....	16

SECTION A :**BACKGROUND****1. BACKGROUND**

Portion 108 of the Farm Roodefontein No 440, Division Knysna, is zoned "Agriculture Zone II" in terms of the Bitou Municipality's Zoning Scheme Bylaw (2023) and measures approximately 16.45ha in extent.

Portion 108 of the Farm Roodefontein No 440 is located in the Piesang River Valley, directly below the Roodefontein Dam. It is bordered by the Plettenberg Bay Country Club Golf Course to the north-east, a property containing a golf driving range to the south-east, and the Roodefontein Dam wall to the north-west.



FIGURE 1: PORTION 108 OF THE FARM ROODEFONTEIN NO 440

Bitou Municipality approved the rezoning of this property to "Special Zone: Rural Residential" to be expanded to include a "Sport & Recreation Centre" as a primary right in the "Special Zone: Rural Residential" zoning ascribed to the property. The purpose of this rezoning was to allow for equestrian and sporting events on this property. Unfortunately, this did not materialise, and the property was sold.

The new owners of the application area wish to subdivide the property into six (6x) small holdings, including a servitude area. The 'Agricultural Zone II' (Small Holding) zoning will be retained, and the primary uses of the property will be exercised on the subdivided portions.

In order to allow the subdivision of Portion 108 of the Farm Roodefontein No 440 it is necessary to apply for the subdivision of the property in terms of section 15 (2)(d) of the Bitou Municipality By-law on Municipal Land Use Planning (2015).

1.1. Property Background: Previous Approvals

During October 2014, approval was granted for the rezoning and subdivision of Portion 108 of the Farm Roodefontein No 443 (**ANNEXURE A**). The approval was for the rezoning of the application area to Special Zone: Rural Residential (small holding), and the subdivision of the farm into two portions: Portion A (± 3.7 ha) and a remainder (± 16.4 ha).

Bitou Municipality issued a zoning certificate (**ANNEXURE C**) during October 2018 that confirm the zoning of Portion 108 of the Farm Roodefontein No. 440, which is "Special Zone: Rural Residential (small holding)" in terms of Council's Zonings Scheme Regulations.

During November 2021, approval was granted for the amendment of the conditions of approval, of the approval letter (ref. 18/10/443 – dated 14 October 2014) for Portions 108 & 109 of the Farm Roodefontein No 440, to include the use of a "Sport & Recreation Centre", in order to allow a specialised "Equestrian and Events Centre" (**ANNEXURE D**).

1.2. Pre-application Consultation

Preliminary discussions regarding the proposal were held with the Bitou Municipality's Town Planning Department, and no "red flags" were raised, and the proposal was supported in principle. Refer to **ANNEXURE E** for the email correspondence with Bitou Municipality dated 19 November 2024.

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners, have been appointed by **THE HURLINGHAM DEVELOPMENT PROPRIETARY LIMITED** to prepare and submit the required application documentation (refer to **ANNEXURE F** for the Signed Power of Attorney & Company Resolution and **ANNEXURE G**: Application Form) for:

- (i) The subdivision of Portion 108 of the Farm Roodefontein No 440 into 6x Portions, in terms of Section 15(2)(d) of the Bitou Municipality By-law on Municipal Land Use Planning (2015).
- (ii) Confirmation of an exemption in terms of Section 24(1)(f)(iv) of the Bitou Municipality's By-law on Municipal Land Use Planning (2015) to allow the registration of a usufruct servitude on the Proposed Remainder of Portion 108 of the Farm Roodefontein No 440.

The Department of Environmental Affairs and Development Planning (DEADP) confirmed that the proposed subdivision is exempted from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970). Refer to **ANNEXURE H**.

3. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed that includes the information outlined below is contained in **ANNEXURE**

I. The Surveyor General Diagrams for the application area are contained in **ANNEXURE J**

Title Deed Number:	T72369/2012
Property Owners:	The Hurlingham Development Proprietary Limited
Property Description:	Remaining Extent of Portion 108 of the Farm Roodefontein No. 440, in the Bitou Municipality, Division of Knysna Province of the Western Cape
Property Size:	16.4457Ha (Sixteen Comma Four Four Five Seven)
Title Deed Restrictions:	None
Servitudes:	There are several servitudes registered over the property, relating to access, water pipelines and electricity power lines. These are shown on the Surveyor General's Diagram for the property, SG 2683/2011, of which a copy is contained in ANNEXURE J.
Bonds:	The property is not bonded.

SECTION B :

DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS

4.1. Proposed Development

(Refer to **Plan 3: Subdivision Plan**)

The Applicant envisions subdividing Portion 108 of the Farm Roodefontein No 440 into 6x portions (Portions A – E and a Remainder):

- Portion A: ±0.996 ha
- Portion B: ±4.69 ha
- Portion C: ±2.75 ha
- Portion D: ±1.51 ha
- Portion E: ±1.40 ha
- Remainder: ±5.10 ha

A usufruct servitude area (±3.22ha) in favour of the HOA is proposed on the Remainder of Portion 108. The proposed Subdivisional Plan is illustrated in the figure below:

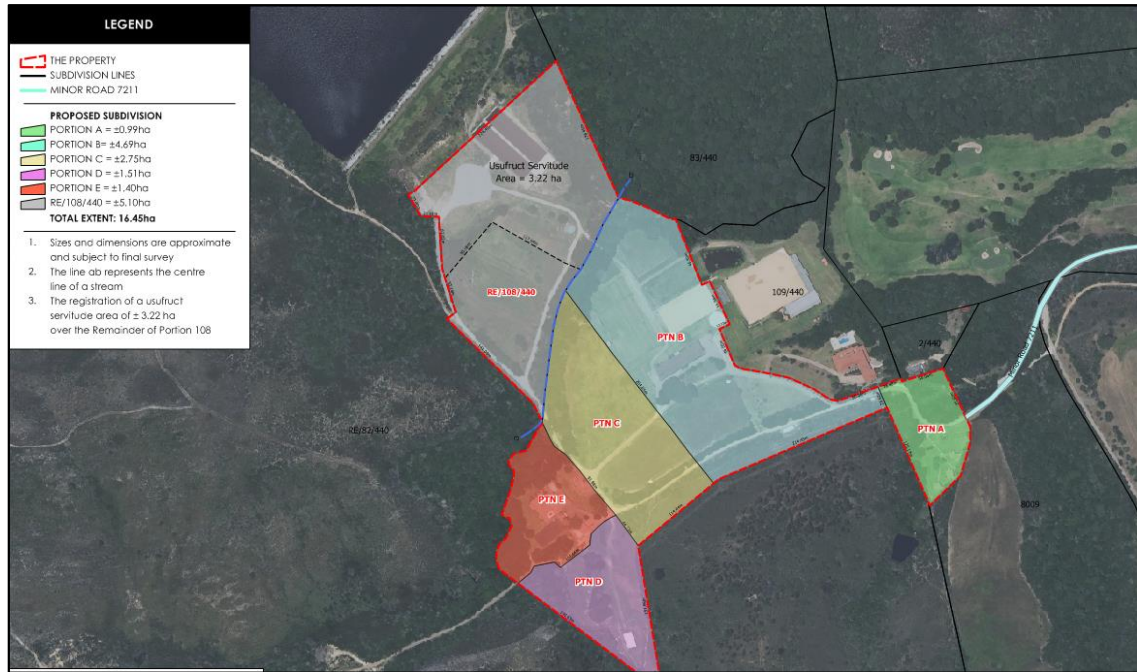


FIGURE 2: PROPOSED SUBDIVISION PLAN

The existing buildings on the application area will be retained on the new subdivided portions and utilised in accordance with the subdivided portions' primary land use rights. Most of the application area was lawfully disturbed during the time when the Equestrian Facilities / Functions were in operation. The proposed subdivision plan identified potential new disturbance areas that could be utilised by the future owners of the subdivided portions. This potential disturbance calculates to an area of $\pm 8150\text{m}^2$, which does not exceed 1ha threshold that require environmental authorisation in terms of NEMA.

4.2. Access

The application area is accessed via Minor Road 7211, which runs along the southern boundary of the Plettenberg Bay Country Club. Minor Road 7211 Road is accessed from Piesang Valley Road. Brackenridge Residential Estate and several other properties receive access via this road. The figure below illustrates access to the application area:

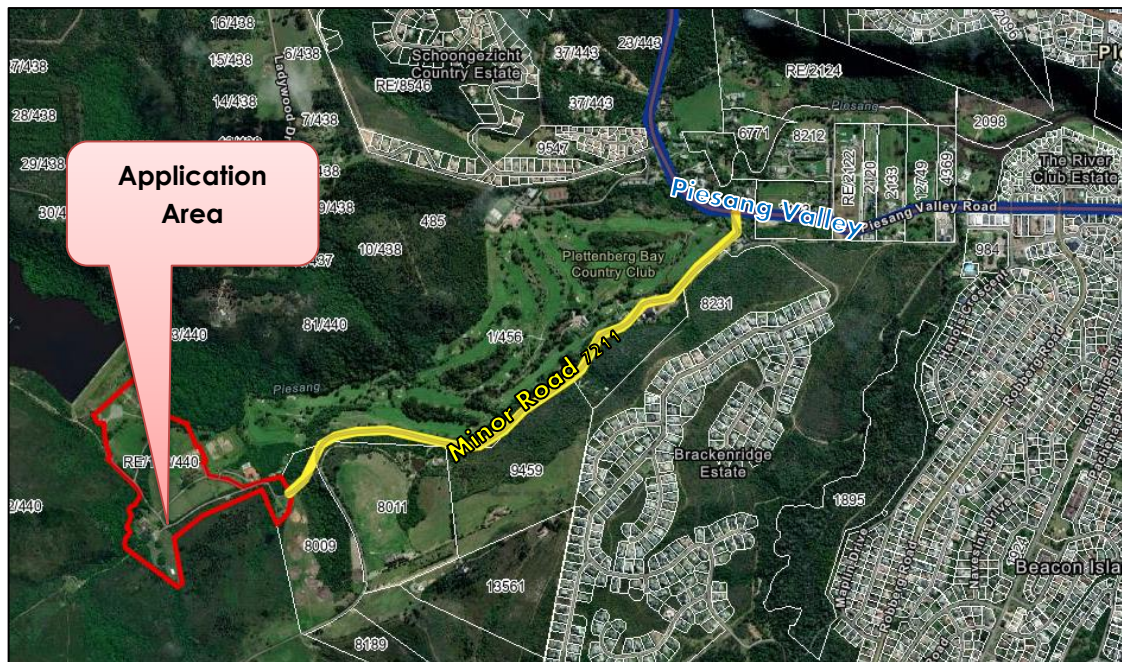


FIGURE 3: ACCESS TO APPLICATION AREA



FIGURE 4: TURN-OFF FROM PIESANG VALLEY RD
ONTO MINOR ROAD 7211



FIGURE 5: MINOR ROAD 7211 (ALONG
PLETTENBERG BAY COUNTRY CLUB) TOWARDS
ACCESS SERVITUDE

The existing access servitude road provides access to all the proposed portions and will not hinder the Municipality to obtain access to dam. All the proposed portions will be connected with the servitude road. Thus, the property will have sufficient access to allow the proposed subdivision and all the access roads are existing, and no new access services need to be registered.

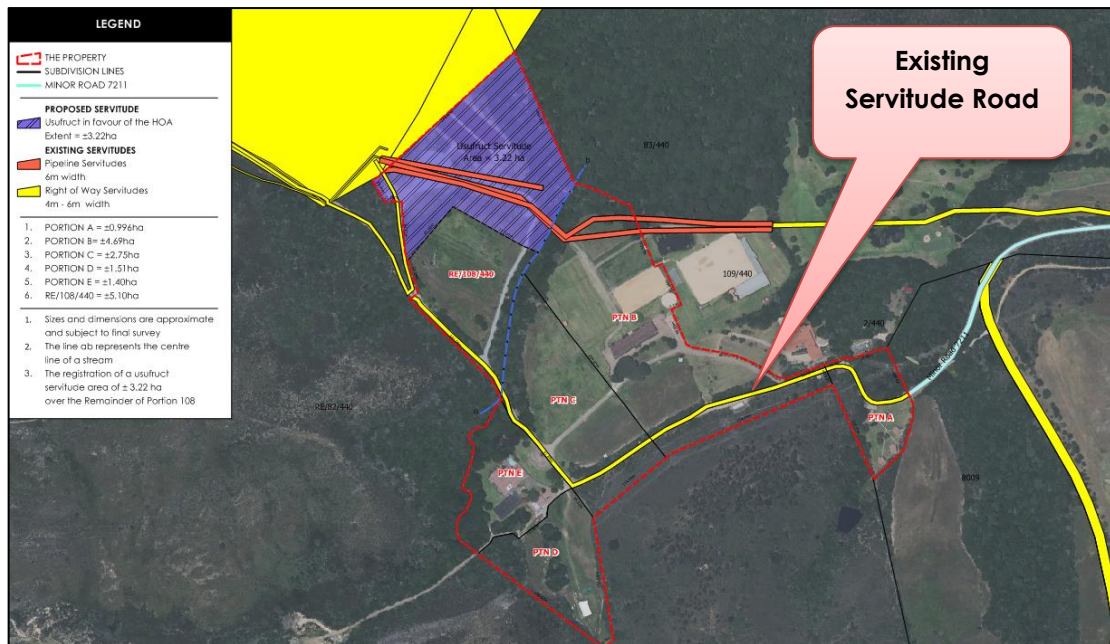


FIGURE 6: ACCESS ROADS

4.3. Servitude Area

A Home Owners' Association will be registered, and it will be compulsory for the owners of the subdivided portions to become a member of the HOA. The internal servitude roads will be maintained by the HOA.

It is proposed to register a usufruct servitude area of ± 3.22 ha over the Remainder of Portion 108. This servitude area will be in favour of the HOA.

5. STATUTORY SPECIFICATIONS

The following land development applications are lodged in terms of the Bitou Municipality By-law on Municipal Land Use Planning (2015), to achieve the desired outcome.

5.1. Subdivision

The Applicant envisions subdividing Portion 108 of the Farm Roodefontein into 6x agricultural small holdings (Agriculture Zone II).

- Portion A: ± 0.996 ha
- Portion B: ± 4.69 ha
- Portion C: ± 2.75 ha
- Portion D: ± 1.51 ha
- Portion E: ± 1.40 ha
- Remainder: ± 5.10 ha

To allow the applicant to subdivide Portion 108 of the Farm Roodefontein No 440, an application must be submitted in terms of Section 15(2)(d) of Bitou Municipality By-law on Municipal Land Use Planning (2015).

5.2. Confirmation of an Exemption

It is proposed to register a usufruct servitude area of ± 3.22 ha over the Remainder of Portion 108 of the Farm Roodefontein No 440. This servitude area will be in favour of the HOA. The registration of a usufruct servitude is exempted from a subdivision application in terms of Section 24(1)(f)(iv) of the Bitou Municipality's By-law on Municipal Land Use Planning (2015).

6. SERVICES INFRASTRUCTURE

6.1. Civil Services

'BSM Coastal Consulting Engineers' was appointed to compile a civil engineering services report, that outlines civil engineering services that are subject to the proposed development. A copy of the full report dated 02 December 2024 is attached as **ANNEXURE K**.

6.1.1. Water Supply

The existing water connection to the site is via a gravity-fed pipeline from the existing artesian well, located on the Plettenberg Bay golf course, approximately 1200 meters northeast of the site at approximate coordinates 34° 03' 44" S and 23° 20' 52" E and elevation 45MSL.

The estimated supply rate of the artesian well is approximately 600 litres per hour.

6.1.2. Water Demand

The projected demand of the 6 subdivided holdings is based on the "Red Book" guidelines for Water Supply.

The recommended daily demand for Agricultural Holdings with irrigation is not considered applicable because irrigation on these holdings will primarily be for domestic garden usage only and not agriculture.

With consideration of the recommended figures for Agricultural Holdings without irrigation of 2 kilolitres per day, plus for a small additional housing unit of 0.7 kilolitres per day, a total daily demand of 3 kilolitres per Holding day has been adopted.

6.1.3. Sewage Disposal

The site is remote from the Municipal sewerage infrastructure. Sewerage discharge from the existing dwellings on the site is to septic tanks with soakaways. Two options are proposed for the management of sewerage discharge through Conservancy Tanks for each holding or a Bio Sewage Systems Flush & Spray 2000 litre package plant or similar will be installed on each of Holdings.

6.2. Electrical Services

'Power Partners Consulting Engineers (Pty) Ltd' was appointed to compile an electrical services report, that outlines electrical services that are subject to the proposed development. A copy of the full report dated 02 December 2024 is attached as **ANNEXURE L**.

6.2.1. Existing Services

The farm is currently serviced and is supplied by Eskom via a farm line and three pole transformers. The total capacity of the infrastructure is 400kVA. The property receives the respective electricity accounts from Eskom.

- Transformer 1 = 200kVA
- Transformer 2 = 100kVA
- Transformer 3 = 100kVA

6.2.2. Recommendations and Findings

Based on our inspection and meeting with Eskom on the farm, the farm has the available capacity to support the proposed subdivision. The owners will have to ensure all the portions are serviced and the development will have to establish a Home Owner's Association (HOA) to ensure all the electrical costs are recovered from the various farm portions. The HOA association will ultimately be responsible for the payment of the electrical accounts with Eskom.

SECTION C :

CONTEXTUAL INFORMANTS

7. LOCALITY

(Plan 1: Locality Plan)

The application area is located in the Piesang River Valley, directly below the Roodefontein Dam. It is bounded by the Plettenberg Bay Country Club golf course to the north-east, a property containing a Golf Driving Range to the south-east, and the Roodefontein Dam wall to the north-west. The coordinates for the centre of the property are located at 34°4'11.51"S and 23°20'14.46"E.

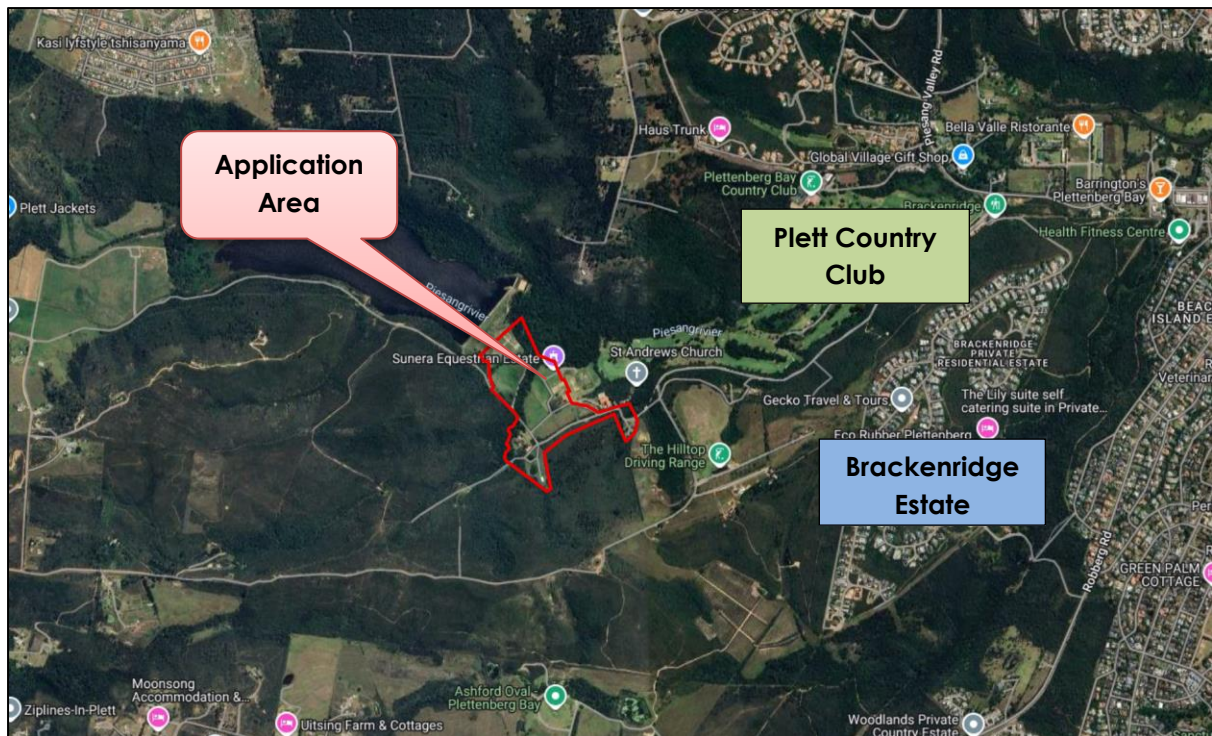


FIGURE 7: LOCALITY

8. CURRENT LAND USE AND ZONING

8.1. Land Use

The application area was previously used as a horse stud farm / equestrian facility and partly as a holiday home. There is one large dwelling house on the property respectively, which is used as accommodation for members of the owners' family and their guests, as well as three (3) staff houses and other outbuildings. There is an existing shed / stall on the premises and other outbuildings ancillary to the agricultural uses. All existing buildings are approved. There is agricultural activity on the farm consisting of cattle grazing.



FIGURE 8: MAIN DWELLING ON PORTION 108



FIGURE 9: WORKERS ACCOMMODATION ON PORTION 108



FIGURE 10: PASTURES / GRAZING LAND



FIGURE 11: STABLE/STALL

During November 2018; SUNERA Equestrian Estate hosted the 2018 Adult Show Jumping Championships of South Africa. There have been numerous disturbances on the application area in the past. See the pictures below of the event held on the application area:



FIGURE 12: 2018 ADULT SHOW JUMPING CHAMPIONSHIPS OF SOUTH AFRICA

8.2. Zoning

Portion 108 of the Farm Roodefontein No 440 is currently zoned "Agriculture Zone II" (Small Holding), in terms of the Bitou Zoning Scheme Bylaw 2023.

9. CHARACTER OF THE AREA

North of the application area is the Piesang River, then Portion 83, a 17ha piece of land consisting mostly of indigenous forest and old plantation. Beyond Portion 83 is an area of over 40 subdivisions of Farm No. 438 (Ladywood), comprising smallholdings ranging from 3ha upwards.

To the south and southwest is Portion 82, and beyond that is an area with several subdivisions of the Farm 440, comprising of smallholdings ranging from 3ha upwards (around the Plettenberg Bay Airport).

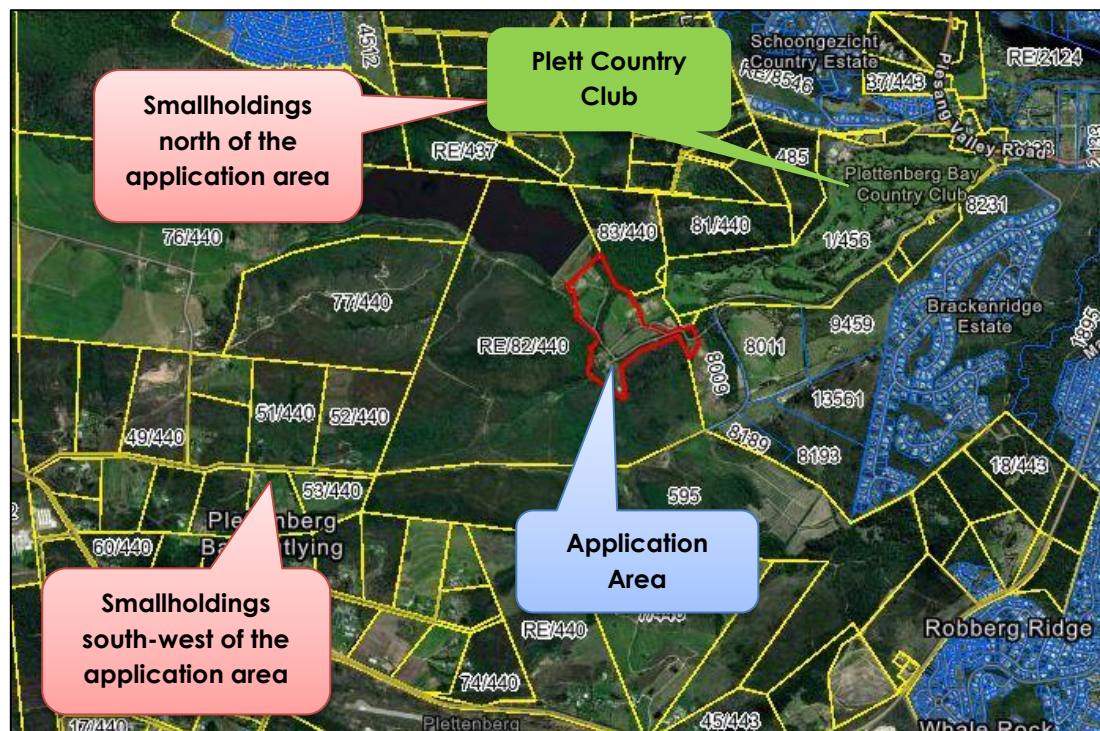


FIGURE 13: LAND USES IN THE AREA

The application area is accessed from the Country Club road via a gravel road (Minor Road 7211), the extension of which forms a servitude road of access to the dam in favour of the Municipality. The Brackenridge Country Estate has its access at the beginning of eastern edge of Minor Road 7211.

The area is characterised by a mix of land uses in the process of transition from largely agricultural uses to more urban, largely residential and recreational uses, with a nature conservation component. In reality, the property is surrounded by urban development in various forms, and is only 5km from the Plettenberg Bay CBD, and about 2km from the nearest shopping centre. The immediate character is that of a country club, dam and indigenous vegetation on steep slopes, thus large open spaces with limited structures and buildings.

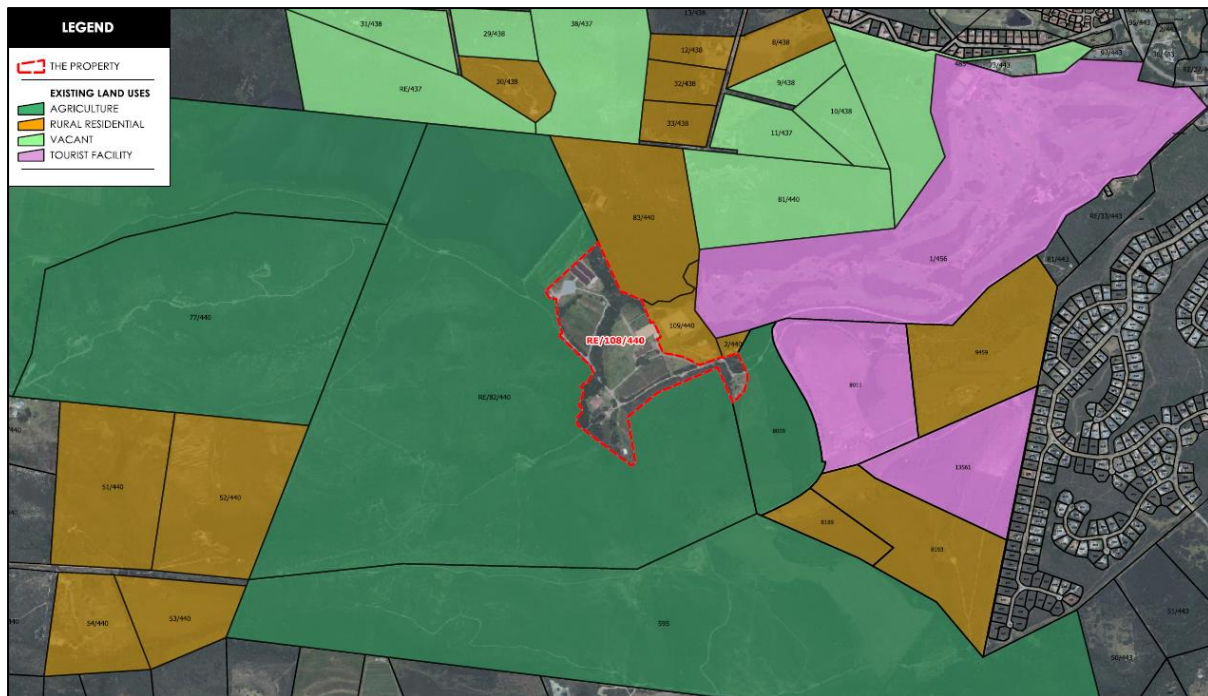


FIGURE 14: LAND USES

The application area is located in an area that is characterised by rural residential, tourism- related and other mixed uses (e.g. Hilltop Driving Range on Erf 8011). As was mentioned earlier, in par.9 above, the area is in the process of transition from peri-urban agriculture to a residential, recreational and conservation mix of uses.

The proposal to subdivide the property into 6x small holdings will conform to the character as it will not “over” develop the area and can be regarded as highly consistent with the existing land use character of the area.

10. SITE CHARACTERISTICS

10.1. Topography

The application area has a topography consisting of a few slopes throughout the farm portion. The height of the application area is $\pm 60\text{m}$ above MSL with a downward slope from south to north to $\pm 30\text{m}$ above MSL. According to Cape Farm Mapper, the slope is classified as between 3-10% in the centre and northern sections of the application area and between 10-30% along the southern section of the application area.

The topography of the application is area moderate and not too steep for the development and allows for development. – all proposed subdivisions will be on slopes that are flatter than 1:4. The figure below shows the slope classification of the application area.



FIGURE 15: EXTRACT CAPE FARM MAPPER - SLOPE CLASSIFICATION

10.2. Biodiversity & Vegetation

The application area has been transformed and disturbed (refer to **Par.8**), classified as “endangered”.



FIGURE 16: EXTRACT CAPE FARM MAPPER - SANBI RED LIST

10.3. Agricultural Potential

The Land Capability (2016) represents the distribution of the land capability evaluation values in the country, used as one of the input data layers to determine and demarcate all high-value agricultural land for ensuring that these areas, pending availability, are preserved for continued agricultural production, thereby ensuring long-term national food security.

According to Cape Farm Mapper, the application area is earmarked as having a low Land Capability for agricultural potential. The proposed subdivision will therefore not result in the loss of high-potential agricultural land.



FIGURE 17: EXTRACT CAPE FARM MAPPER - LAND CAPABILITY

10.4. Environmental Impacts

The proposed subdivision is mainly on existing disturbed areas.

The figure below shows the proposed new disturbances of “agricultural land” in blue, and it is clear that only ± 0.815 ha of new disturbance will take place.

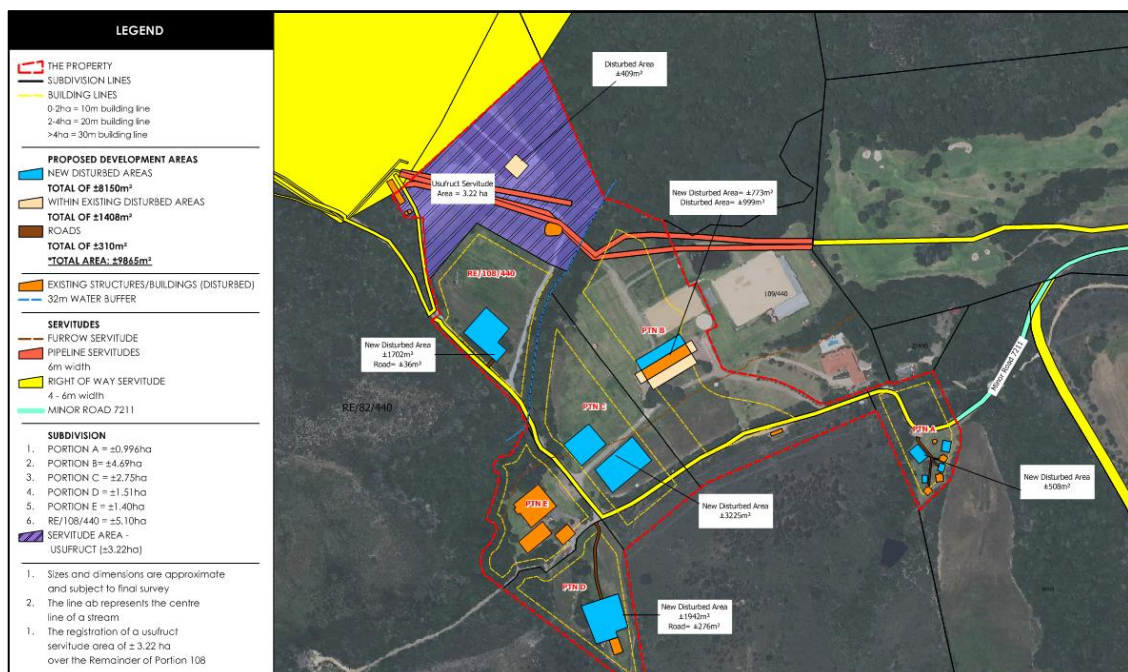


FIGURE 18: AGRICULTURAL AREAS TO BE DISTURBED

According to the NEMA Listing notices, the following potential activities could trigger the need for Environmental Authorisation:

Activity No	Description	Actual on site	Comment
LN 1, Activity 27	Clearance of virgin soil bigger than 1 hectare	Farm has been farmed and disturbed	No NEMA
LN 1, Activity 28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development, will occur outside an urban area, where the total land to be developed is bigger than 1 hectare	Cumulative new disturbance for dwelling houses on the subdivided portions = ± 0.815 ha	Below threshold – No NEMA
LN 3, Activity 12	The clearance of an area of 300 square metres or more of indigenous vegetation, within any critically endangered or endangered ecosystem listed	No development in Critically endangered areas.	No NEMA

From the above it is clear that the proposal will not trigger the need to apply for environmental authorisation, and therefore the proposal will not have any negative environmental impacts.

11. EXISTING POLICY FRAMEWORKS

11.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements.

The Western Cape’s agenda for spatial transformation and improved efficiencies in the use of natural resources are closely linked. The PSDF states that the paradigm that economic

growth implies the on-going depletion of the Province's natural capital needs to be broken. This is the rationale for the PSDF embracing a transition to a Green Economy. The so-called 'decoupling' of economic growth strived for, requires reductions/substitutions and/or replacements in the use of limited resources, while avoiding negative environmental impacts. The table below contains a summary of the key transitions promoted in the PSDF:

PSDF THEME	FROM	TO
RESOURCES	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
SPACE-ECONOMY	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
SETTLEMENT	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on 'greenfields' development and low density sprawl	Emphasis on 'brownfields' development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space-economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary land markets and partnerships with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

FIGURE 19: KEY TRANSITIONS FOR THE PSDF

The recent shift in legislative and policy frameworks has clearly outlined the roles and responsibilities of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs were in general limited to provincial-scale planning.

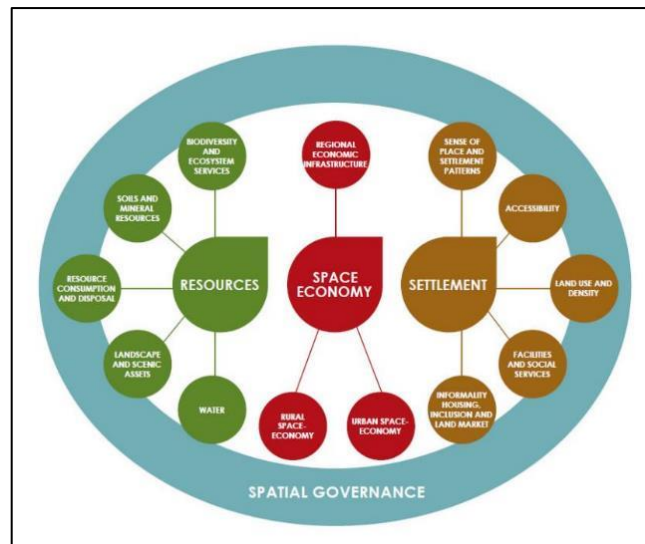


FIGURE 20: POLICIES APPLICABLE TO THE PROPOSED DEVELOPMENT

The proposed development compliments the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in urban areas;
- (iii) Strengthening resilience and sustainable development.

However, it is important to note some of the key policies laid down by the draft PSDF have a bearing on this application.

POLICY R3: SAFEGUARD THE WESTERN CAPE'S AGRICULTURAL AND MINERAL RESOURCES, AND MANAGE THEIR SUSTAINABLE USE

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
3. Reconcile ecosystem requirements with conflicting land development pressures through proactive spatial planning, and application of a land use management system that safeguards biodiversity, protects resources and opens up opportunities for improved livelihoods and jobs	<ul style="list-style-type: none"> ▪ The application area is not high-potential agricultural land, and not a priority biodiversity area. ▪ The subdivision will affect neither.

POLICY R5: SAFEGUARD CULTURAL AND SCENIC ASSETS

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
Protect heritage and scenic assets from inappropriate development and land use change.	<ul style="list-style-type: none"> ▪ The proposal is consistent with the current development patterns in the area. Consistent with this policy

POLICY E3: REVITALISE AND STRENGTHEN URBAN SPACE-ECONOMIES AS THE ENGINE OF GROWTH

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
5. Existing economic assets (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc) to be targeted to lever the <u>regeneration and revitalisation of urban economies</u> .	<ul style="list-style-type: none"> By diversifying agricultural production and creating links between rural and urban economies, a well-planned subdivision of small holdings can significantly boost urban economic activity, create jobs, and support sustainable development.
7. Incentives should be put in place to attract economic activities close to dormitory residential areas, <u>facilitate brownfields development (e.g. mixed use development and densification in appropriate locations)</u> .	<ul style="list-style-type: none"> The proposed development will contribute to infill development and promote brownfield development.

POLICY S1: PROTECT, MANAGE AND ENHANCE SENSE OF PLACE, CULTURAL AND SCENIC LANDSCAPES

POLICY STATEMENT	DEVELOPMENT'S RESPONSE
1. Prevent settlement encroachment into agricultural areas, scenic landscapes and biodiversity priority areas, especially between settlements, and along coastal edges and river corridors	<ul style="list-style-type: none"> The application area is within the urban edge of Bitou Municipality and is earmarked as a Strategic Development Area (SDA12).
2. Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.	<ul style="list-style-type: none"> The proposal is infill since similar subdivisions occur to the north and south of the application area. The existing service capacity is adequate for the proposed development and the recommendation was made in the Civil and Electrical Services Reports – see Par.6

Planning Implication:

The Western Cape Spatial Development Framework has a strong emphasis on revitalising urban spaces creating an urban living environment which is more convenient, efficient and aesthetically pleasing to residents. The proposal is consistent with strategic objectives as set out by the Western Cape Spatial Development Framework, for the following reasons:

- *The development proposal will be consistent with the Western Cape Spatial Development Framework as the proposed subdivision will contribute to the regeneration and revitalisation of urban economies.*

- *The development proposal ensures densification and contributes to infill development.*
- *The proposal promotes smart growth, by ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.*
- *The development is a private-sector development, which will help to provide a housing opportunity through the creation of 6x farm portions and expand the housing delivery options.*
- *Therefore, the proposal complies with policies as set out by the Western Cape Spatial Development Framework.*

11.2. Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework was approved in 2017 and aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the District regarding future spatial planning, strategic decision-making and regional integration.

This vision and strategic direction identify the four key drivers of spatial change within the District. These drivers are defined in terms of spatial legacies, current challenges, future risks and prospects. The four drivers of change around which this SDF are framed are:

- Strategy 1:** The economy is the environment; a strategy founded on the principle that a sustainable economy in Eden District is an economy that is positioned for growth.
- Strategy 2:** Regional accessibility for inclusive growth; a strategy that is based on the notion that improved regional accessibility is essential to achieving inclusive growth
- Strategy 3:** Coordinated growth management for financial sustainability; a strategy informed by the realities of global fiscal austerity and the need for responsible growth management that does more with less to secure future social and economic resilience.
- Strategy 4:** Planning, budgeting and managing as one government, this strategy highlights that real intergovernmental cooperation is essential to achieving the spatial transformation goals of SPLUMA and the three spatial strategies above.

These strategies lay at the heart of this SDF and the problem statement, spatial concept, spatial proposals and implementation are organised around these directives.

According to the Eden SDF, Plettenberg Bay's role within the Eden District is a "**Specialised Coastal Centre**". These are Urban centres with a special function (often tourism-related),

as well as a role in terms of servicing the surrounding areas and containing a mix of economic activities and services. They should be complete settlements. Complete settlements aim to improve standards of living and social inclusion. Investment in these areas should prioritise achieving a balanced mix of uses, economic activities, socioeconomic groups and services.

The following Spatial Policy Statements & Guidelines are applicable to the proposed land development planning application:

STRATEGY: GROWTH MANAGEMENT	
<u>Policy 3.1.</u> Direct and encourage growth to match capacity, resources and opportunity in relation to the regional socio-economic hierarchy of cities and towns.	
Guideline 3.1.1. Align growth with infrastructure and fiscal capacity	Compliance of land development application
Direct and encourage growth to match capacity, resources and opportunity in relation to the regional socio-economic hierarchy of cities and towns.	<ul style="list-style-type: none"> The development will contribute to a more intensified use of the land, making optimal use of the available municipal infrastructure.
<u>Policy 3.3.</u> Optimise existing infrastructure capacity and economic opportunity by directing mixed use, higher density development to areas of opportunity	
Guideline 3.3.9. Ensure the development of strong resilient towns and places	Compliance of land development application
<p>The SDF promotes a considered approach to investment in settlement and growth management that directs new investment towards the establishment of appropriate urban form.</p> <p>A regional settlement hierarchy and framework for accommodating growth has been established in relation to infrastructure, economic and institutional capacity.</p> <p>Growth must be encouraged in towns that have economic, spatial and social capacity to ensure fiscal sustainability.</p>	<ul style="list-style-type: none"> The proposal will allow for an additional income stream for Bitou Municipality by contributing to additional taxes and rates. This development proposes to provide a different range of housing opportunities in the area.

Planning Implication:

This spatial document emphasises sustainable development and protecting the environment which is the economy of the unique Eden area. The entire proposal is on existing disturbed areas; thus no sensitive vegetation is damaged as a result of the proposal. The application area will remain a rural atmosphere and the subdivided portions will function as rural residential properties within their primary rights (Small Holding). The proposal is in line with the Spatial Policy Statements & Guidelines of the Eden SDF and the vision for Plettenberg Bay.

11.3. Bitou Municipality Spatial Development Framework (2021)

The latest Bitou Spatial Development Framework (SDF) was approved by the Bitou Municipal Council on 31 March 2022 (Council Resolution C/6/16/03/22).

The Bitou Municipality's Spatial Development Framework serves as a regulatory framework for spatial development within the local municipality. The SDF is the primary spatial tool for guiding development within the municipal area. The SDF echoes the principles laid down by the provincial SDF including densification, the importance of compact settlements and walkability and the promotion of a mixture of uses in close proximity to one another. The purpose of the Bitou SDF report is to provide relevant background information regarding the biophysical, economic and social context of Bitou Municipality. The SDF's Vision of Bitou Municipality is:

"...To become the Garden Route's sustainable tourism hub for the benefit of all..."

The figure below shows an extract of the Bitou Municipal SDF for this area, and the figure shows the application area as being included inside the urban edge of Plettenberg Bay.

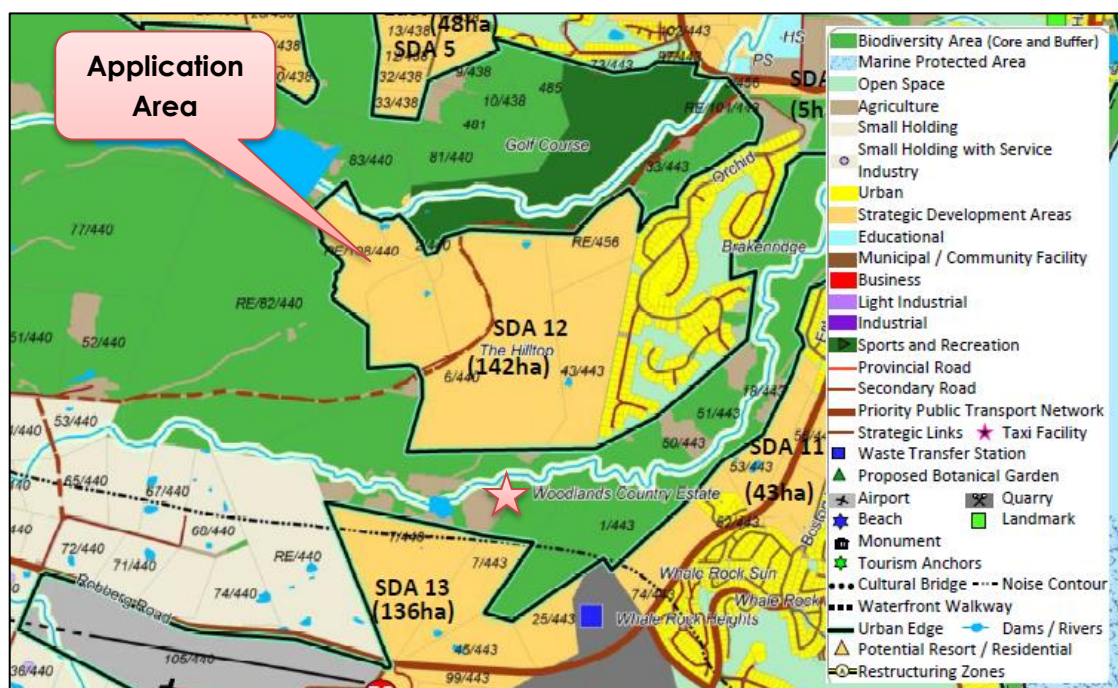


FIGURE 21: BITOU SDF EXTRACT

The Bitou SDF demarcates Portion 108 of the Farm Roodefontein No 440 as being inside the urban edge of Plettenberg Bay and the application area has been earmarked as a 'Strategic Development Area' (SDA 12). The SDF states that: "...The Hilltop precinct (SDA12) can be developed as a functional extension of the Brackenridge precinct subject to Core and Buffer features within the area...." Further to this, Table 33 of the Bitou SDF recommends a density of 1 – 3 units per ha for development in SDA12. The proposed 6 units on 16,6 ha, calculates to a density of 2,7 units per ha, which is consistent with the proposals of the SDF.

Planning Implications:

The subject properties are situated inside the urban edge of Plettenberg Bay and are suitable for urban development, as the area is earmarked as approved development and as a Strategic Development Area. The proposal is consistent with the recommended densities of SDA12. The proposal is funded and owned privately, and the proposal aims to utilise the

property to its full potential without impacting the character of the area. The proposal is ideally suitable for the proposed area. It is the considered opinion that the proposed development is in line with the Bitou SDF.

11.4. Bitou Integrated Development Plan (2022–2027)

The IDP is a municipal planning instrument that drives the process to address the socioeconomic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction.

The Bitou Council opted to adopt a new five-year IDP for the period 2022 – 2027. According to this IDP, the municipality strongly felt that the Covid-19 crisis and the worsening negative economic climate have affected so many Bitou residents, and the current vision is even more fitting as the municipality weathers the storm. The goal of come out on the other side with the best possible outcome TOGETHER.

VISION 2030

"To be the best together"

The council adopted a new set of Strategic Objectives (SO) in response to the challenges presented by the -19 pandemic as well as the worsening economic climate and to help realize the objectives of the district economic development, provincial strategic goals and national development plan which eventually will contribute to the global sustainable development goals. These strategic objectives aim to streamline municipal planning and resource use for effective and efficient service delivery. The council decided on the following strategic objectives for 2022-2027:

S01: Provide Excellent Service Delivery to the residents of Bitou Municipality.

S02: Re-establish, grow and expand tourism within the municipality.

S03: Put relevant control measures in place to ensure efficiency and excellence.

S04: Provide basic service delivery to informal settlements and the poor.

S05: Facilitate growth, jobs and empowerment of the people of Bitou.

S06: To ensure the safety of residents and visitors of Bitou Municipality.

S07: To build institutional and financial sustainability.

Planning Implications:

Apart from being located in WARD 2, the proposed subdivision is a small-scale development. Thus, many of the strategic goals and objectives of the IDP are not relevant to the proposal. The proposed land development will not directly contribute to any of the ward-based issues / priorities, but it is important to note that the proposal does not contradict any of them or the desired outcome for this ward.

The proposed development will contribute to the economic expenditure in the area, create employment and continue to provide new and additional economic growth prospects. The proposal to subdivide Portion 108 of Farm No 440 will contribute to additional taxes and rates income for Bitou Municipality. Therefore, the proposal can be seen as desirable as it will contribute to the urban economy of Bitou Municipality.

SECTION D :**MOTIVATION**

The Spatial Planning and Land Use Management Act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

12. ASSESSMENT OF APPLICATIONS**12.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 42 of SPLUMA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework; and take into account: —
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

12.2. Bitou Municipality By-law on Municipal Land Use Planning (2015)

The Bitou Municipality By-law on Municipal Land Use Planning (2015) as promulgated by G.N 7467 dated 12 August 2015 states in Section 65 the general criteria necessary for considering an application by the municipality.

The following criteria must be considered when evaluating the desirability of the rezoning application. The table below summarises the criteria and reference to the motivation contained in the report:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	Par. 6
The integrated development plan , including the municipal spatial development framework.	Par. 11.4
The applicable local spatial development frameworks adopted by the Municipality.	Par. 11.3
The applicable structure plans .	No structure plans for this area
The applicable policies of the Municipality that guide decision-making .	Par. 12.2
The provincial spatial development framework .	Par. 11.1
Where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par. 11.2
The policies, principles and the planning and development norms and criteria set by the national and provincial government;	Par. 12.1
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act; Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act ; and	Par. 20
Applicable provisions of the zoning scheme	Par. 5

13. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par.10** of this report, the proposal is consistent with the relevant spatial planning policies. The proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The application area is located within the urban edge of the Bitou Municipality and is suitable for urban development;
- (ii) The proposed development complies with policies as set out in the Provincial SDF;
- (iii) The proposal is in line with Spatial Policy Statements & Guidelines of the Eden SDF and the vision and role for Plettenberg Bay in the Eden district as a specialised coastal centre;
- (iv) Complies with the strategic objectives as set out in the IDP of Bitou Municipality.

14. CONSISTENCY WITH THE SURROUNDING AREA

As described in **Par.9** of this report, the proposed subdivision is consistent with other, similar subdivisions in close proximity to the application area. The proposed subdivision is consistent with the existing subdivision pattern in the area.

15. NO IMPACT ON EXISTING RIGHTS

The proposed subdivision will not impact the existing land use rights of any surrounding property owners in the area.

The existing right of way servitudes remain in place, and the beneficiaries of these servitudes will continue to benefit from the use of these servitudes. The proposal will not prevent any surrounding owner from exercising their legal land use rights.

16. NO IMPACT ON MUNICIPAL SERVICES

The proposed application will have no impact on the municipal services infrastructure. The existing services infrastructure is adequate as is for the proposed development. The existing electricity supply from Eskom is adequate, and no supplementary electricity supply is required. The properties have an existing servitude that allows them to acquire water from a well (borehole) & rainwater will be harvested; the properties have existing septic tanks and will install conservancy tanks if required (refer to **Par.6**). There will be no increase in municipal demand as a result of this application.

17. BROWNFIELD DEVELOPMENT

The application area is within the existing urban fabric of Plettenberg Bay, and the redevelopment of the site will constitute the redevelopment of an existing developed erf – i.e. brownfield development. Brownfield development is considered preferable over Greenfield development as it re-uses urban developed land in a way that is more appropriate to current needs without the need for the development of virgin land. This can be more economical in terms of the provision of services and is a more environmentally sound and efficient use of urban space. The subdivision of the property will allow the new landowners to redevelop their portion that has already been disturbed. Thus, allow for the potential to utilise this portion of land to its full potential and intensify the land use on the property.

18. POSITIVE SOCIO-ECONOMIC IMPACT

The proposed application to subdivide the portion of land into 6x agricultural small holdings will have the following potential social and economic advantages:

Increased Property Value:

Subdividing land into smaller holdings generally increases the per-unit value compared to a single large farm. Buyers are often willing to pay a premium for properties that offer a balance between rural tranquillity and urban convenience. As demand for semi-rural properties grows, the appreciation of land value benefits both sellers and investors.

Boosts Local Economy:

The development process creates short-term and long-term employment opportunities in construction, landscaping, and real estate. Local businesses, such as hardware stores, contractors, and service providers, benefit from increased demand for goods and services. Once residents move in, they contribute to economic activity by spending on local shops, restaurants, and markets.

Increased Municipal Revenue:

The subdivision allows the local municipality to collect additional property taxes, service fees, and development charges. These funds contribute to public service improvements like better roads, healthcare, schools, and waste management. The increased revenue makes it more feasible for the municipality to extend services to surrounding areas.

Housing Availability:

The subdivision allows for the creation, of medium to large-sized properties, making homeownership more accessible to a wider range of income earners. This helps address housing shortages and provides different housing options for those who do not want to live in dense urban environments.

Reduce Urban Sprawl:

Planned small-holding developments within the urban edge prevent uncontrolled expansion into agricultural land. It allows for structured growth, reducing informal settlements and poorly planned rural development. Local authorities can better manage land-use planning and infrastructure provision, ensuring sustainability.

Therefore, the proposed subdivision presents a strategic opportunity for economic growth and community development while maintaining sustainable land use.

19. RELEVANT CONSIDERATIONS, WESTERN CAPE – ENVIRONMENTAL AFFAIRS & DEVELOPMENT PLANNING

Elements for Consideration	Key Questions to Ask	Proposal's Desirability
Economic Impact	Positive or Negative impact on neighbourhood/settlement?	<ul style="list-style-type: none"> ▪ <i>Positive economic impact.</i> ▪ <i>The proposal will expand the rates base of the municipality.</i>
Social Impact	Greater social justice, equity of access to opportunity.	<ul style="list-style-type: none"> ▪ <i>Refer to Par.18</i>
Scale of capital investment	> capital investment - > positive impact	<ul style="list-style-type: none"> ▪ <i>Private Investment – the applicant will service new erven at his cost, and new owners will construct new dwelling houses.</i>
Compatibility with surrounding land uses		<ul style="list-style-type: none"> ▪ <i>Consistent with surrounding uses – see Par.9</i>
Impact on external engineering services	How much must the developer contribute to municipal costs incurred?	<ul style="list-style-type: none"> ▪ <i>No impact – refer to Par.6</i>
Impact on safety, health & well-being of the surrounding community		<ul style="list-style-type: none"> ▪ <i>No Negative Impact</i>
Impact on heritage		<ul style="list-style-type: none"> ▪ <i>No Negative Impact</i>

Elements for Consideration	Key Questions to Ask	Proposal's Desirability
Impact on the biophysical environment	Are there negative impacts? Are they adequately mitigated?	<ul style="list-style-type: none"> No Negative Impact refer to Par 10.4 The area has already been disturbed, with no environmental issues.
Traffic impacts, parking access, and other transport considerations	Support for densification & functional public transport system?	<ul style="list-style-type: none"> Access from the existing proclaimed road and registered access servitudes.
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		<ul style="list-style-type: none"> No views will be obscured. Fits within the character of the area. Circumstances and conditions remain as they currently are.
Timing – need to densify or protect urban edges	The best option for the site at this point?	<ul style="list-style-type: none"> Consistent with municipal SDF and contributes to different housing needs. In line with the surrounding character of the area.
Cumulative impacts	Unacceptable cumulative impacts?	<ul style="list-style-type: none"> Only positive impacts. No negative impact on any of the surrounding property owners.
Opportunity costs	Any unacceptable opportunity costs?	<ul style="list-style-type: none"> None. Process delays could have financial implications.
Alignment with SDF's		<ul style="list-style-type: none"> Consistent with relevant SDF's – Refer to Par.11

Note: LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse).

From the table above, it is clear that the proposed development is desirable on the subject property.

20. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws; and to provide for matters incidental thereto.

Section 59 of this Act prescribe the Land Use Planning Principles that are applicable to all land development in the Province. These are summarised in the tables below. The tables below aim to summarise how the proposed development on Portion 108 of the Farm Roodefontein No 440 complies with these principles.

20.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	<i>This policy is not applicable to the application area.</i>
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	N/A	<i>This policy is not applicable to the application area.</i>
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	<i>This policy is not applicable to the application area.</i>
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements	N/A	<i>This policy is not applicable to the application area.</i>
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	Applicable to Bitou Municipality	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning bylaw.</i>

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
A competent authority contemplated in this Act or other relevant authority considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	Applicable to Bitou Municipality	<i>The municipality must process this application within the prescribed guidelines of the Land Use Planning bylaw.</i>
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	<ul style="list-style-type: none"> Existing Smallholding The proposed subdivision is consistent with the surrounding sizes of small holdings north and south of the application area.

20.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Comply	<ul style="list-style-type: none"> The proposed development is inside the urban edge and earmarked development area of Bitou Municipality. Do not require any infrastructure upgrades to enable the proposed subdivision. The existing civil services to adequate for the proposed development.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Comply	<ul style="list-style-type: none"> Low-potential agricultural land Exempted from the provisions of Act 70 of 1970
Uphold consistency of land use measures in accordance with environmental management instruments.	Comply	<ul style="list-style-type: none"> The proposed development is on existing disturbed areas. No sensitive vegetation will be harmed as a result of the proposed development. Does not require Environmental Authorisation.
Promote and stimulate the effective and equitable functioning of land markets.	Comply	<ul style="list-style-type: none"> The application area is located on the urban periphery, in an area that is in transition from rural uses to rural residential and community uses. It is the considered opinion that the proposal is the ideal land use in this transition corridor. The proposed subdivision is consistent with the surrounding subdivision pattern.

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Comply	<ul style="list-style-type: none"> Any additional costs required will be for the cost of the applicant.
Promote land development in locations that are sustainable and limit urban sprawl, and result in communities that are viable.	Comply	<ul style="list-style-type: none"> Since the application area is located inside the urban edge of Plettenberg Bay, it will not result in urban sprawl.
Resulting in communities that are viable.	Comply	<ul style="list-style-type: none"> The proposed subdivision will expand the rates base of the municipality, resulting in additional income for the municipality.
Strive to ensure that the basic needs of all citizens are met in an affordable way	N/A	<ul style="list-style-type: none"> Not Applicable
The sustained protection of the environment should be ensured.		<ul style="list-style-type: none"> Existing disturbed area No environmental impact Does not require Environmental Authorisation

20.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development optimises the use of existing resources and infrastructure.	Comply	Refer to Par.6 for the existing capacity of infrastructure and the proposed infrastructure allocation for the proposed subdivision.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	N/A	Not Applicable – no change of land use – only densification
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Applicable to Bitou Municipality	The municipality should process this application within the prescribed time frames of the Bitou Municipality By-law on Municipal Land Use Planning (2015).

20.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Comply	The proposal is in line with the various spatial plans and policies, as motivated in the report and complies with the requirements of the Bitou Municipality By-Law on Municipal Land Use Planning (2015).

20.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	Applicable to Bitou Municipality	<p>This principle has no direct bearing on the application, however, the Bitou municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</p> <p>What is however important is that all decision making is aligned with sound policies based on nation, provincial and local development policies.</p>
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.		
The requirements of any law relating to land development and land use are met timeously.		
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.		

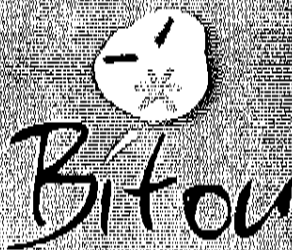
21. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- (i) The subdivision of Portion 108 of the Farm Roodefontein No 440 into 6x Portions, in terms of Section 15(2)(d) of the Bitou Municipality By-law on Municipal Land Use Planning (2015).
- (ii) Confirmation of an exemption in terms of Section 24(1)(f)(iv) of the Bitou Municipality's By-law on Municipal Land Use Planning (2015) to allow the registration of a usufruct servitude on the Proposed Remainder of Portion 108 of the Farm Roodefontein No 440.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the Bitou Land Use Planning Bylaw; is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by Bitou Municipality.

Marika Vreken Urban and Environmental Planners
April 2025



01 601 3000 Fax 01 601 3000 Email: info@plett.gov.za

to be the best together

Private Bag X1002 Plettenberg Bay 6600
Tel +27 (0)44 501 3000 Fax +27(0)44 533 3485

Enquiries	Contact details	Fax Number	E-mail
Mongezi Mdena	044 501 3318	044 533 6885	mmdena@plett.gov.za

Our Ref: 18/10/443

14 October 2014

Mariek Vereken Town Planners cc
PO Box 2180
Knysna
6570

Dear Madam

**PROPOSED REZONING & SUBDIVISION: PORTION 108 OF THE FARM
ROODEFONTEIN NO 443, DIVISION KNYSNA, BITOU MUNICIPALITY**

Your application received on 2013-12-04 in respect of the abovementioned property has reference.

The Head: Strategic Services in terms of Delegated Authority from Council (Council Resolution C/6/157/06/13) has resolved as follows:

1. Approval be granted for Rezoning of Portion 108 of Farm no 440 from Agriculture Zone I to Subdivisional Area, Special Zone: Rural Residential (small holding) in terms of Section 17 of the Land Use Planning Ordinance, Ordinance 15/1985.;
2. Approval be granted for Subdivision of Portion 108 of Farm no 440 into Portion A (+/- 3.7ha) and a remainder (+/-16.4) as indicated on Plan Number Pr.1345Sub 01 dated 4 June 2013 in terms of Section 25 of the Land Use Planning Ordinance, Ordinance 15/1985.

That the above approvals are subject to the following conditions of approval in terms of Section 42 of the Land Use Planning Ordinance (Ordinance 15 of 1985).

- (i) The owner, or his assignee, must confirm in writing that the following conditions are understood and will be adhered to, before the approval will come into effect and before any building plans will be approved and/or clearance will be given by the Municipality.

- (ii) These conditions of approval must be made known to all new owners and/or developers and are binding on any new owner and/or developer;
- (iii) The applicant shall be responsible for all costs necessary to comply with all the conditions, unless otherwise specified;
- (iv) A water services intermediary must have a contract with the consumer (for example an employment or property lease contract) of which the main purpose is not the provision of water services.
- (v) Farm owners are regarded as employers and as such responsible for housing and related services to their employees living on the farms. Farm owners are therefore water services intermediaries in terms of the Water Services Act and the Strategic Framework for Water Services (Clause 3.5.2) and are responsible for the provision of at least basic water services to people living on the farm.
- (vi) The standard and tariff for water supplied by intermediaries must comply with sections 9 and 10 of the Water Services Act and any associated regulations, and water quality must comply with the standards for human consumption as specified in SANS 0241.
- (i) The applicant is to enter into conservancy tank agreement with the Bitou Local Municipality This approval does not absolve the applicant/developer from compliance with any other relevant legislation.

Kindly note that in terms of the Provincial Circular 11/2014, as from 04 April 2014, the Constitutional Court of South Africa (Case No. CC117/13) delivered a unanimous judgement in respect of appeals. There is no longer a right of appeal in terms of Section 44(1)(a), (b), (c) or (d) of the Land Use Planning Ordinance (Ordinance 15/1985) to the Minister Local Government, Environmental Affairs and Development Planning, Western Cape, as such matters fall within the exclusive functions of a Municipality in terms of the Constitution.

However, in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal against the above decision by giving written notice of the appeal with reasons therefore to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600 and/or fax number 044 533 3485 and/or be hand-delivered at the Municipal Offices, Sewell Street, Plettenberg Bay, within 21 days of the date of registration of this notification letter, provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter. Failure to comply with the above requirements may result in the appeal being ruled invalid by the Appeal Authority.

Yours faithfully



Dupré Lombaard

Head: Strategic Services



munisipaliteit umasipala municipality

to be the best together

Private Bag X1002 Plettenberg Bay 6600
Tel+27 (0)44 501 3000 Fax +27(0)44 533 3485

Enquiries
Chris Schliemann

Contact details
044 501 3324

Fax Number
086 659 7954

E-mail
cschliemann@plett.gov.za

17 MARCH 2015

MARIKE VREKEN TOWN PLANNERS
P.O. BOX 2180
KNYSNA 6570

received
2015-03-19

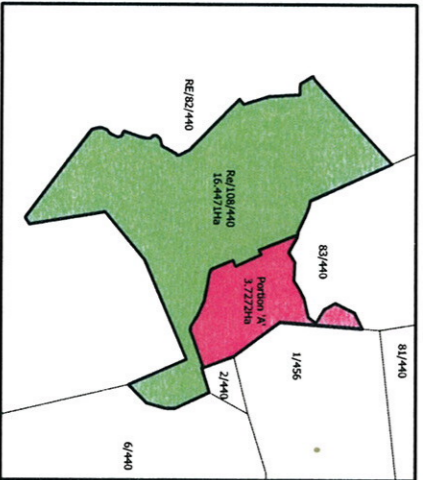
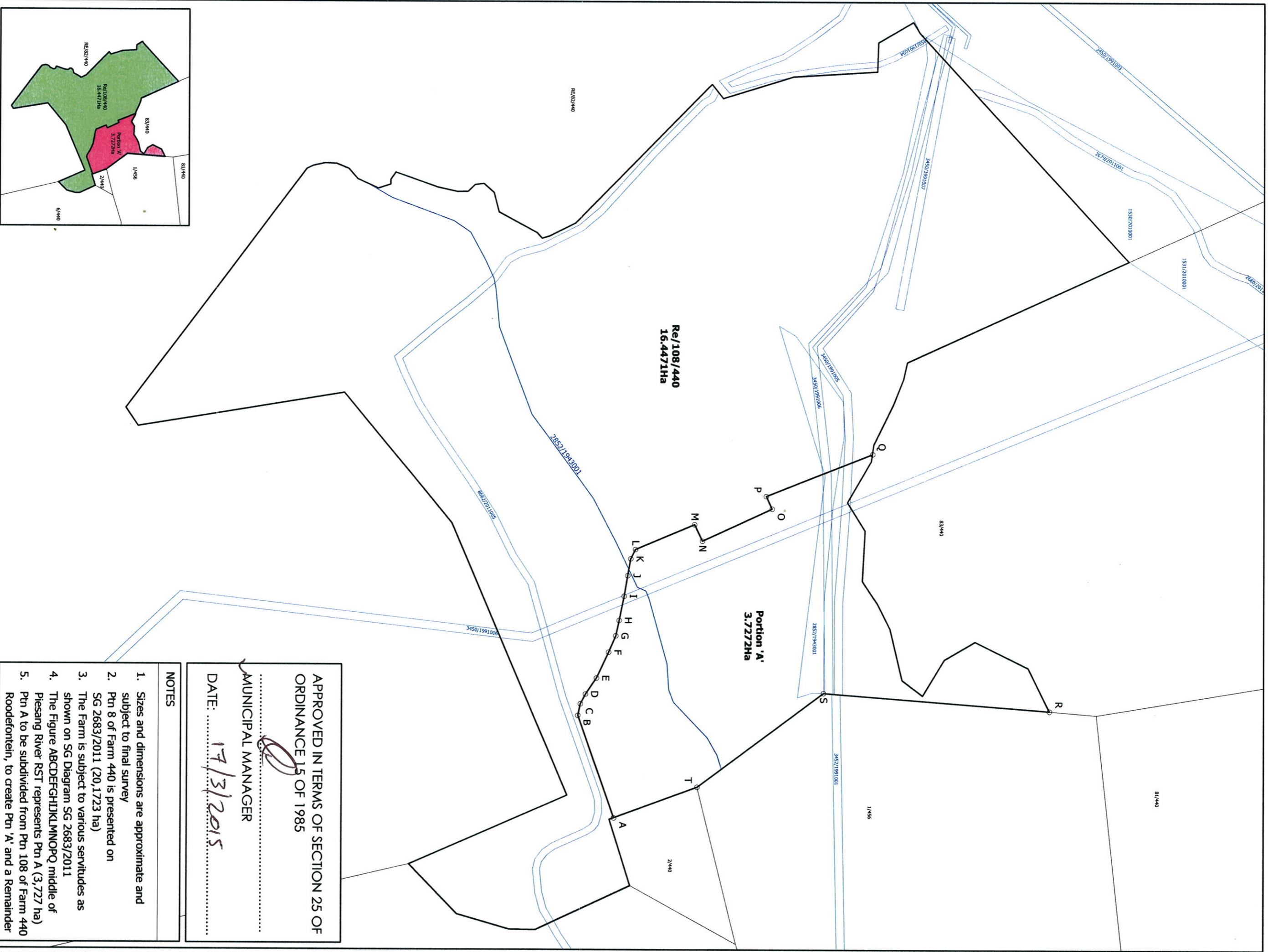
DEAR MADAM

**SUBDIVISION PLAN: PORTION 108 ROODEFONTEIN 440, DIVISION OF KNYSNA
(PLETTENBERG BAY)**

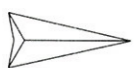
1. Your letter Pr13/54b13 dated 14 March 2015 refers.
2. Attached, please find the subdivision plan duly endorsed in terms of Section 25 of the Land Use Planning Ordinance, 1985 as requested.
3. It is trusted that this is in order.

Yours faithfully

C. Schliemann
Acting HEAD: STRATEGIC SERVICES



**PORTION 108 OF FARM 440
ROODEFONTEIN, DIVISION KNYSNA
SUBDIVISION PLAN**



Projection: Transverse Mercator
Centre Lon: 23°20'14" E
Centre Lat: 34°04'12" S
Created: 2015/03/16
Scale: 1:2500

Stored: Z:\GIS\Approved Projects\Pr1354 - 108-440\Subdivision.map

APPROVED IN TERMS OF SECTION 25 OF
ORDINANCE 15 OF 1985

MUNICIPAL MANAGER

DATE: 17/3/2015

NOTES

1. Sizes and dimensions are approximate and subject to final survey
2. Ptn 8 of Farm 440 is presented on SG 2683/2011 (20,1723 ha)
3. The Farm is subject to various servitudes as shown on SG Diagram SG 2683/2011
4. The Figure ABCDEFGHIJKLMNOPQ middle of Plesang River RST represents Ptn A (3,727 ha)
5. Ptn A to be subdivided from Ptn 108 of Farm 440 Roodefontein, to create Ptn 'A' and a Remainder



21 Troller Street, P.O. Box 2180
KNYSNA, 6570
Tel: (044) 382 0420
Fax: (044) 382 0438
e-mail: info@vreken.co.za
web: www.vreken.co.za



Enquiries
Adél Stander

Contact details
044 501 3321

E-mail
astander@plett.gov.za

Our Ref: 18/108&109/440

25 November 2021

Marike Vreken
Marike@vreken.co.za

PER E-MAIL

Dear Madam

PROPOSED AMENDMENT OF CONDITIONS: PORTION 108 & 109 OF THE FARM ROODEFONTEIN NR.440, PLETTENBERG BAY, BITOU MUNICIPALITY

The Authorised Official made the following decision on 25 November 2021:

That **approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:

That the conditions of approval, of the letter of approval (ref. 18/10/43 – dated 14 October 2014) applicable to Portions 108 & 109 of the Farm Roodefontein No 440, be expanded to include a “Sport & Recreation Centre” as a primary right in the “Special Zone: Rural Residential” zoning ascribed to the property.

Conditions in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015)

- 1. That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council;*
- 2. That development occurs broadly in accordance with the SDP by Marike Vreken Urban and Regional Planners dated 22 October 2018.*
- 3. That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Agreement (if required) based on the provisional Services Report (as well as any other requirements of the Municipality), and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Agreement (inclusive of performance of payment);*
- 4. That all septic tanks be replaced with conservancy tanks or a sewage system approved by the Municipal Engineering Department.*

Should any person with an interest in the aforementioned matter not be satisfied with the manner in which the decision was taken, such person may submit an appeal in terms of Section 79 of the Bitou

Land Use Planning Bylaw. An appeal, if any, should be submitted in writing to the Municipal Manager within 21 days of date of registration/ e-mail of this notice at **Private Bag X1002, PLETTENBERG BAY, 6600** and a copy to the Director: Economic Development and Planning.

Yours faithfully

A handwritten signature in black ink, consisting of several loops and a trailing line, positioned above a horizontal line.

Chris Schliemann
Manager: Land Use Management

Marike Vreken

From: Marcel Minne <MMinne@plett.gov.za>
Sent: Tuesday, 19 November 2024 08:15
To: Adel Sanchez Asensio; Marike Vreken
Cc: ruben@vreken.co.za; 'Bianca Lotz'; Anjé Minne; Adel Sanchez Asensio
Subject: RE: Pr2467- Roodefontein 440 Ptn 108 - Subdivision Pre-Application

Good day Marike and Co,

As the property is located in the urban edge and in a Strategic Development Area as per the Bitou SDF, the proposed subdivision is supported in principle from a Spatial Planning perspective.

As you know there are a number of servitudes traversing the property, including rights of way/ access and pipeline servitudes. Please pay particular attention that none of the rights enjoyed in terms of such servitudes would be negatively affected by the proposed subdivision. For example, would it be reasonable to expect the Municipality to enter five separate access gates to access the water pumps at the Roodefontein dam? Are the two access servitudes traversing the property in favour of the general public, or only the Municipality? Please address this in the application. Our Engineers will also have to comment on how it would affect their access to the dam.

Kind regards,

Marcel

Pr. Pln A/1851/2014 | Spatial Planner | Planning & Building Control | Planning & Development | Bitou Municipality

Mobile: 082 341 9736 | Work: 044 501 3319 | Email: MMinne@plett.gov.za | Website:

www.bitou.gov.za

Physical Address: Office 50, Melville's Corner, 3 Kloof Street, Plettenberg Bay, 6600, Western Cape, South Africa

The content of this email transmission contains confidential information, which is the property of Bitou Municipality. The information is intended only for the use of the person/s to whom it is addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution of the contents of this email transmission, or the taking of any action in reliance thereon or pursuant thereto, is strictly prohibited. Therefore, Bitou Municipality will not be held liable for any damage caused by this message.

From: Adel Sanchez Asensio <aasensio@plett.gov.za>
Sent: Monday, November 18, 2024 09:28
To: Marike Vreken <marike@vreken.co.za>; Marcel Minne <MMinne@plett.gov.za>
Cc: ruben@vreken.co.za; 'Bianca Lotz' <info@vreken.co.za>; Anjé Minne <aminne@plett.gov.za>
Subject: RE: Pr2467- Roodefontein 440 Ptn 108 - Subdivision Pre-Application

Marike,

I think Marcel is co-ordinating the comments, but from my side, just to note that the zoning was converted to Agriculture Zone II.

Regards,

Adel Sanchez Asensio

Town Planner | Town Planning | Planning & Development | Bitou Municipality
Mobile: 072 516 3446 | Work: 044 501 3321 | Email: aasensio@plett.gov.za | Website:
www.bitou.gov.za

The content of this email transmission contains confidential information, which is the property of Bitou Municipality. The information is intended only for the use of the person/s to whom it is addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution of the contents of this email transmission, or the taking of any action in reliance thereon or pursuant thereto, is strictly prohibited. Therefore, Bitou Municipality will not be held liable for any damage caused by this message.

From: Marike Vreken <marike@vreken.co.za>
Sent: Monday, 18 November 2024 09:12
To: Adel Sanchez Asensio <aasensio@plett.gov.za>; Marcel Minne <MMinne@plett.gov.za>
Cc: ruben@vreken.co.za; 'Bianca Lotz' <info@vreken.co.za>; Anjé Minne <aminne@plett.gov.za>
Subject: RE: Pr2467- Roodefontein 440 Ptn 108 - Subdivision Pre-Application

Dear Adel / Marcel,

Any comments on this pre-app for the subdivision of Portion 108/440?

Kind regards,
Marike



From: Marike Vreken <marike@vreken.co.za>
Sent: Wednesday, 13 November 2024 11:07
To: 'Adel Sanchez Asensio' <aasensio@plett.gov.za>; 'Marcel Minne' <MMinne@plett.gov.za>
Cc: 'ruben@vreken.co.za' <ruben@vreken.co.za>; 'Bianca Lotz' <info@vreken.co.za>; 'Anjé Minne' <aminne@plett.gov.za>
Subject: Pr2467- Roodefontein 440 Ptn 108 - Subdivision Pre-Application

Dear Adel & Marcel,

Please see attached completed pre-application form for the subdivision of Portion 108 of the farm Roodefontein (Sunera).

Please can you provide us with your feedback / inputs before we proceed with an application.

Kind regards,

 Marike Vreken Urban & Environmental Planners	Stads & Omgewingsbeplanners	Marike Vreken Pr. Pln A/1101/1999 M SAPI 10233 Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 fax. +27 (0)86 459 2987 cell. +27 (0)82 927 5310 www.vreken.co.za
---	--	--



Virus-free www.avg.com

HURLINGHAM DEVELOPMENT (PTY)LTD

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in **Plettenberg Bay** on the **15th** day of October 2024.

Resolved that **Ryan John Bluett** in his/ her capacity as **Director** , be and is hereby authorised to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

PORTION 108 OF THE FARM ROODEFONTEIN NO 440, DIVISION KNYSNA

NATURE OF APPLICATION:

SUBDIVISION

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

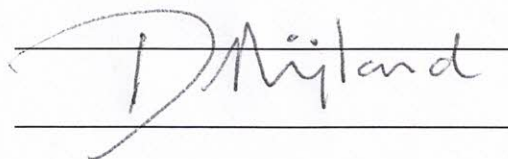
NAME:

Ryan Bluett

SIGNATURE:



David Nijland



SPECIAL POWER OF ATTORNEY

I/We _____ **Ryan John Bluett** _____

_____ the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

SUBDIVISION

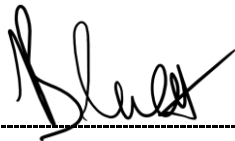
on

PORTION 108 OF THE FARM ROODEFONTEIN NO 440, DIVISION KNYSNA

In addition to apply for such amendments of any zoning schemes / structure plans / Removal of Title Deed Restrictions as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at Plettenberg Bay on this 15th day of October 2024

SIGNED:



SIGNED: _____

SIGNED: _____

In the presence of the undersigned witnesses:

AS WITNESSES:

1.



2. _____



municipaliteit umasipala municipality

to be the best together

Private Bag X1002 Plettenberg Bay 6600
Tel+27 (0)44 501 3000 Fax +27(0)44 533 3485

LAND USE PLANNING APPLICATION FORM

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

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

PART A: APPLICANT DETAILS

First name(s)	MARIKE				
Surname	VREKEN				
South African Council for Planners (SACPLAN) registration number (if applicable)	A/1101/1999				
Company name (if applicable)	MARIKE VREKEN TOWN PLANNERS CC				
Postal Address	PO BOX 2180				
	KNYSNA			Postal Code	6570
Email	info@vreken.co.za				
Tel	044 382 0420	Fax		Cell	082 927 5310

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

Registered owner(s)	The Hurlingham Development Proprietary Limited				
Physical address					
				Postal code	
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Remainder of Portion 108 of the Farm Roodefontein No. 440, in the Bitou Municipality Division of Knysna, in the Province of the Western Cape.

Physical Address	The property is located South west of Piesang Valley Golf Estate and north west of Brackenridge Estate				
GPS Coordinates	34° 4'10.94"S and 23°20'11.69"E	Town/City	PLETTENBERG BAY		
Current Zoning	Agriculture Zone II	Extent	16.4457ha	Are there existing buildings?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Applicable Zoning Scheme	Bitou Zoning Scheme Bylaw 2023	<input checked="" type="checkbox"/> X	LUPO Scheme Regulations: Section 8		
Current Land Use	Agriculture				
Title Deed number and date	T	T45261/2024			

Any restrictive conditions?	☐	N	If Yes, list condition(s)	N/A
Are the restrictive conditions in favour of a third party(ies)?	☐	N	If Yes, list the party(ies)	N/A
Have you informed the Bondholder of the application?	☐	N		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☐	N	If yes, is this application to legalize the building / land use?	☐ N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☐	N	Are there any land claim(s) registered on the subject property(ies)?	☐ N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N			
Official's name	Marcel Minnie z	Reference Number	n/a	Date of consultation	19-11-2024

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application
√	2(a)	a rezoning of land;
√	2(b)	a permanent departure from the development parameters of the zoning scheme;
√	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
√	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
√	2(e)	a consolidation of land that is not exempted in terms of section 24;
√	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;
√	2(g)	a permission required in terms of the zoning scheme;
√	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
√	2(i)	an extension of the validity period of an approval;
√	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
√	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
√	2(l)	a permission required in terms of a condition of approval;
√	2(m)	a determination of a zoning;
√	2(n)	a closure of a public place or part thereof;
√	2(o)	a consent use contemplated in the zoning scheme;
√	2(p)	an occasional use of land;
√	2(q)	to disestablish a home owner's association;
√	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;

✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.
---	------	--

Will you want to advertise upon Municipal Consent?

Yes

APPLICATION FEES ** (please note the following)

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

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

***** Relevant fees will be determined by Council, and an invoice will be sent to the applicant accordingly.**

PART F: DETAILS OF PROPOSAL

Complete description of proposed development / intent of application:

REFER TO MOTIVATION REPORT

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Bitou Municipality Land Use Planning By- Law]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Required minimum documentation required in terms of section 38(1) of said legislation

Y	N/A	Written motivation	Y	N/A	S.G. diagram / General plan extract
Y	N/A	Locality plan	Y	N/A	Site development plan or conceptual layout plan
Y	N/A	Proposed subdivision plan	Y	N/A	Proof of agreement or permission for required servitude
Y	N/A	Conveyancer's certificate	Y	N/A	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan	Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1:50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping (if applicable)	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's comment				

Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of any previous approval	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies (<u>2 Hard Copies, 8 CD's, additional digital copies could be required</u>)	Y	N	N/A	Civil Services Report Electrical Services Report

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

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

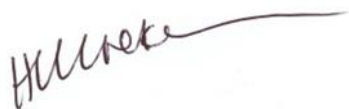
SECTION I: DECLARATION

I hereby wish to confirm the following:

- That the information contained in this application form and accompanying documentation is complete and correct.

2. I'm aware that it is an offense in terms of section 86(1) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required, by Bitou Municipality: Land Use Planning By-Law to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:



Date:

10-03-2025

Full name:

Marike Vreken

Professional capacity:

Professional Town Planner

SACPLAN registration number:

A/1101/1999

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Municipal Stamp

ANNEXURES

The following Annexures are attached for the applicant's information.

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow



REFERENCE NUMBER: 15/3/2/12/BP1/Ptn108Roodefontein440/07
ENQUIRIES: Gavin Benjamin
DATE OF ISSUE: 12 December 2024

Marika Vreken Town Planners CC

PO Box 2180

Knysna

6570

Attention: Marike Vreken

Email: info@vreken.co.za

Dear Sir/Madam

SUBDIVISION OF AGRICULTURAL LAND ACT, 1970 (ACT 70 OF 1970): CONFIRMATION OF THE DESIGNATION OF PORTION 108 OF THE FARM ROODEFONTEIN NO. 440 IN TERMS OF THE KNYSNA WILDERNESS PLETTENBERG BAY REGIONAL STRUCTURE PLAN

1. The Department has received your request for confirmation of the status and designation of the above-mentioned property in terms of the above Regional Structure Plan, 1983.
2. I hereby confirm that Portion 108 of the Farm Roodefontein No. 440 was indeed included in the Knysna Wilderness Plettenberg Bay Regional Structure Plan. The property was designated '**Agriculture**'. Usually, properties designated for Agriculture would not be exempt but a previous approval by this Department amended the Knysna Wilderness Plettenberg Bay Regional Structure Plan from Agriculture to Township development for, amongst others, the remainder of Portion 82 of the Farm Roodefontein, in which this portion is now found.
3. Based on the above information, it is therefore the view of this Department that the property mentioned above **is exempt** from the provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970).

4. Should you require any further information, please do not hesitate to contact Garron Campbell from my office on 044 814 2004 or on e-mail: garron.campbell@westerncape.gov.za

Yours faithfully

**Gavin
Benjamin**

Digitally signed
by Gavin
Benjamin
Date: 2024.12.17
08:44:29 +02'00'

MR. GAVIN BENJAMIN

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION3)

WCG: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: _____

Copies to:

Director: Land Use and Soil Management

Department of Agriculture, Forestry and Fisheries

Private Bag X120

PRETORIA

0001

Attention: Ms. Annette Geertsema (e-mail: AnnetteS@dalrrd.gov.za)

Director Land Use Management

Western Cape: Department of Agriculture

Private Bag X1

ELSENBURG

7607

Attention: Mr Cor van der Walt (e-mail: corvdw@elsenburg.com)

The Surveyor General

Western Cape: Department of Rural Development and Land Reform

Private Bag X9073

CAPE TOWN

8000

Attention: Mr J Williamson (e-mail: julian.williamson@dalrrd.gov.za)

The Surveyor General

Western Cape: Department of Rural Development and Land Reform

Private Bag X9073

CAPE TOWN

8000

Attention: Mr Andrew Ballantyne (e-mail: andrew.ballantyne@dalrrd.gov.za)

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:			
(a) Gelyktygiges met ander registrasiekantore / deelittels: Simuls with other registries / sectional titles:			
	Kode/Code	Firma / Firm	Eiendom / Property
1.			
2.			
3.			
4.			
(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deeds filed permanently in Deeds Office:			
Aard en nommer van akte / Nature and number of deed		Cover No. / Omslag Nr.	Parawe van ondersoekers Initials of Examiners
(c) Notas / Notes			
B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:			
Interdikte nagesien Interdicts checked		Opmerkings / Remarks	
Datum / Date	Paraaf Initials		
		(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
		(2) Begiftigingserwe Endowment erven	
		(3) Begiftiging Endowment	
		(4) Voorwaardes Conditions	
		(5) Mikro Micro	
		(6) Algemene Plan General Plan	
		(7) Titellakte Title Deed	
		(8) Verbands teen dorpsitel Bonds against township title	
		(9) Datum nagesien Date checked	
Kantoor instruksies/Office instructions:			
Seksie/Section			

© Copyright Reserved

(Kort beskrywing van eiendom (stegs para 1 in Akte) / Brief description of property (merely para 1 in Deed)

Rem of Atn 108 of the Farm Staatsfontein 440

Deeds Reg A/C No CTN.		WEBBER WENTZEL		RCC 12/08/2024		EXECUTION/ UITVOERING	
128		in alliance with Linklaters		Tel +27 21 431 7000			
Akte Kant Rek Nr.		Ref No / Verw. Nr		Hakana			
A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE							
Datum van indiening / Date of lodgement		<div>DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM 15 JUL 2024 90 PLEIN STREET CAPE TOWN, 8000 REGISTRAR OF DEEDS, CAPE TOWN</div> <div>28 JUN 2024 2024-07-19</div>					
Ondersoekers / Examiners		Kamers Rooms	Skakeling / Linking		Reël Verloop	Passeer Pass	
1. Junior Examiner Phungula MC							
2. Senior Examiner S. Mahomed							
3. Senior Examiner S. Mahomed							
B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE							
Aard van Akte / Nature of Deed				Transfer			
Cant Agusta Golf + Equestrian Estate PK				T 000045261 / 2024			
i.g.v. / i.f.o.				The Harrington Development PK			
Skakeling / Linking		Titellaktes / Title deeds within					
GELYKTYDIGES / SIMULS							
No. in stel / batch	Kode / Code	Name van Partye / Names of Parties		Naam van Firma / Name of Firm		Firma Firm No.	
1	T	Cant Agusta Golf + Equestrian Est.		INW		128	
2							
3							
4							
5							
6							
7							
8							
9							
10							
11		GRAHAM JOHN SONNENBERG					
12							
Registrasie versoek deur / Registration requested by				Datum / Date			
				19/7/2024			

6

GDk check BC against

Senior Examiners
1774
5th 2014

2) Conveyancer

bring forth

the Cardinas

correctly

in deed.

DONE.

ABDUL KADER ALLIE
CONVEYANCER
1 + 2

1774 OTSINH IN
COMPART

Cardinas are

6. If

appears

applicable

but

no

COMPART

figures of

the

the

deed

are

referred to

in

the

deed of

title.

done
M.O.T.

1774 OTSINH IN

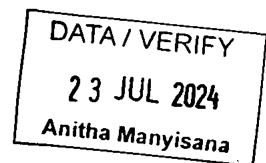
Webber Wentzel
90 Rivonia Road
Sandton
2196

Prepared by me



CONVEYANCER
ABDUL KADER ALLIE (94202)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 17 250 000,00	R 5 169,00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.



T 000045261 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GRAHAM JOHN SONNENBERG
(LPCM 79408)

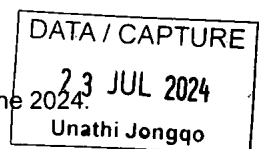


appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**COUNT AGUSTA GOLF AND EQUESTRIAN ESTATE
PROPRIETARY LIMITED**

Registration Number 1980/010235/07

which said Power of Attorney was signed at Plettenburg Bay on 6 June 2024.



And the appearer declared that his/her said principal had, on 10 April 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

THE HURLINGHAM DEVELOPMENT PROPRIETARY LIMITED
Registration Number 2015/017151/07

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

REMAINING EXTENT OF PORTION 108
OF THE FARM ROODEFONTEIN NO. 440
IN THE BITOU MUNICIPALITY
DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 16,4457 (SIXTEEN COMMA FOUR
FOUR FIVE SEVEN) Hectares

First registered by Certificate of Consolidated Title T 72368/2012 with Diagram SG 2683/2011 relating thereto and held by Deed of Transfer T72369/2012.

I. AS REGARDS the figure ABCDeEcXYZA1B1C1 on Diagram SG 2683/2011.

A. Subject to the conditions referred to in Deed of Transfer No. T5022/1913

II As regards the figure FGHJzQRSTUVv middle of stream wWXcEe middle of Piesang River f on said Diagram SG No. 2683/2011.

A. SUBJECT to the conditions referred to in Deed of Transfer No. T10934/1923.

- B. SUBJECT to the conditions contained in the Notarial Deed dated 30 December 1943 No K50/1944 annexed to Deed of Transfer No T12811/1940 and referred to in the endorsement dated 22 February 1944, namely

REGISTRATION OF SERVITUDE

By Notarial Deed No K 50/1944, dated 30.12.1943 the owner and his successors in title of the land held hereunder, has granted to the owner and his successors in title of the land held by trf 5784/1924, the right to take water from a stream marked "stream" on the diagram annexed to the said Notarial Deed, situated on the said land hereunder by means of a servitude furrow marked AB on the said Diagram, as will more fully appear on the reference to the said Notarial Deed, copy annexed hereto.

(The line f¹ f² on Diagram SG No. 2683/2011 represents the middle of the servitude furrow).

- III. As regards the figure ABCDe middle of Piesang River fGHJzQRSTUV middle of stream wXYZA'B'C' on diagram SG 2683/2011 (being the whole of Portion 107):

- A. By Notarial Deed of Servitude No. K 295/94:

- (1) The withinmentioned property is SUBJECT to:

- (a) The right to construct and maintain a roadway along the lines npqrms depicted on the Plan SG No. 3450/91 representing a 4 metres wide roadway across the withinmentioned property.

(the broken line gh on diagram SG No 2683/2011 represents the centreline of this road.

- (b) The right to lay and maintain a pipeline, the route of which is delineated by the figure E1f1 on Plan SG No. 3450/91 which figure indicates a Pipeline servitude 6 metres wide.

(the broken line xy on diagram SG No 2683/2011 represents the centreline of the pipeline servitude).

IN FAVOUR OF PORTION 1 JACKALS KRAAL & REMAINDER
PORTION 76 ROODEFONTEIN BOTH HELD BY T 19541/84.

- (2) The withinmentioned property is ENTITLED to the right to the surface of the water in the dam to its full extent over the Remainder Portion 76 Roodefontein held by T 19541/84 and Portion 83 Roodefontein held by T 37290/87.
- (3) The withinmentioned property is SUBJECT to a pipeline servitude and a right of way 6 metres wide indicated by the line PQRSTUWXYZ on inset 4 of sheet 2 of Plan SG No 3450/91 in favour of Portion 1 Grootfontein held by T 9340/79.

((the broken line np on Diagram SG No 2683/2011 represents the centreline of the pipeline servitude and right of way).

- (4) The withinmentioned property is SUBJECT to a pipeline servitude and a Servitude of right of way 6 metres wide indicated by the line ZA'B'C'D' on Plan SG No 3450/91 in favour of Portion 1 Grootfontein held by T9340/79.

(the broken line vw on Diagram SG No 2683/2011 represents the centreline of the pipeline servitude and right of way).

And subject to further ancillary rights as will more fully appear from the Notarial Deed.

- B. By Certificate of Registered Title No T 72367/2012.

SUBJECT to the following condition imposed by Bitou Municipality in its favour in terms of Section 42 of the Land Use Planning Ordinance No. 15 of 1985 when approving the subdivision of Portion 82 of the farm Roodefontein No. 440

SUBJECT to servitude roads five (5) metres wide in favour of Bitou Municipality. (The broken lines jk and um on Diagram SG No 2681/2011 represents the centreline of the servitude road

2. Subject to the conditions referred to in Deed of Transfer No T10934/1923..

3. As regards the whole property:

A. ENTITLED to the following condition imposed by Bitou Municipality in terms of Section 42 of the Land Use Planning Ordinance No.15 of 1985 when approving the subdivision of Portion 6 of the farm Roodefontein No.440.

Bitou Municipality and the owner of the property hereby transferred shall be entitled to a servitude road five (5) metres wide over Remainder Portion 6 of the farm Roodefontein No. 440 in extent 102,6840 hectares held by Deed of Transfer No. T86880/2004.

(The line AB on Diagram SG No. 2678/2011 represents the centreline of servitude road).

B. ENTITLED to a pipeline servitude and right of way FIVE (5) metres wide newly imposed by the TRANSFEROR in favour of the TRANSFEREE and its successors in title to the within property over Remainder Portion 82 of the Farm Roodefontein No. 440 in extent 194,1007 hectares held by the transferor by Deed of Transferor No. T 86880/2004 subject to the TRANSFEREE'S obligation to maintain the pipeline and right of way.

(The line AB on Servitude Diagram SG No. 2679/2011 represents the centreline of the pipeline servitude and right of way).

- C. ENTITLED to the exclusive right to draw water from the borehole and to lead the water in a pipeline servitude with a right of way FIVE (5) metres wide newly imposed by the TRANSFEROR in favour of the TRANSFEREE and its successors in title to the within property over Portion 83 of the Farm Roodefontien No 440 in extent 17,0306 hectares held by the transferor by Deed of Transfer No T 86880/2004 subject to the TRANSFEREE'S obligation to maintain the pipeline and right of way.

(The line AB on Servitude Diagram SG No. 2680/2011 represents the centreline of the pipeline servitude and right of way).

- D. ENTITLED to the following condition newly imposed by Bitou Municipality in terms of Section 42 of the Land Use Planning Ordinance No. 15 of 1985 when approving the subdivision of Portion 6 of the farm Roodefontein No. 440.

Bitou Municipality and the owner of the property hereby transferred shall be entitled to a servitude road five (5) metres wide over Remainder Portion 6 of the farm Roodefontein No. 440 in extent 102,6840 hectares held No 440 in extent 102,6840 by Deed of Transfer No. T86880/2004.

(The line AB on Diagram SG No. 2678/2011 represents the centreline on the servitude road.

- C. By virtue of Notarial Deed of Servitude K 1125/2012S dated 13 July 2012, the within mentioned property is entitled to a Servitude to draw the water from the only artesian well on and pipeline servitude over Farm No. 485, situate in Bitou Municipality, Division of Knysna, measuring 13,1445 hectares, held by Deed of Transfer No T 86881/2004, with a width less than 3 metres on a date to be agreed upon, as will more fully appear from the said Notarial Deed.

- D. By virtue of Notarial Deed of Servitude K 1126/2012S dated 4 December 2011, the within mentioned property shall be jointly entitled to the equal use of the Artesian Well Water with:
1. Remainder portion 6 of the Farm Roodefontein No. 440, in the Bitou Municipality, Division Knysna, measuring 102,6840 hectares held by Deed of Transfer No T 86880/2004.
 2. Remainder Farm Grootfontein No 456, in the Bitou Municipality, Division of Knysna, measuring 13,8270 hectares held by Deed of Transfer No T86880/2004.
 3. Remainder portion 82 of the Farm Roodefontein No. 440, in the Bitou Municipality, Division of Knysna, measuring 194,1007 hectares held by Deed of Transfer No. T 86880/2004.
 4. Portion 83 (a portion of portion 82) of the Farm Roodefontein No. 440, in the Bitou Municipality, Division of Knysna, measuring 17,0606 hectares held by Deed of Transfer No T 86880/2004.
- E. Subject to the division of the right to artesian well water by COUNT AGUSTA GOLF & EQUESTRIAN ESTATE PROPRIETARY LIMITED Number 1980/010235/07 and THE PLETTENBURG GOLF ESTATE PROPRIETARY LIMITED Number 2003/014061/07 between their properties in respect of the artesian well water from the Farm No. 485 in extent 13,1445 hectares held by Deed of Transfer No T 86881/2004 that they are entitled to in terms of Notarial Deed of Servitude No K 1125/2012S which is subject to a splitter box being erected on Remainder Portion 6 of the farm Roodefontein No. 440 in extent 102,6840 hectares held by Deed of Transfer No T 86880/2004 and pipeline and access servitudes over that property and Remainder of the Farm Grootfontein No. 456 in extent 13,8270 hectares held by Deed of Transfer No T86880/2004, Remainder of Portion 82 of the farm Roodefontein No. 440 in extent 194,1007 hectares held by Deed of Transfer No. T 86880/2004, Portion 83 of the farm Roodefontein No. 440, in extent 17,030 hectares held by Deed of Transfer No, T 86880/2004 and Portion 108 of the Farm Roodefontein No. 440 in extent 20,1723 hectares held by Deed of Transfer No T 72369/2012, as will more fully appear from the said Notarial Deed of Servitude.

WHEREFORE the said Appearer, renouncing all rights and title which the said

**COUNT AGUSTA GOLF AND EQUESTRIAN ESTATE
PROPRIETARY LIMITED**

Registration Number 1980/010235/07

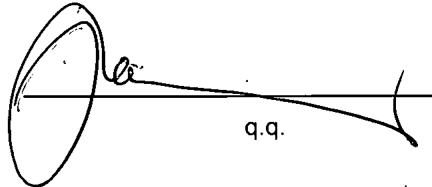
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

THE HURLINGHAM DEVELOPMENT PROPRIETARY LIMITED
Registration Number 2015/017151/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R15 000 000,00 (FIFTEEN MILLION RAND) excluding VAT in the sum of R2 250 000,00 (TWO MILLION TWO HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R17 250 000,00 (SEVENTEEN MILLION TWO HUNDRED AND FIFTY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 19th July 2024.


q.q.

In my presence


REGISTRAR OF DEEDS

Webber Wentzel
90 Rivonia Road
Sandton
2196

Prepared by me


✓ CONVEYANCER
MARK CRAIG McINTOSH (87895)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

BRIAN RUSSELL BAILEY
duly authorised hereto by a resolution of the Directors of
COUNT AGUSTA GOLF AND EQUESTRIAN ESTATE
PROPRIETARY LIMITED
Registration Number 1980/010235/07

do hereby nominate and appoint SULANI JOOSTE (86634) and/or GRAHAM JOHN SONNENBERG (79408) and/or ABDUL KADER ALLIE (94202) and/or DESIREE CALADO BAYMAN (29284) and/or MARK CRAIG McINTOSH (87895) and/or VENASHRIE MANNAR (23748)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

THE HURLINGHAM DEVELOPMENT PROPRIETARY LIMITED
Registration Number 2015/017151/07

the property described as:

REMAINING EXTENT OF PORTION 108
OF THE FARM ROODEFONTEIN NO. 440
IN THE BITOU MUNICIPALITY
DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 16,4457 (SIXTEEN COMMA FOUR
FOUR FIVE SEVEN) Hectares

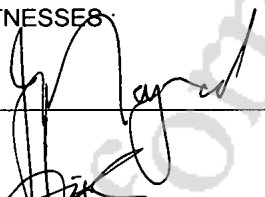

HELD BY Deed of Transfer Number T72369/2012


the said property having been sold by me on 10 April 2024, to the said transferee/s for the sum of R15 000 000,00 (Fifteen Million Rand) excluding VAT in the sum of R2 250 000,00 (TWO MILLION TWO HUNDRED AND FIFTY THOUSAND RAND), total consideration paid by the transferee to the transferor being the amount of R17 250 000,00 (SEVENTEEN MILLION TWO HUNDRED AND FIFTY THOUSAND RAND)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Plettenberg Bay ✓ on 8 June 2024 ✓
in the presence of the undersigned witnesses.

AS WITNESSES

1.  ✓
2.  ✓

 ✓
On behalf of
**COUNT AGUSTA GOLF AND
EQUESTRIAN ESTATE
PROPRIETARY LIMITED**



**Transfer Duty
Declaration**

TDREP

Reference Details

Transfer Duty Reference Number: TDE05C817C

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name Y LIMITED ✓
Company / CC / Trust Reg No. 198001023507
Full Name COUNT AGUSTA GOLF AND EQUESTRIAN ESTATE PROPRIETARY ✓
Marital Status

Details of Purchaser / Transferee

Full Name THE HURLINGHAM DEVELOPMENT PROPRIETARY LIMITED ✓
Company / CC / Trust Reg No. 201501715107
Surname / Registered Name THE HURLINGHAM DEVELOPMENT PROPRIETARY
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2024-04-10 ✓
Total Fair Value R 17250000.00
Total Consideration R 17250000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 REMAINING EXTENT OF PORTION 108 OF THE FARM ROODEFONTEIN NO. 440 IN THE BITOU MUNICIPALITY DIVISION OF KNYSNA PROVINCE OF THE WESTERN CAPE IN EXTENT 16.4437 (SIXTEEN COMMA FOUR FOUR FIVE SEVEN) Hectares

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE05C817C
Exempt in terms of Section 9 of the Transfer Duty Act
Exemptions allowed by another Act Section 9(15) Other

Declaration by Conveyancer / Attorney

MARK CRAIG McINTOSH

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of "X"s above

Date (CCYYMMDD)

18/06/2024

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



BITOU MUNICIPALITY

(3746)

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY BITOU MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to Bitou Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): ELJURAN 12837383

Erven: 440

Portion: 108

Extension: Farm Roodefontein

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

COUNT AGUSTA GOLF AND EQUESTRIAN ESTATE PROPRIETARY
LIMITED (1980/010235/07)Name and Identity/ Registration Number of all purchaser/s: THE HURLINGHAM DEVELOPMENT PROPRIETARY LIMITED
(2015/017151/07)

This Certificate is valid until:

12/08/2024

Given under my hand at

BITOU

on

13/06/2024

Digitally signed by Bitou Municipality

Signee: Eljuran Leona Du Plessis

Sign date: 13/06/2024 09:15:33.331 AM

Expiration date: 06/11/2025 09:00:07 AM

MUNICIPAL MANAGER
Bitou Municipality

Date issued: 13/06/2024

Authorised Officer: Eljuran Du Plessis

Certificate By Conveyancer:

I MARK CRAIG McINTOSH (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Bitou Municipality.Conveyancer MARK CRAIG McINTOSHDate 18/06/2024

21 Digit Code (or Municipal Reference Number): ELJURAN 12837383

Certificate number: 12837383

Page 1 of 1

2c63ce42-a31f-45f1-ab70-72896a35e555

fine

TRACK NUMBER : 80088453366

BLACK-BOOKING ENQUIRY ON NAME - COUNT AUGUSTA GOLF & EQUESTRIAN ESTATE PTY LTD

ID NUMBER - 198801823587

BIRTH DATE - 8

MARITAL STATUS

MAIDEN NAME

TYPE OF PERSON - COMPANY

OTHER REFERENCES LINKED TO THIS PERSON :

COUNT AUGUSTA GOLF & EQUESTRIAN ESTATES PTY LTD

ID: 198801823587

(ACTIVE)

PERSON NAME AND ID

CONTRACTS/INTERDICTIONS

NOTED ON SCAN/MICRO REF

COUNT AUGUSTA GOLF & EQUESTRIAN ESTATE PTY LTD

198801823587

BC57074/2017

20171818 20171130074342

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

END OF REPORT

IK E: /XARRA /IK E

Same.

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08362 - JONGOO UNATHI

DATE : 20240715 TIME : 12:01:22.5 PAGE : 1

TRACK NUMBER : 80080453366

PROPERTY DETAILS PRINT FOR PORTION 188 (R/E)
FARM NO 448
REG DIV KNYSNA RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION T72368/2012
DIAGRAM DEED NO 16,4457 H
EXTENT
CLEARANCE MUN-PLETTENBERG BAY
FARM NAME ROODEFONTEIN

ORIGIN REASON ORIGIN PROPERTY
CONSOLIDATE FROM REG DIV KNYSNA RD, FARM NAME, FARM NO 448, PTN 186
CONSOLIDATE FROM REG DIV KNYSNA RD, FARM NAME, FARM NO 448, PTN 187

NO INTERDICTS

DOCUMENTS
K1125/2012S
K1126/2012S

HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
			20121129114754	1120
			20121129114855	1120

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT	REASON	O/P/A	IDENTITY	TITLE DEED	MDD	MICROFILM REF
COUNT AGUSTA GOLF & EQUESTRIAN ESTATES PTY LTD					198601823507	T72369/2012	1120	20171130073121

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: /XARRA /IK E

VPM SURVEYS

OFFICE COPY

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG.23 X		
		Constants	+0,00	+3760 000,00
A B	9,47	239.24.20	A	-30 805,81 +11 281,73
B C	0,14	149.38.30	B	-30 813,96 +11 276,91
C D	224,36	227.26.00	C	-30 813,89 +11 276,79
D E	214,42	335.26.50	D	-30 979,13 +11 125,02
E F	271,72	240.40.20	E	-31 068,24 +11 320,05
F G	159,09	4.28.50	F	-31 305,13 +11 186,96
G H	114,17	323.15.20	G	-31 292,70 +11 345,56
H J	67,71	339.46.30	H	-31 361,00 +11 437,05
J K	50,41	252.32.10	J	-31 384,41 +11 500,58
K L	75,67	334.55.20	K	-31 432,49 +11 485,45
L M	18,78	0.51.20	L	-31 464,56 +11 553,99
M N	39,76	16.06.50	M	-31 464,28 +11 572,77
N P	50,21	45.53.50	N	-31 453,25 +11 610,96
P Q	125,17	156.22.40	P	-31 417,19 +11 645,90
Q R	214,46	66.57.20	Q	-31 367,03 +11 531,22
R S	122,39	50.27.30	R	-31 169,69 +11 615,17
S T	151,67	350.37.40	S	-31 075,31 +11 693,09
T U	15,97	55.57.10	T	-31 100,01 +11 842,73
U V	217,48	126.54.50	U	-31 086,77 +11 851,67
V W	182,74	195.23.50	V	-30 912,89 +11 721,05
W X	20,98	153.28.50	W	-30 961,41 +11 544,86
X Y	141,09	134.21.10	X	-30 952,05 +11 526,09
Y Z	13,09	231.44.00	Y	-30 851,16 +11 427,46
Z A1	53,15	162.42.50	Z	-30 861,43 +11 419,35
A1B1	61,03	176.20.30	A1	-30 845,64 +11 368,61
B1C1	21,10	91.38.40	B1	-30 841,75 +11 307,71
C1 A	29,40	149.39.00	C1	-30 820,66 +11 307,10

CONNECTING DATA:

L j	12,47	154.55.20	j	-31 459,28 +11 542,70
Y k	4,97	231.44.00	k	-30 855,07 +11 424,38
Y m	10,91	231.44.00	m	-30 859,72 +11 420,71

INDICATORY DATA:

E e	155.26.50
F f	184.28.50
V v	126.54.50
W w	333.28.50

(36) JA-EI	△	-29 707,89	+ 9 860,52
(255) BARK	△	-32 601,32	+11 720,63

The figure A B C D e middle of Piesang River f G H J K L M N P Q
R S T U v middle of stream w X Y Z A1 B1 C1
represents 20,1723 hectares of land, being

PORTION 108 OF THE FARM ROODEFONTEIN No. 440

(and comprises the properties specified on Sheet 2)

Situate in the Bitou Municipality,

Administrative District of Knysna,

Province of the Western Cape

Surveyed in February to May 2011

by me Professional Land Surveyor (R.J.KOHLER - PLS 0840)

This diagram is annexed to

No. CCT. 72368/2012

d.d.

i.f.o.

Registrar of deeds

The original diagrams
are as quoted on
Sheet 2

File KNYS. 440

S.R. No.998/2011

T.P.

Comp. AM-1BCB (3610)

LPI C0390000

Farm 440/108

S

SG No.

2683/2011

Approved



for

SURVEYOR-
GENERAL

2011.08.29

SHEET 2 OF
3 SHEETSCOMPONENTS:

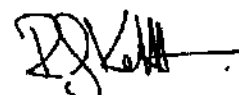
1. The figure ABCDe middle of Piesang River fGHJz~~Q~~RSTUv
middle of stream wXYZA1B1C1 represents Portion 107
of the farm ROODEFONTEIN No. 440
Vide Diagram No.2682/2011 Deed of Transfer No.
2. The figure JKLMNPz represents Portion 106 of the farm
ROODEFONTEIN No. 440
Vide Diagram No.2681/2011 Deed of Transfer No.

DESCRIPTION OF BEACONS:

A,E,K,L,M,N,Q,S,V,Y,Z,A1,B1,C1.....16mm iron peg
 B.....No beacon
 C.....Wall corner
 D,F,P,R,T,U,W,X.....20mm iron peg
 G,k,m.....12mm iron peg
 H,J.....Planted stone
 j.....Hole in concrete

PORTION 108 OF THE FARM ROODEFONTEIN No. 440

Situate in the Bitou Municipality,
 Administrative District of Knysna,
 Province of the Western Cape
 Surveyed in February to May 2011



by me

Professional Land Surveyor

(R.J.KOHLER - PLS 0840)

Farm 440/108

S

PORTION 108 OF THE FARM ROODEFONTEIN No.440

Situate in the Bitou Municipality,
Administrative District of Knysna,
Province of the Western Cape
Surveyed in February to May 2011

by me (R.J.KOHLER - PLS 0840)
Professional Land Surveyor

SG No.

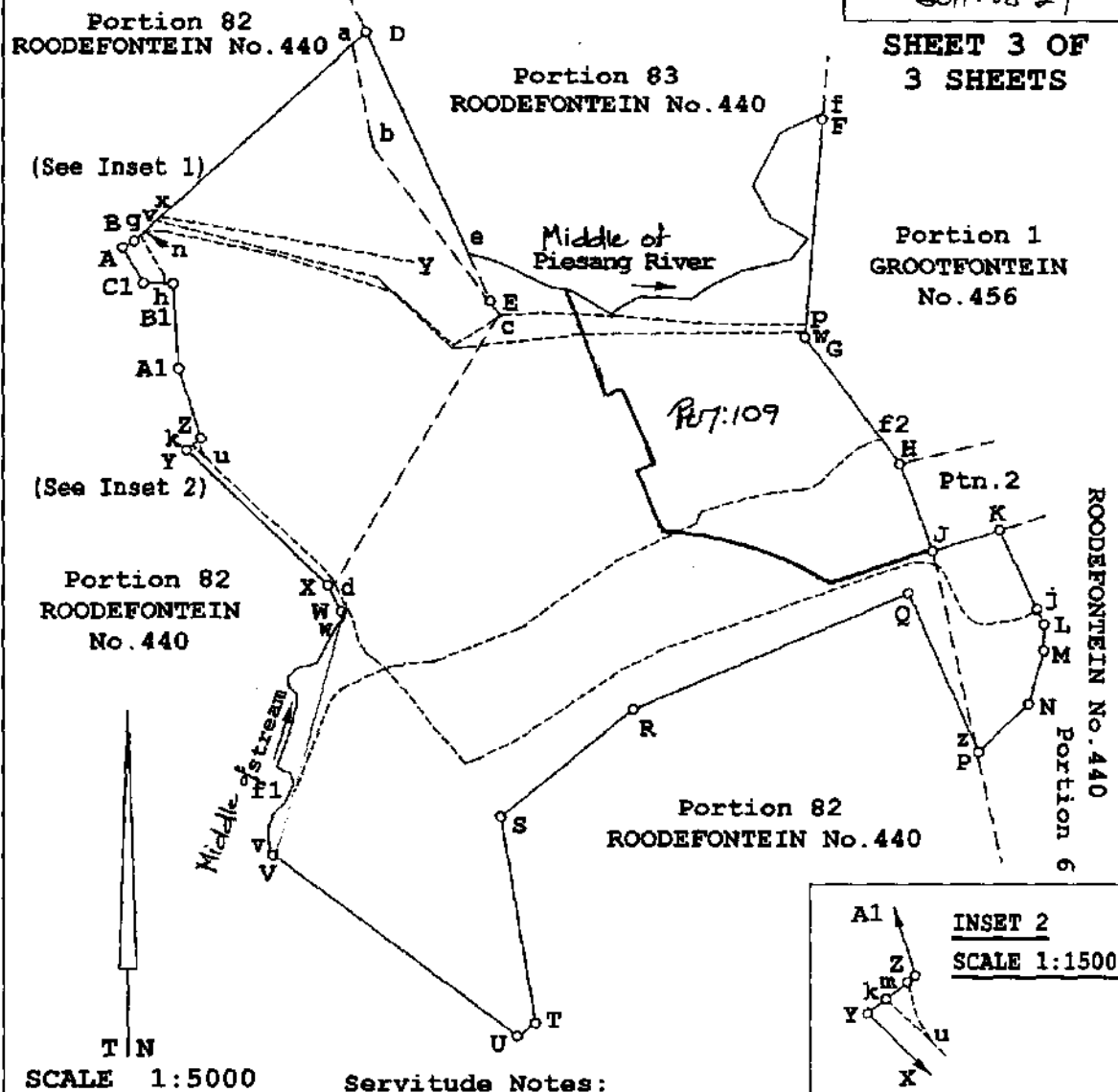
2683/2011

Approved

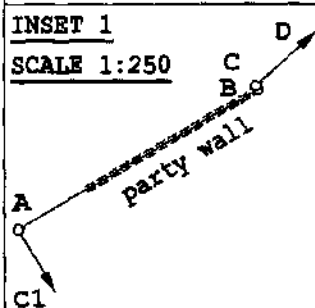
for
**SURVEYOR-
GENERAL**

2011.08.29

**SHEET 3 OF
3 SHEETS**

INSET 1

SCALE 1:250

Servitude Notes:

1. The broken line gh represents the centreline of a servitude road 4,00m wide; Vide Dgm. No. 3450/1991
2. The broken lines np and vw represents the centralines of pipeline servitudes and right of way 6,00m wide; Vide Diagram No. 3450/1991
3. The broken line xy represents the centreline of a pipeline servitude 6,00m wide; Vide Diagram No. 3450/1991
4. The broken line flf2 represents the middle of a servitude furrow; Vide Diagram 2852/1943
5. The broken lines jk and um represent the centralines of servitude roads 5,00m wide.

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
784/2015	1570/2015	Ptn 109	3.7266 Ha	161528/2017	D.C	16.445THa



**PROPOSED SUBDIVISION OF REM PORTION 108
ROODEFONTEIN 440**

CIVIL ENGINEERING SERVICES REPORT

Project No 1288

ISSUED FOR SUBDIVISION APPROVAL

02 December 2024

CONSULTING ENGINEER:
BSM Coastal (Pty) Ltd

PROPOSED SUBDIVISION OF REM PORTION 108 ROODEFONTEIN 440

CIVIL ENGINEERING SERVICES REPORT

1. INTRODUCTION

Subdivision is proposed to Rem Portion 108 of the Farm Roodefontein 440 into 7 Agricultural 2 holdings. It is intended that 6 of the holdings will be developed with a maximum of a primary dwelling and a secondary dwelling of maximum 175 square meters. The 7th holding will serve as a servitude area for common usage with no dwellings applicable.

Existing dwellings on the property comprise one large house and 3 small cottages. There are also 3 assorted farming related buildings.

The total area of the site is approximately 16.4 hectares. The holdings will range from approximately 1.0 to 5.1 hectares.

The Developer has appointed BSM Coastal (Pty) Ltd Consulting Engineers to report on the civil engineering services requirements for the development.

This report addresses the civil engineering requirements pertaining to site access, sewerage treatment and water supply.

This report is submitted for Subdivision approval purposes.

2 SITE LOCALITY AND ACCESS

The site is situated at the far western end of the Plettenberg Bay Golf Course Nature Reserve, immediately south of the Roodefontein Dam.

The approximate coordinate of the centre of the site is 34° 04' 11" S and 23° 20' 10" E. The site elevation varies from 26 MSL to 60 MSL.

Access to the site is at the south eastern corner, off the western end of Eden District Road MR 7211, approximately 1,96 kilometers from its intersection with Piesang Valley Road.

3. DESIGN STANDARDS

The following design standards will be applicable:

- Guidelines for Human Settlement Planning and Design, compiled for the Department of housing by the CSIR (Red Book)
- Relevant specific specifications of the Bitou Engineering Services Department

\

4. WATER RETICULATION

Water Supply and Storage

The existing water connection to the site is via a gravity fed pipeline from the existing artesian well, located on the Plettenberg Bay golf course, approximately 1200 meters north east of the site at approximate coordinates 34° 03' 44" S and 23° 20' 52" E and elevation 45MSL.

The estimated supply rate of the artesian well is approximately 600 litres per hour.

The supply is received to storage in an existing 100 kilolitre reservoir, supplemented with an additional 4 x 10 kilolitre tanks. This storage facility is situated on the north eastern side of the site at coordinates 34° 04' 07" S and 23° 20' 09" E and elevation 29 MSL.

This water supply and storage is shared on an equal basis with Erf 8011 Plettenberg Bay.

This supply is protected by rights included in the title deeds of Portion Rem 108 Roodefontein 440.

From the receiving reservoir water is pumped to elevated storage, comprising 3 x 10 kilolitre tanks, at coordinates 34° 04' 15" S and 23° 20' 19" E. and elevation 60 MSL.

Water Demand

The projected demand of the 6 subdivided holdings is based on the "Red Book" guidelines for Water Supply.

The recommended daily demand for Agricultural Holdings with irrigation is not considered applicable because irrigation on these holdings will primarily be for domestic garden usage only and not agriculture.

With consideration to the recommended figures for Agricultural Holdings without irrigation of 2 kilolitres per day, plus for a small additional housing unit of 0.7 kilolitres per day, a total daily demand of 3 kilolitres per Holding day has been adopted.

Average Daily Demand for 6 Holdings : 18 kl

Fire Flow: Not applicable

Storage Capacity

The shared proportion of the supply intake reservoir capacity is 70 kilolitres. This equates to 93 hours storage, well in excess of the recommended 48 hours.

The current elevated storage capacity is 30 kilolitres, which equates to 40 hours, well in excess of the minimum requirement of 6 hours.

Internal Reticulation

The current reticulation to the various housing units will require upgrading and formalization of routing within protected servitudes.

The proposed upgraded reticulation system is indicated on attached schematic layout Drawing No 1288 W01.

The reticulation pipes will be Class 10 HDPE ranging from 40mm to 63mm diameter. The reticulation system will be designed to provide for a minimum residual head of 24m under peak domestic flow conditions.

In the upper reaches of the reticulation servicing Portions A, D and E the supply pressure will require augmentation by pumping to ensure the minimum required pressure.

All water reticulation infrastructure will remain the property of the development and will not be taken over by Bitou Municipality.

Construction of all watermains and connections will be in accordance with SABS 1200 specifications.

5. SEWERAGE MANAGEMENT

The site is remote from the Municipal sewerage infrastructure.

Sewerage discharge from the existing dwellings on the site is to septic tanks with soakaways

Sewerage Discharge

The projected sewerage discharge per day per Holding is based on the Red Book guidelines as follows:

Primary Large Residence	1.00 kl
Secondary Residence	0.50 kl
Total Daily Discharge:	1.50 kl

Sewerage Discharge Management

Two options are proposed for the management of sewerage discharge:

Conservancy Tanks:

A conservancy tank will be provided for each Holding.

The existing septic tanks will be assessed on the basis of accessibility and structural and liquid containment integrity. Where practically feasible, existing tanks will be

upgraded to conservancy tanks. Where not feasible new conservancy tanks will be provided.

The conservancy tanks shall be positioned such that there is suitable vacuum tanker access.

Tank construction and minimum size specifications will adhere to Bitou specifications.

The proposed size for each tank is 13500 litres, based on projected emptying on a weekly basis, and a factor of safety of 50%.

OR

A Bio Sewage Systems Flush & Spray 2000 liter package plant or similar will be installed on each of Holdings A to E and Rem 108/444. This Bio Sewage plant delivers treated sewerage to the DWAS general water quality standard. The plant is preceded by an anaerobic tank to which the raw sewage from the dwellings will discharge.

Bio Sewage Plants are environmentally friendly, chemical free, robust and have been proven to be reliable and simple and easy to maintain. Sludge is recycled within the plant system and there is therefore no requirement for cleaning and sludge removal.

The system requires 0,9 Kilowatt power supply over a 10 hour period per day and can therefore economically be powered by a solar system.

The treated discharge from the plant will be pumped to a 10 000 liter holding tank from which the effluent will be discharged to garden irrigation.

Disposal by irrigation of 1500 litres per day per Holding would require an average irrigation rate of only 2 mm per square meter per week over an area of 5000m², that being 50% of the area of smallest Holding.

6. INTERNAL ROADS AND ACCESS

Access to the site is at the south eastern corner off the western end of Eden District Road MR 7211.

The internal roads are a mixture of gravel and block paved surfaced. No road upgrading will be required.

Internal access to the subdivided Holdings follow and are protected by existing Right of Way servitudes.

All roads will remain private and not be taken over by Bitou Municipality.

7. SERVITUDES

There are a number of Right of Way and pipeline servitudes registered over Rem Portion 108 of Roodefontein 440, in favour of Bitou Municipality and other

surrounding properties. All such servitudes will be maintained and written into the title deeds of the subdivided Holdings.

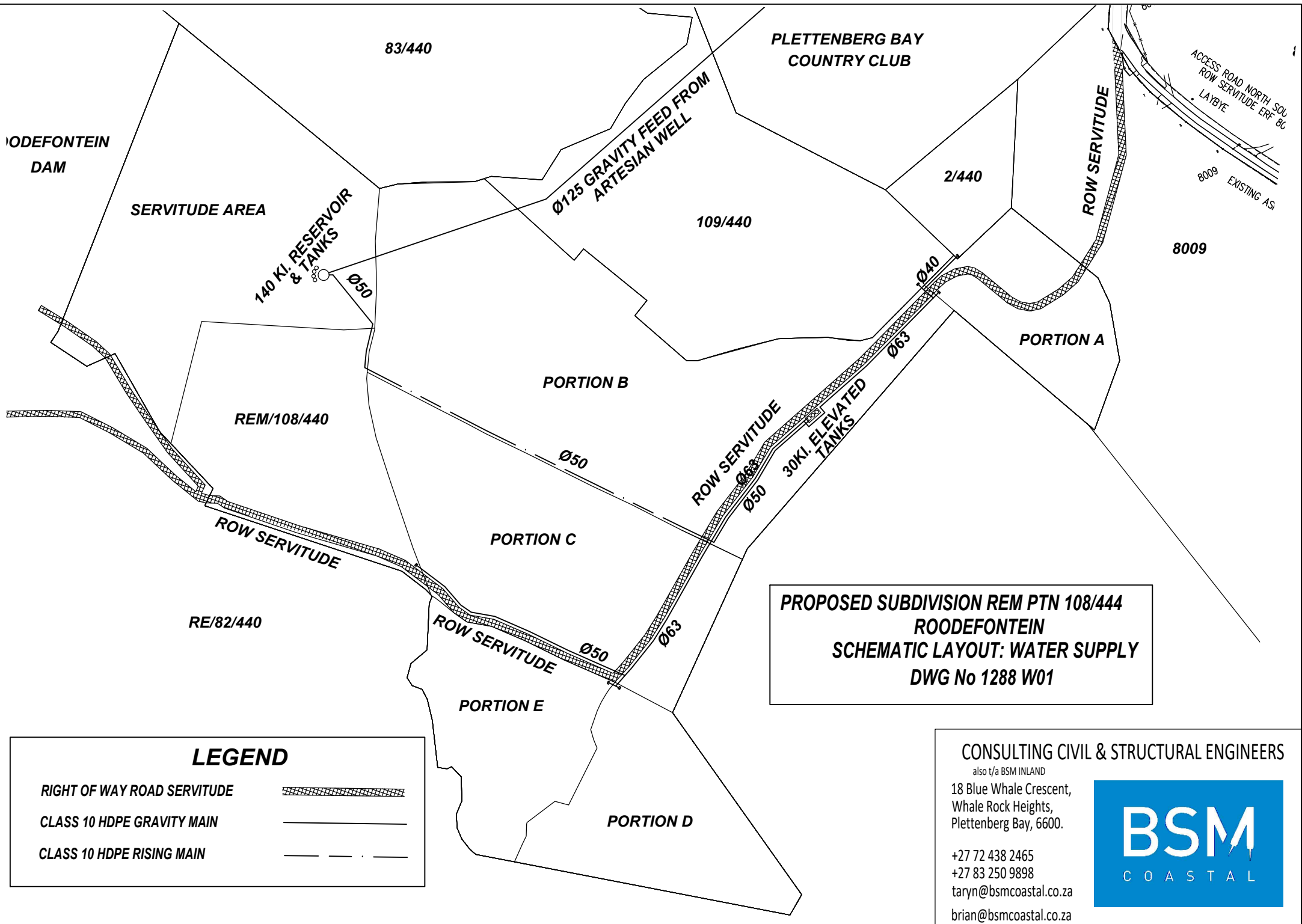
8. ATTACHMENTS

DWG No: 188 W01 Schematic Layout : Water Supply

Prepared By:

B McLintock Pr.Eng.

Date: 02 12 2024



LEGEND

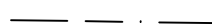
RIGHT OF WAY ROAD SERVITUDE



CLASS 10 HDPE GRAVITY MAIN



CLASS 10 HDPE RISING MAIN



CONSULTING CIVIL & STRUCTURAL ENGINEERS

also t/a BSM INLAND

18 Blue Whale Crescent,
Whale Rock Heights,
Plettenberg Bay, 6600.

+27 72 438 2465

+27 83 250 9898

taryn@bsmcoastal.co.za

brian@bsmcoastal.co.za



POWER PARTNERS

GROUP

POWER PARTNERS PROJECT No.	T2066
POWER PARTNERS PROJECT	SUNERA ESTATE
PROJECT DESCRIPTION/SERVICE	Electrical Reticulation
CLIENT	Ryan Bluett
CONSULTANTS	Power Partners Consulting Engineers (Pty) Ltd
PROJECT ENGINEER	Charl Burger
CLIENT CONTACT PERSON	Ryan Bluett

ELECTRICAL SERVICES REPORT

PUBLISHED DATE	13/11/2024
----------------	------------

DATE	14 November 2024
------	------------------

REPORT/REVISION NUMBER	Report 1 - Rev 0
------------------------	------------------

Prepared by:	For:
Power Partners Consulting Engineers (Pty) Ltd 97 Jip De Jager Drive Klein D'Aria Estate Cape Town 7530	Ryan Bluett Portion 108 of the Farm Roodenfontein No 440
Attention: Charl Burger E-Mail: charl@powerpartners.co.za	Attention: Ryan Bluett E-Mail: bluettryan@gmail.com
Tel: (+27) 21 276 4030 Direct: (+27) 276 4313 Cell: (+27) 82 409 2696	

INDEX

1. INTRODUCTION
2. ELECTRICAL ENGINEERING SERVICES
3. RECOMMENDATIONS AND FINDINGS
4. SUPPORTING DOCUMENTS

Published date: 13/11/2024	Page 3	Document: ELECTRICAL SERVICES REPORT
Client: Ryan Bluett	Report 1 - Rev 0	Project Engineer: Charl Burger

LIST OF ABBREVIATIONS & ACRONYMS

<u>ABBREVIATIONS & ACRONYMS</u>		<u>ABBREVIATIONS & ACRONYMS</u>	
A	Ampere (Amps)	GCC	Government Certificate of Competency
AC	Alternating Current	OHSA	Occupational Health and Safety Act
ABC	Aerial Bundle Conductor	SANS	South African National Standards
ACSR	Aluminium Conductor Steel Reinforced	NBRA	National Building Regulations & Building Standards Act
ADMD	After Diversity Maximum Demand	NEMA	National Environmental Management Act
BTU	Battery Tripping Unit	NERSA	National Energy Regulator of South Africa
CBD	Central Business District		
CT	Current Transformer		
DB	Distribution Board		
MDB	Main Distribution Board		
SDB	Sub-distribution Board (Sub-DB)		
V	Voltage		
kV	Kilo Volt		
kA	Kilo Amps		
kVA	Kilo Volt Ampere		
kWh	Kilo Watt Hour		
LV	low Voltage		
MCB	Main Circuit Breaker		
MCCB	Moulded Case Circuit Breaker		
MD	Maximum Demand		
MV	Medium Voltage (>1000v to 33Kv)		
NMD	Notified Maximum Demand		
MS	Miniature Substation or Minisub		
OHL	Overhead Line		
POS	Point of Supply		
Pu	Per Unit		
SF6	Sulphur Hexafluoride		
TRFR	Transformer		
TX	Transformer		
PV	Photo Voltaic panels		
BESS	Battery Energy Storage System		

1. INTRODUCTION

We refer to the clients request for subdivision of Portion 108 of the Farm Roodefontein No 440 (The Farm) and report on the Electrical Services.

The report details the existing electrical supply details and capacity and reports on the requirements of the subdivision to service the various portions.

Power Partners inspected the site and had a meeting with the Eskom representatives and this information forms the basis of the report.

2. ELECTRICAL ENGINEERING SERVICES

EXISTING SERVICES

The farm is currently serviced and is supplied by Eskom via a farm line and three pole transformers. The total capacity of the infrastructure is 400kVA. The property receives the respective electricity accounts from Eskom. The farm has the following transformer capacities:

- Transformer 1 = 200kVA
- Transformer 2 = 100kVA
- Transformer 3 = 100kVA

Published date: 13/11/2024	Page 5	Document: ELECTRICAL SERVICES REPORT
Client: Ryan Bluett	Report 1 - Rev 0	Project Engineer: Charl Burger

PROPOSED SERVICES

Included below is the proposed subdivision layout as well as the electrical load requirement of each portion:

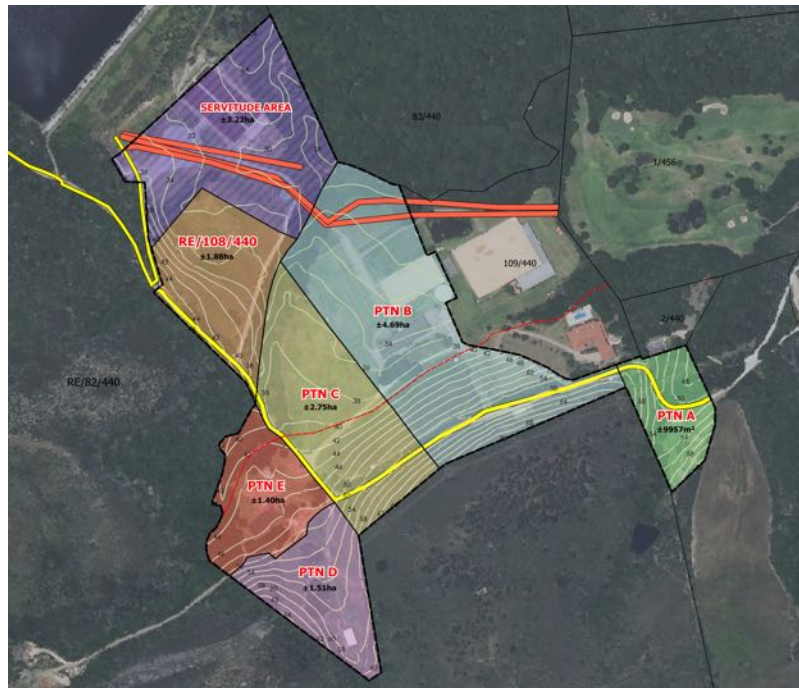


Figure 1 Proposed Subdivision

No	Description	Unit	Area	VA	DIV	TCL [kVA]	ADMD [kVA]	BREAKER
A ELECTRICAL - AREA								
A.1								
	<u>Portion 108 of the Farm Roodefontein No. 440</u>							
A.1.1	RE 109/440	m ²	34500,00	0,002	0,60	69,00	41,40	125A
A.1.2	PTN A	m ²	9957,00	0,005	0,60	49,79	29,87	60A
A.1.3	PTN B	m ²	46900,00	0,002	0,60	70,35	42,21	60A
A.1.4	PTN C	m ²	27500,00	0,002	0,60	55,00	33,00	60A
A.1.5	PTN D	m ²	15100,00	0,003	0,60	37,75	22,65	60A
A.1.6	PTC E	m ²	14000,00	0,003	0,60	35,00	21,00	60A
A.1.7	RE 108/440	m ²	18800,00	0,002	0,60	37,60	22,56	60A
A.1.8	SERVITUDE AREA	m ²	32200	0,002	0,60	64,40	38,64	60A
A.1.9	PUMPS	sum	1		0,70	10,00	7,00	60A
	TOTAL					428,89	258,33	

Figure 2 Proposed Load Calculation

Based on the information we have developed a reticulation plan to service each of the subdivision portions as detailed in the load calculation. The total load required for the subdivision is 258.33kVA and the available capacity is 400kVA.

The design of the proposed reticulation is included below and attached in Appendix A.



Figure 3 Reticulation configuration

Published date: 13/11/2024	Page 7	Document: ELECTRICAL SERVICES REPORT
Client: Ryan Bluett	Report 1 - Rev 0	Project Engineer: Charl Burger

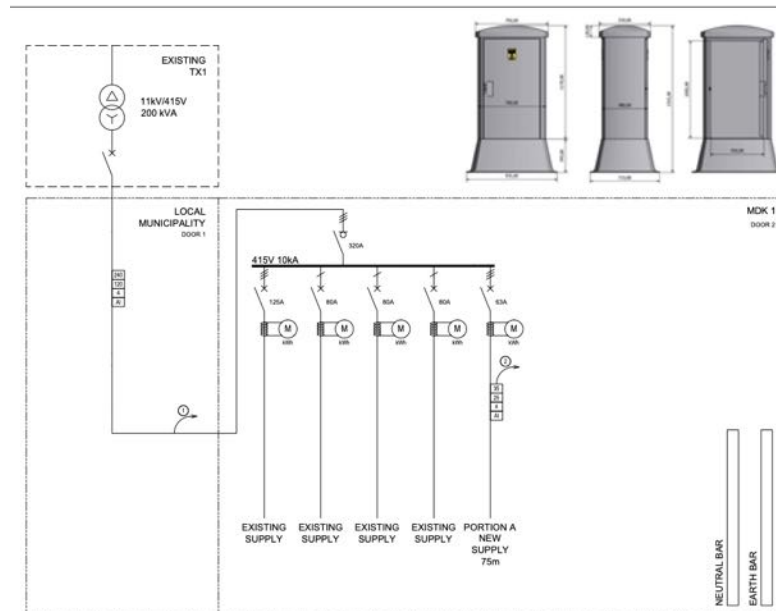


Figure 4 – Transformer 1 – Reticulation

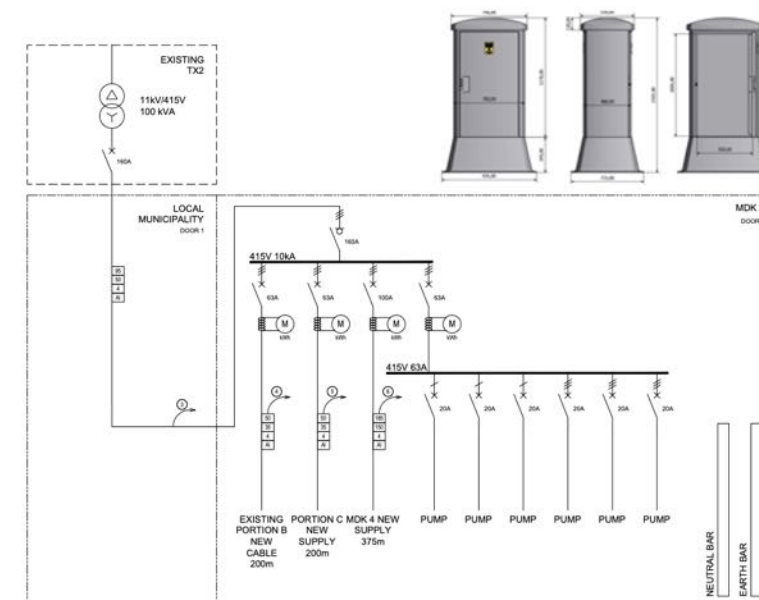


Figure 5 – Transformer 2 – Reticulation

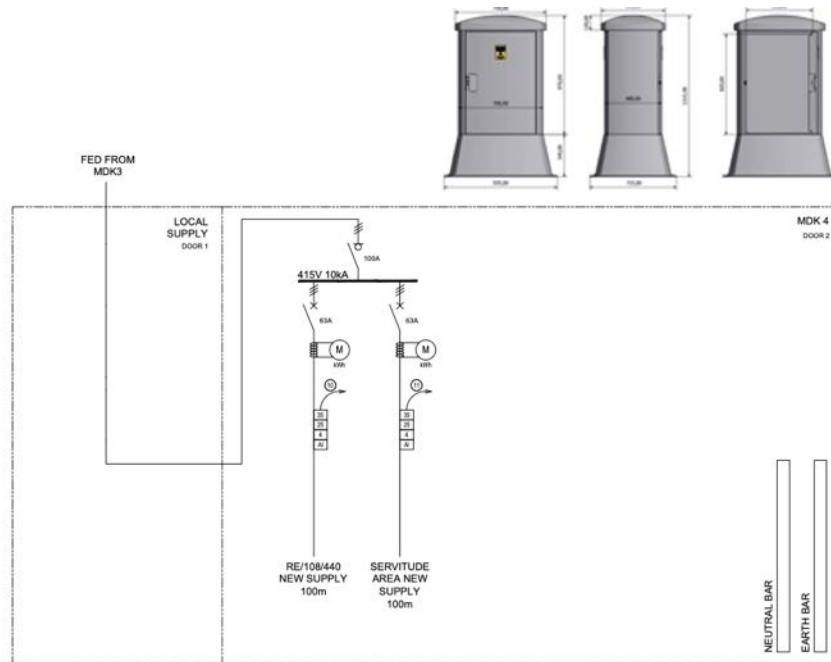


Figure 6 – Transformer 2 – Sub - Reticulation

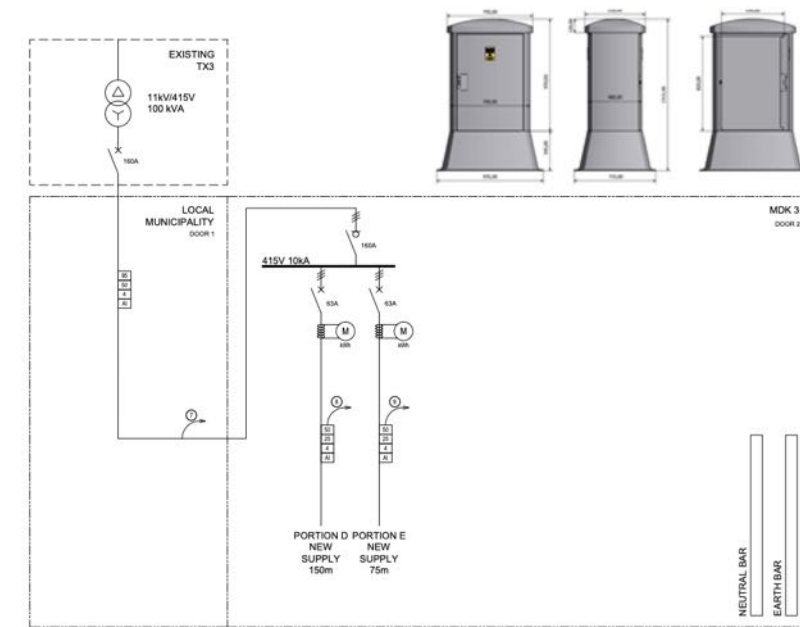


Figure 7 – Transformer 3 – Reticulation

3. RECOMMENDATIONS AND FINDINGS

Electrical Engineering Services

Based on our inspection and meeting with Eskom on the farm, the farm has the available capacity to support the proposed subdivision. The owners will have to ensure all the portions are serviced and the development will have to establish a homeowners association to ensure all the electrical cost are recovered from the various farm portions. The homeowners association will ultimately be responsible for the payment of the electrical accounts with Eskom. We also note that the owners could apply for a reduced electrical capacity should they wish to do so.

4. SUPPORTING DOCUMENTS

The proposed layouts of the reticulation within the development are attached as appendices, as follows:

- APPENDIX A – Proposed Reticulation Design

Published date: 13/11/2024	Page 10	Document: ELECTRICAL SERVICES REPORT
Client: Ryan Bluett	Report 1 - Rev 0	Project Engineer: Charl Burger



GENERAL NOTES & DISCLAIMER:

LEGEND

SYMBOL:	DESCRIPTION:
	EXISTING TRANSFORMER
	NEW KIOSK

CLIENT:



KLEIN D'ARIA ESTATE
97 JIP DE JAGER DRIVE
BELLVILLE 7530
CAPE TOWN

TEL +27 21 276 4030
CELL +27 82 579 3202

KEYPLAN:

SCALE BAR: TRUE NORTH:

REV.	DATE:	DESCRIPTION:	BY:
0	2024.11.12	ISSUED FOR PRICING	J.M

PROJECT STATUS: FOR TENDER

PROJECT: SUNERA ESTATE
PLETTENBERG BAAI

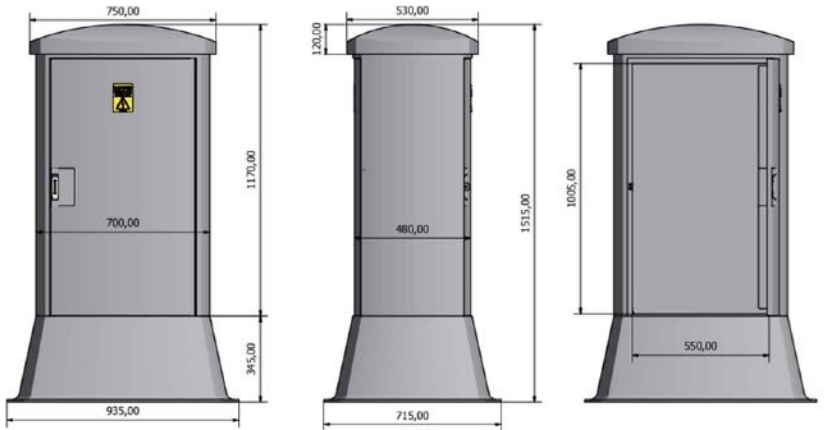
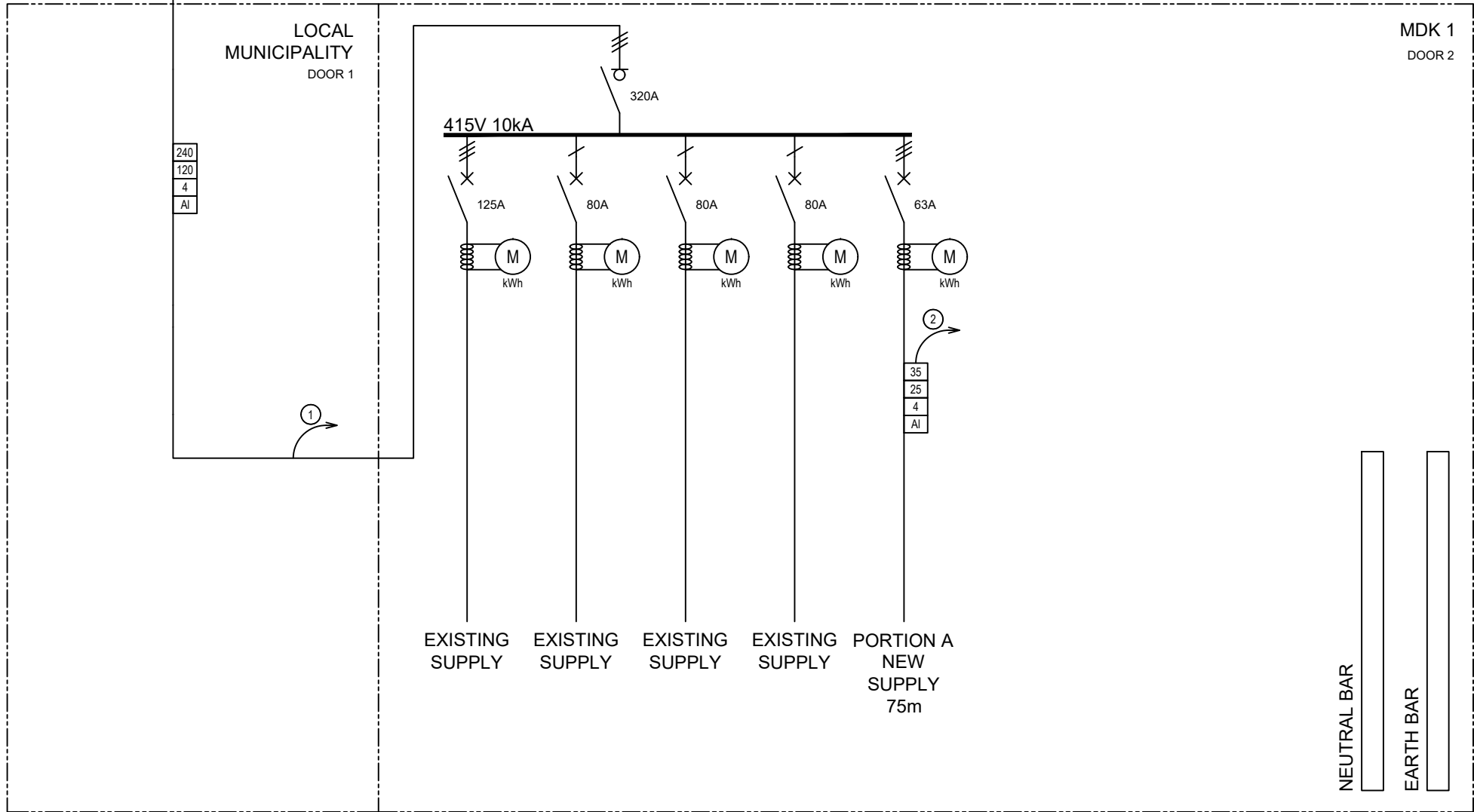
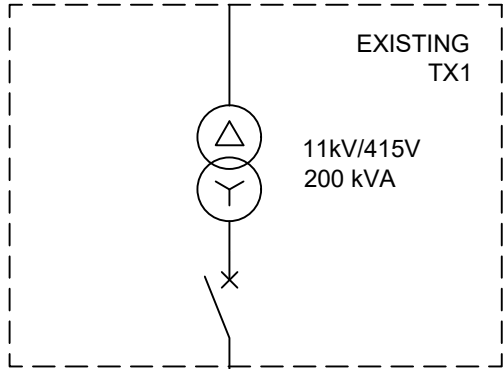
DETAILS: LV
SITE PLAN

DRAWN: J.M	INCEPTION DATE: 2024.11.01	SCALE AT: 1:2000
CHECKED: C.B		A1

DRAWING NUMBER: P1022 -PP -ZZ -00 -DR -EE -0001

DRAWING OFFICE MANAGER: PROJECT ENGINEER: REV: 0

CABLE DESCRIPTION KEY:	
1	CABLE SIZE (mm²).
2	EARTH WIRE SIZE (mm²).
3	CABLE CORE.
4	CABLE TYPE



LEGEND	
SYMBOL:	DESCRIPTION:
	CIRCUIT BREAKER
	SWITCH DISCONNECTOR/ISOLATOR
	PHOTOCELL WITH BYPASS
	kWh METER
	FUSE
	CONTACTOR

- NOTES
1. 9 WAY TWO DOOR LV KIOSK TO DRAKENSTEIN MUNICIPALITY STANDARD. REFER TO DWG 00-01

97 JIP DE JAGER DRIVE
KLEIN D'ARIA ESTATE
CAPE TOWN
7530

TEL +27 21 276 4030
CELL +27 82 409 2696

PROJECT:

SUNERA ESTATE
PLETTENBERG BAAI

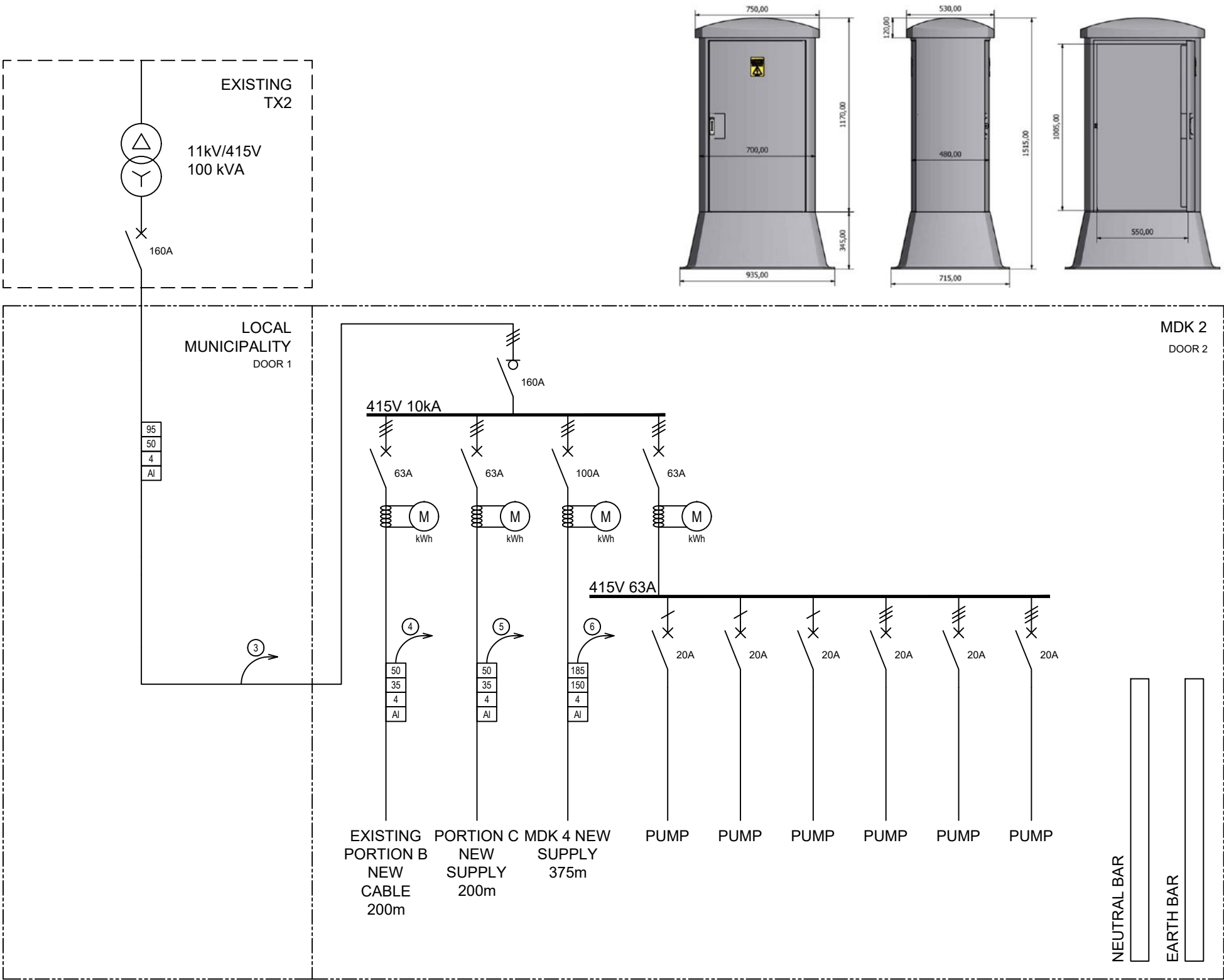
DETAILS:

MDK-1 KIOSK SLD
(12 WAY KIOSK)

DRAWN: J.M	CHECKED: C.B	INCEPTION DATE: 2024.11.08	SIZE: A3	SCALE: N/A
SCALE BAR: N/A				
DRAWING OFFICE MANAGER		PROJECT ENGINEER		

0	2024.11.12	ISSUED FOR PRICING	JM
REV.	DATE.	DESCRIPTION.	BY.
DRAWING NO. P1022-EE-SLD-001			REV. 0

CABLE DESCRIPTION KEY:	
1	CABLE SIZE (mm²).
2	EARTH WIRE SIZE (mm²).
3	CABLE CORE.
4	CABLE TYPE



LEGEND	
SYMBOL:	DESCRIPTION:
	CIRCUIT BREAKER
	SWITCH DISCONNECTOR/ISOLATOR
	PHOTOCELL WITH BYPASS
	kWh METER
	FUSE
	CONTACTOR

NOTES

- 9 WAY TWO DOOR LV KIOSK TO DRAKENSTEIN MUNICIPALITY STANDARD. REFER TO DWG 00-01

POWER PARTNERS
GROUP

97 JIP DE JAGER DRIVE
KLEIN D'ARIA ESTATE
CAPE TOWN
7530

TEL +27 21 276 4030
CELL +27 82 409 2696

PROJECT:

SUNERA ESTATE
PLETTENBERG BAAI

DETAILS:

MDK-2 KIOSK SLD
(12 WAY KIOSK)

DRAWN.

J.M

CHECKED.

C.B

INCEPTION DATE.

2024.11.08

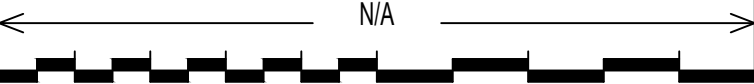
SIZE.

A3

SCALE.

N/A

SCALE BAR.



DRAWING OFFICE MANAGER

PROJECT ENGINEER

0

2024.11.12

ISSUED FOR PRICING

JM

REV.

DATE.

DESCRIPTION.

BY.

DRAWING NO.

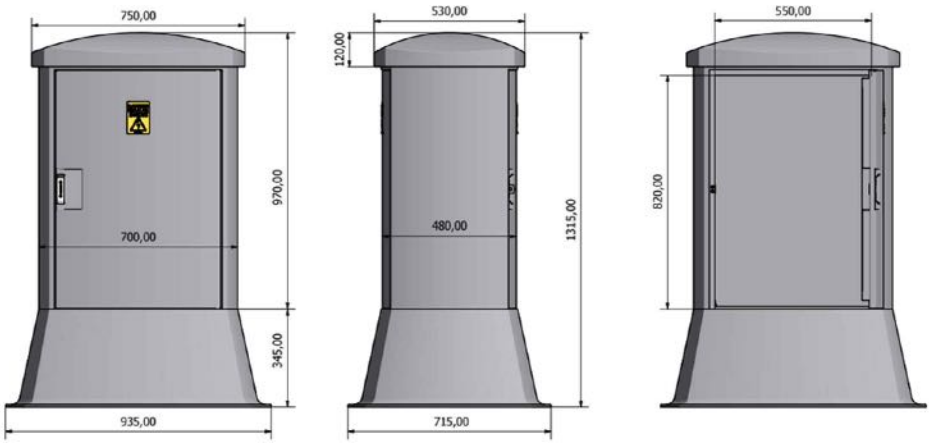
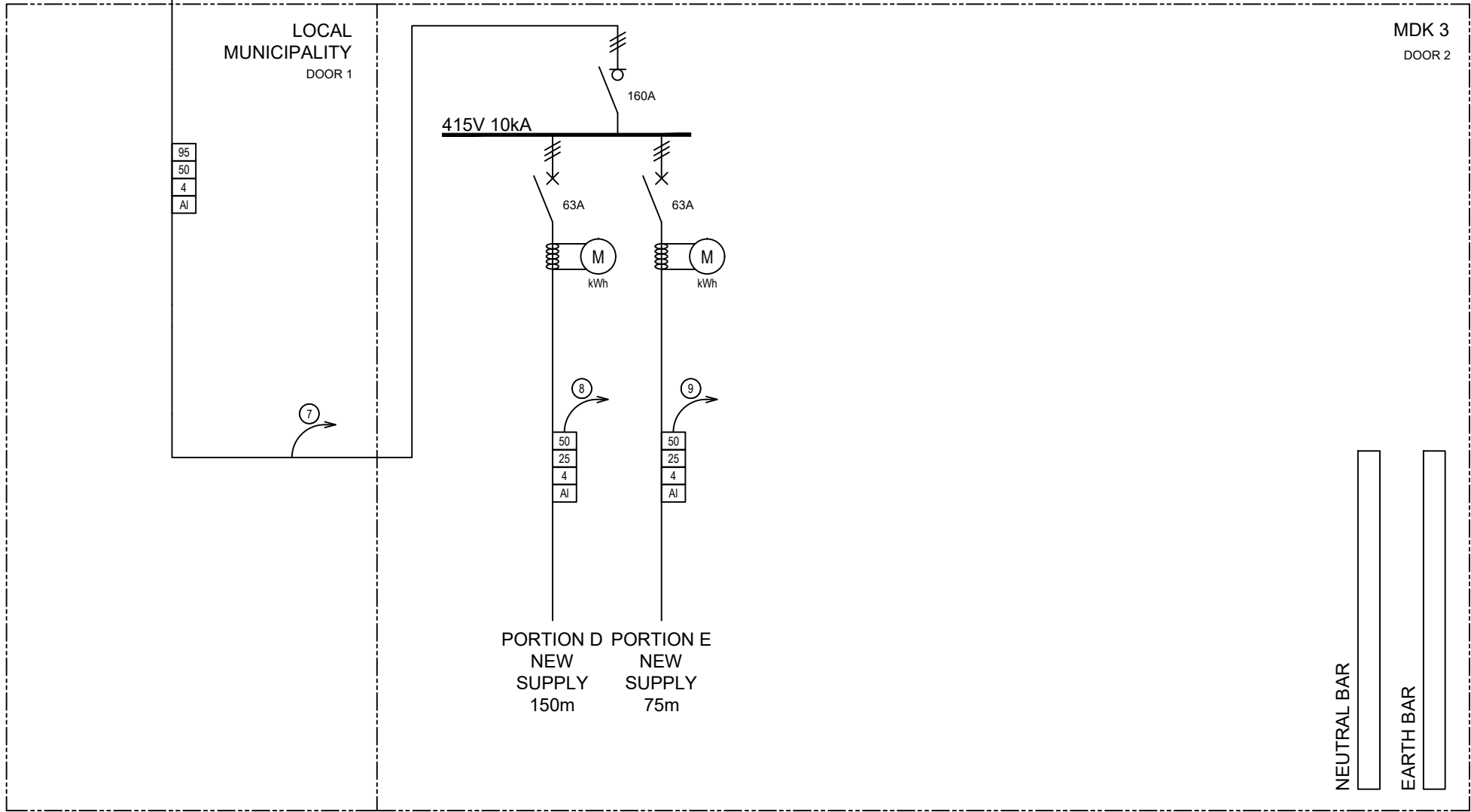
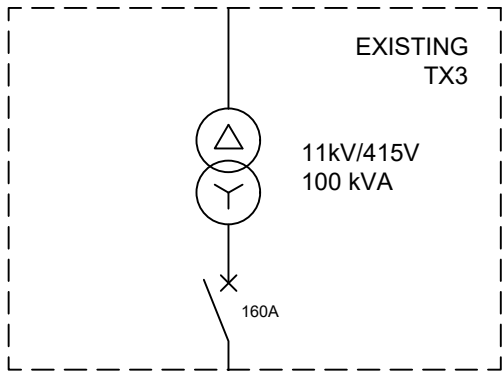
P1022-EE-SLD-002

REV.

0

CABLE DESCRIPTION KEY:

1	CABLE SIZE (mm²).
2	EARTH WIRE SIZE (mm²).
3	CABLE CORE.
4	CABLE TYPE



LEGEND

SYMBOL:	DESCRIPTION:
	CIRCUIT BREAKER
	SWITCH DISCONNECTOR/ISOLATOR
	PHOTOCELL WITH BYPASS
	kWh METER
	FUSE
	CONTACTOR

NOTES

- 9 WAY TWO DOOR LV KIOSK TO DRAKENSTEIN MUNICIPALITY STANDARD. REFER TO DWG 00-01

POWER PARTNERS
GROUP

97 JIP DE JAGER DRIVE
KLEIN D'ARIA ESTATE
CAPE TOWN
7530

TEL +27 21 276 4030
CELL +27 82 409 2696

PROJECT:

SUNERA ESTATE
PLETTENBERG BAAI

DETAILS:

MDK-3 KIOSK SLD
(9 WAY KIOSK)

DRAWN.

J.M

CHECKED.

C.B

INCEPTION DATE.

2024.11.08

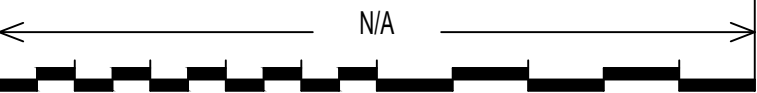
SIZE.

A3

SCALE.

N/A

SCALE BAR.



DRAWING OFFICE MANAGER

PROJECT ENGINEER

0

2024.11.12

ISSUED FOR PRICING

JM

REV.

DATE.

DESCRIPTION.

BY.

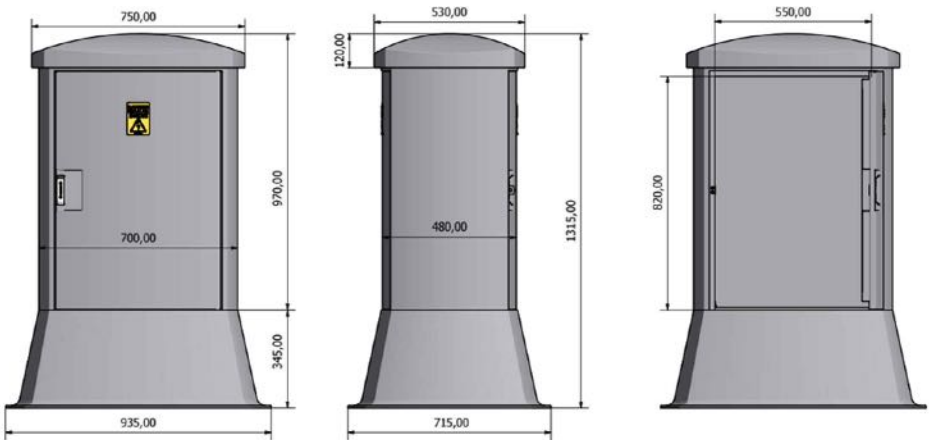
DRAWING NO.

P1022-EE-SLD-003

REV.

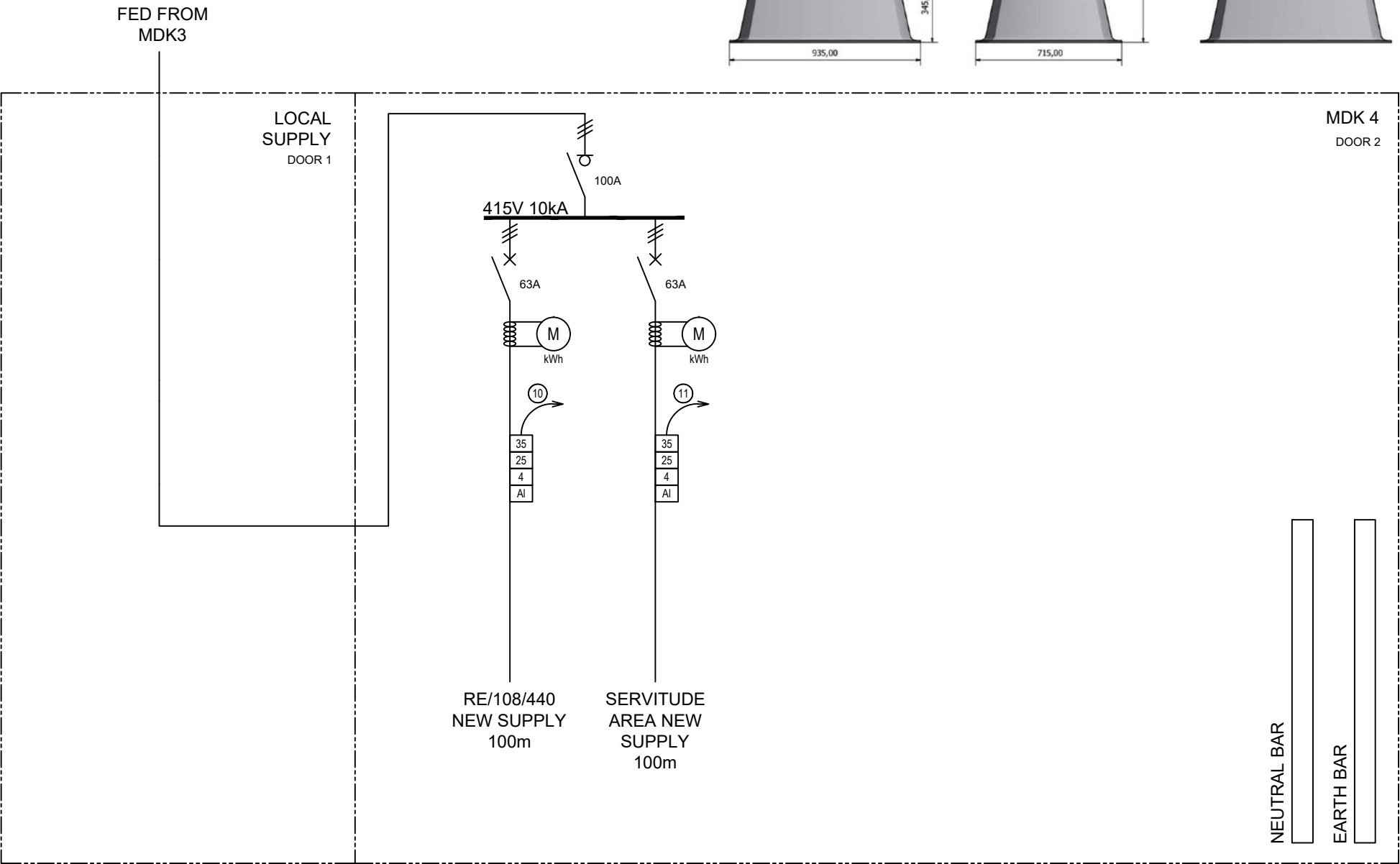
0

CABLE DESCRIPTION KEY:	
1	CABLE SIZE (mm²).
2	EARTH WIRE SIZE (mm²).
3	CABLE CORE.
4	CABLE TYPE



LEGEND	
SYMBOL:	DESCRIPTION:
	CIRCUIT BREAKER
	SWITCH DISCONNECTOR/ISOLATOR
	PHOTOCELL WITH BYPASS
	kWh METER
	FUSE
	CONTACTOR

NOTES	
1.	9 WAY TWO DOOR LV KIOSK TO DRAKENSTEIN MUNICIPALITY STANDARD. REFER TO DWG 00-01



POWER PARTNERS GROUP

97 JIP DE JAGER DRIVE
KLEIN D'ARIA ESTATE
CAPE TOWN
7530

TEL +27 21 276 4030
CELL +27 82 409 2696

PROJECT:

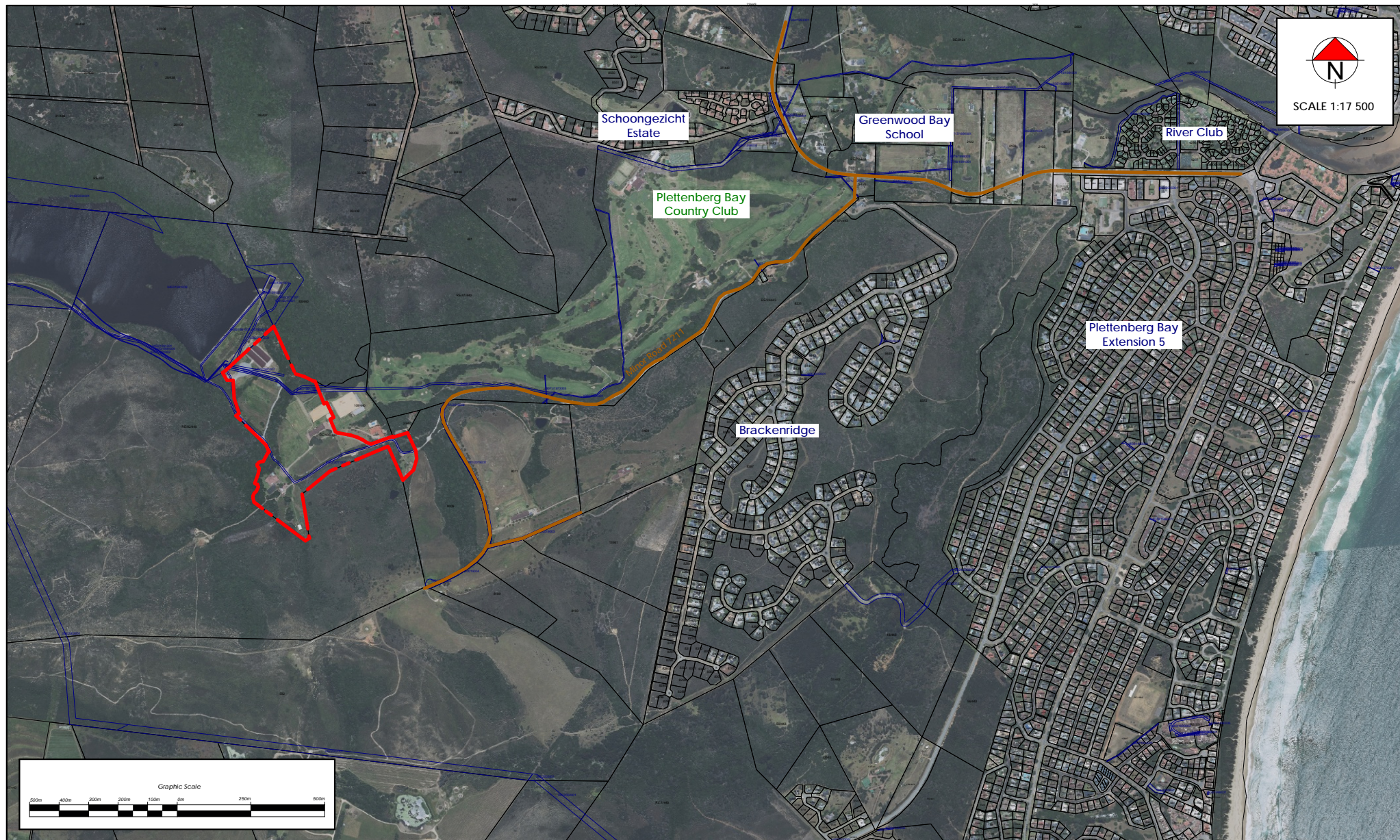
SUNERA ESTATE
PLETTENBERG BAAI

DETAILS:

MDK-4 KIOSK SLD
(9 WAY KIOSK)

DRAWN. J.M	CHECKED. C.B	INCEPTION DATE. 2024.11.08	SIZE. A3	SCALE. N/A
SCALE BAR. N/A				
DRAWING OFFICE MANAGER		PROJECT ENGINEER		

0	2024.11.12	ISSUED FOR PRICING	JM
REV.	DATE.	DESCRIPTION.	BY.
DRAWING NO. P1022-EE-SLD-004			REV. 0



PLAN 1

LOCALITY PLAN

PORTION 108 OF THE FARM ROODEFONTEIN
NO 440, DIVISION KNYSNA, BITOU MUNICIPALITY



STUDIOS & OVERSICHTSPLANNERS

21 Trotter Street, PO Box 2180
KNYSNA 6570

(044) 382 0420
086 459 2987
e-mail: marike@vreken.co.za
www.vreken.co.za

LEGEND

 THE PROPERTY

 AGRICULTURE

 RURAL RESIDENTIAL

 VACANT

 TOURIST FACILITY

LEGEND

 THE PROPERTY

 AGRICULTURE

 RURAL RESIDENTIAL

 VACANT

 TOURIST FACILITY

LEGEND

 THE PROPERTY

 AGRICULTURE

 RURAL RESIDENTIAL

 VACANT

 TOURIST FACILITY

LEGEND

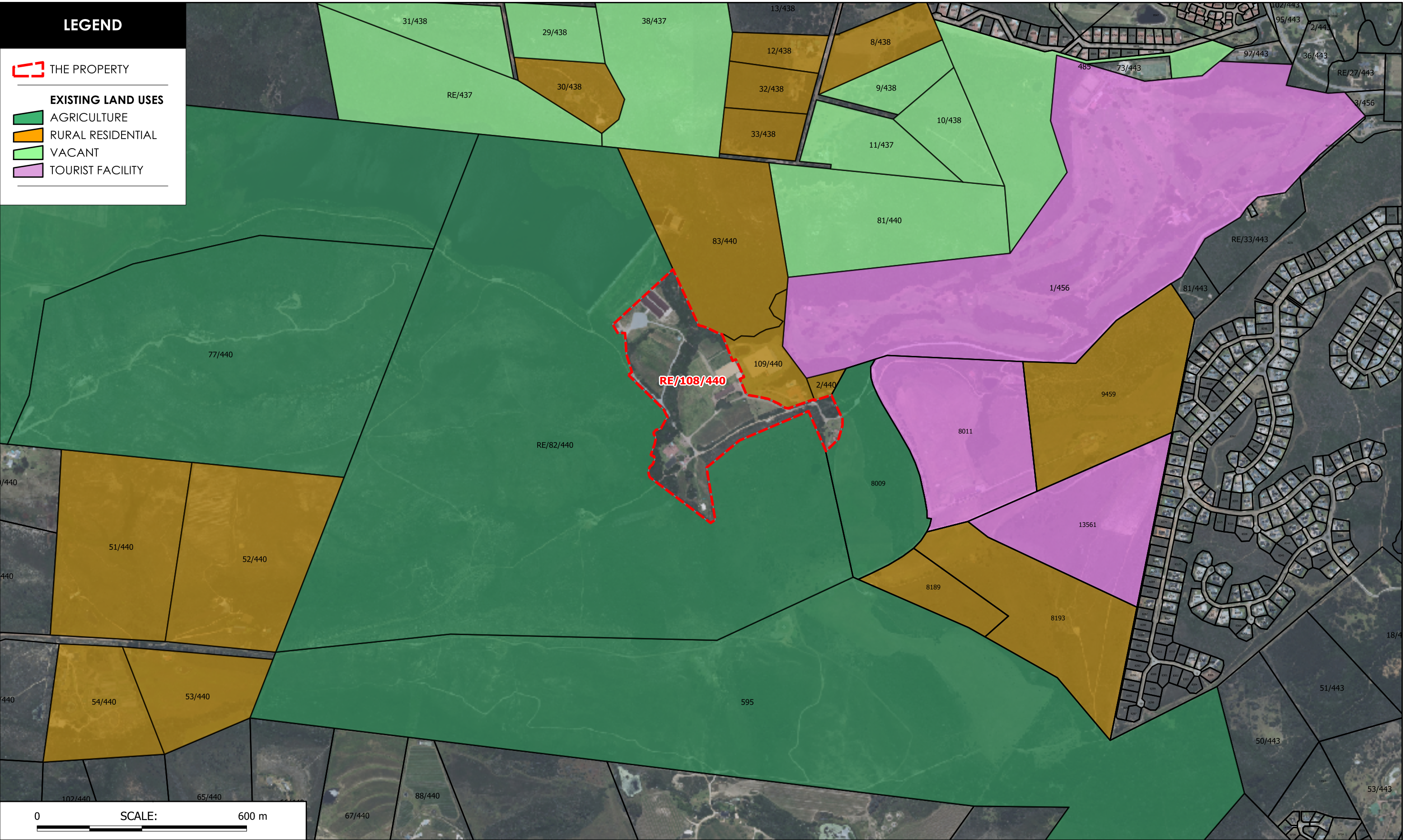
 THE PROPERTY

 AGRICULTURE

 RURAL RESIDENTIAL


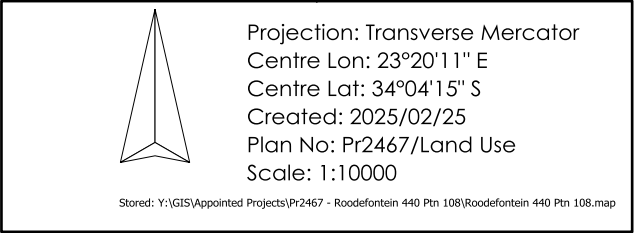
 VACANT

 TOURIST FACILITY




**PORTION 108 OF THE
FARM ROODEFONTEIN NO 440**

LAND USE PLAN



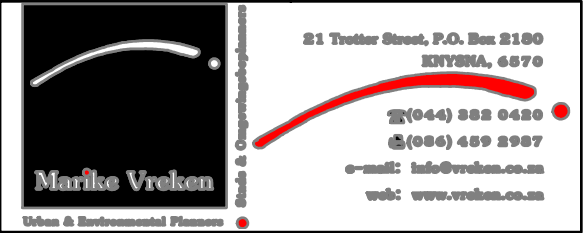
Projection: Transverse Mercator
 Centre Lon: 23°20'11" E
 Centre Lat: 34°04'15" S
 Created: 2025/02/25
 Plan No: Pr2467/Land Use
 Scale: 1:10000


Stored: Y:\GIS\Appointed Projects\Pr2467 - Roodefontein 440 Ptn 108\Roodefontein 440 Ptn 108.mxd



Projection: Transverse Mercator
 Centre Lon: 23°20'11" E
 Centre Lat: 34°04'15" S
 Created: 2025/02/25
 Plan No: Pr2467/Land Use
 Scale: 1:10000

Stored: Y:\GIS\Appointed Projects\Pr2467 - Roodefontein 440 Ptn 108\Roodefontein 440 Ptn 108.mxd





Marika Vroken


Urban & Environmental Planner

21 Trotter Street, P.O. Box 2160
KNYSNA, 6570

T (044) 382 0420
F (086) 459 2987

e-mail: info@vroken.co.za
web: www.vroken.co.za

State & Copyrighting documents



Marika Vroken


Urban & Environmental Planner

21 Trotter Street, P.O. Box 2160
KNYSNA, 6570

T (044) 382 0420
F (086) 459 2987

e-mail: info@vroken.co.za
web: www.vroken.co.za

State & Copyrighting documents



Marika Vroken


Urban & Environmental Planner

21 Trotter Street, P.O. Box 2160
KNYSNA, 6570

T (044) 382 0420
F (086) 459 2987

e-mail: info@vroken.co.za
web: www.vroken.co.za

State & Copyrighting documents



Marika Vroken


Urban & Environmental Planner

21 Trotter Street, P.O. Box 2160
KNYSNA, 6570

T (044) 382 0420
F (086) 459 2987

e-mail: info@vroken.co.za
web: www.vroken.co.za

State & Copyrighting documents



Marika Vroken

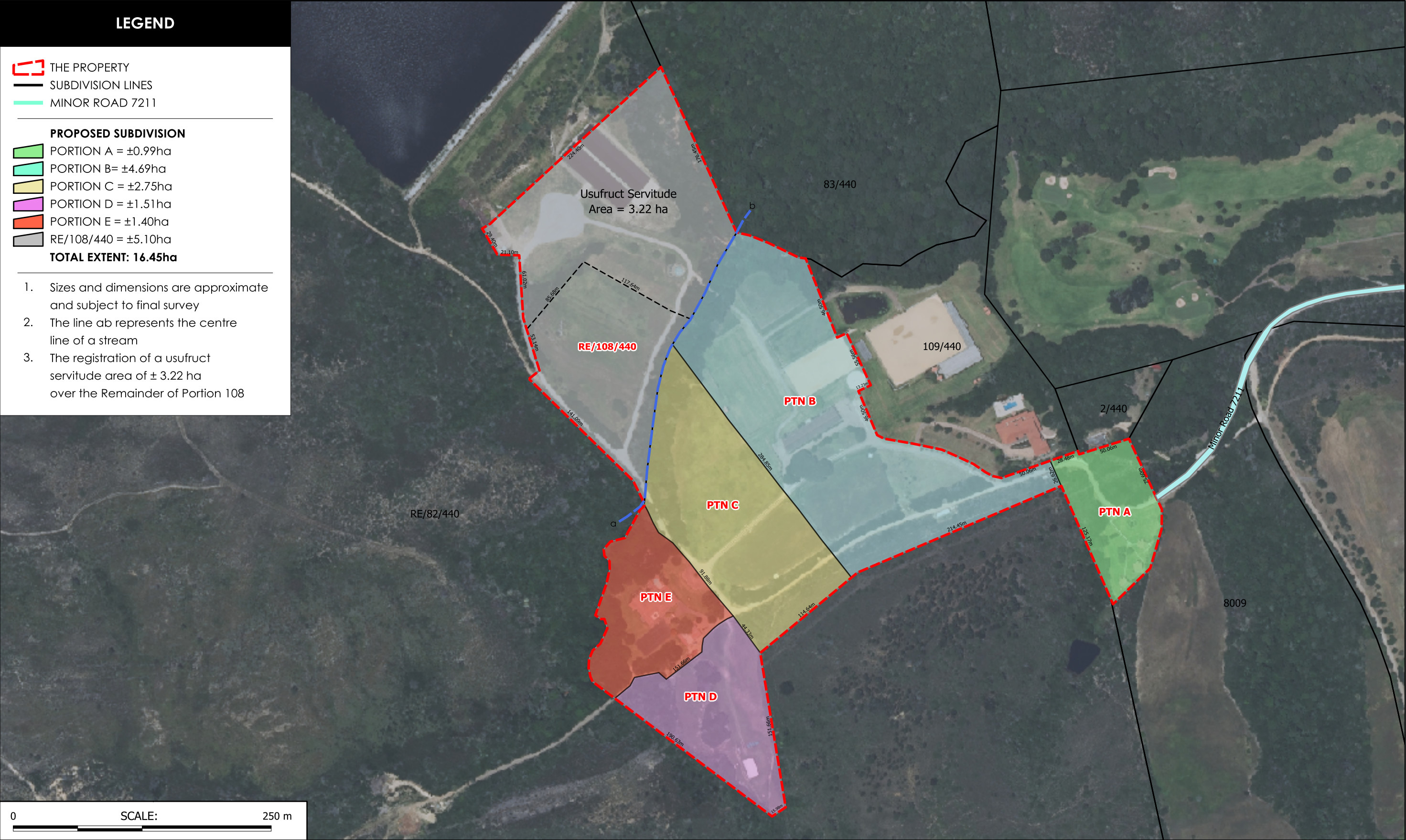
Urban & Environmental Planner

21 Trotter Street, P.O. Box 2160
KNYSNA, 6570

T (044) 382 0420
F (086) 459 2987

e-mail: info@vroken.co.za
web: www.vroken.co.za

State & Copyrighting documents



PORTION 108 OF THE
FARM ROODEFONTEIN NO 440,
DIVISION KNYSNA

SUBDIVISION PLAN



Projection: Transverse Mercator
Centre Lon: 23°20'10" E
Centre Lat: 34°04'12" S
Created: 2025/04/10
Scale: 1:3500
Plan No: Pr2467/SUBDIV/04

Stored: C:\Users\user\Desktop\Roodefontein 440 Ptn 108.map



21 Trotter Street, P.O. Box 2100
KNYSNA, 6570
☎(044) 382 0420
📠(044) 459 2987
✉e-mail: info@vrekem.co.za
🌐web: www.vrekem.co.za

LEGEND

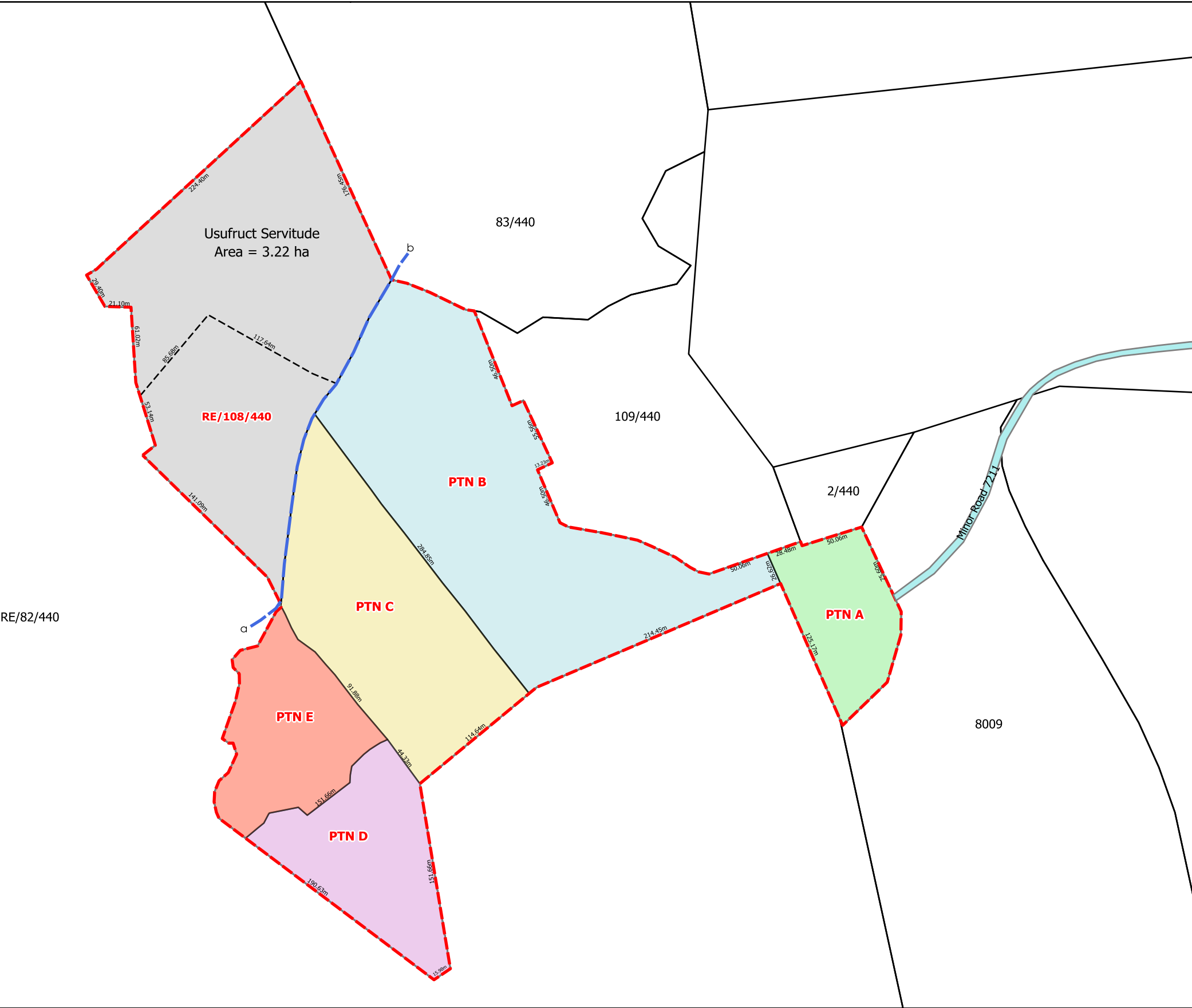
- THE PROPERTY
- SUBDIVISION LINES
- MINOR ROAD 7211

PROPOSED SUBDIVISION

- PORTION A = ±0.99ha
- PORTION B= ±4.69ha
- PORTION C = ±2.75ha
- PORTION D = ±1.51ha
- PORTION E = ±1.40ha
- RE/108/440 = ±5.10ha

TOTAL EXTENT: 16.45ha

- 1. Sizes and dimensions are approximate and subject to final survey
- 2. The line ab represents the centre line of a stream
- 3. The registration of a usufruct servitude area of ± 3.22 ha over the Remainder of Portion 108



0 SCALE: 250 m

PORTION 108 OF THE
FARM ROODEFONTEIN NO 440,
DIVISION KNYSNA

SUBDIVISION PLAN



Projection: Transverse Mercator
Centre Lon: 23°20'10" E
Centre Lat: 34°04'12" S
Created: 2025/04/10
Scale: 1:3500
Plan No: Pr2467/SUBDIV/04

Stored: C:\Users\user\Desktop\Roodefontein 440 Ptn 108.map



21 Trotter Street, P.O. Box 2100
KNYSNA, 6570
T(044) 382 0420
C(044) 459 2987
e-mail: info@vreckan.co.za
web: www.vreckan.co.za

LEGEND

THE PROPERTY

SUBDIVISION LINES

MINOR ROAD 7211

PROPOSED SERVITUDE

Usufruct in favour of the HOA

Extent = ±3.22ha

EXISTING SERVITUDES

Pipeline Servitudes

6m width

Right of Way Servitudes

4m - 6m width

1. PORTION A = ±0.996ha

2. PORTION B = ±4.69ha

3. PORTION C = ±2.75ha

4. PORTION D = ±1.51ha

5. PORTION E = ±1.40ha

6. RE/108/440 = ±5.10ha

1. Sizes and dimensions are approximate and subject to final survey

2. The line ab represents the centre line of a stream

3. The registration of a usufruct servitude area of ± 3.22 ha over the Remainder of Portion 108

**PORTION 108 OF THE
FARM ROODEFONTEIN NO 440,
DIVISION KNYSNA**

SUBDIVISION PLAN

Projection: Transverse Mercator

Centre Lon: 23°20'10" E

Centre Lat: 34°04'12" S

Created: 2025/04/10

Scale: 1:3400

Plan No: Pr2467/SUBDIV/04

Stored: C:\Users\user\Desktop\Roodefontein 440 Ptn 108.map

21 Trotter Street, P.O. Box 2180
KNYSNA, 6570

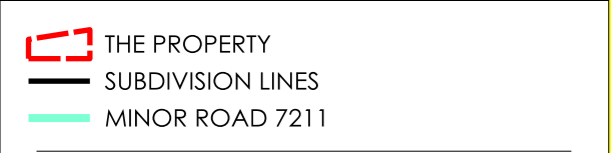
☎(044) 382 0420

✉(084) 459 2987


✉-mail: info@vrekem.co.za

web: www.vrekem.co.za


LEGEND




PROPOSED SERVITUDE

 Usufruct in favour of the HOA
Extent = ±3.22ha

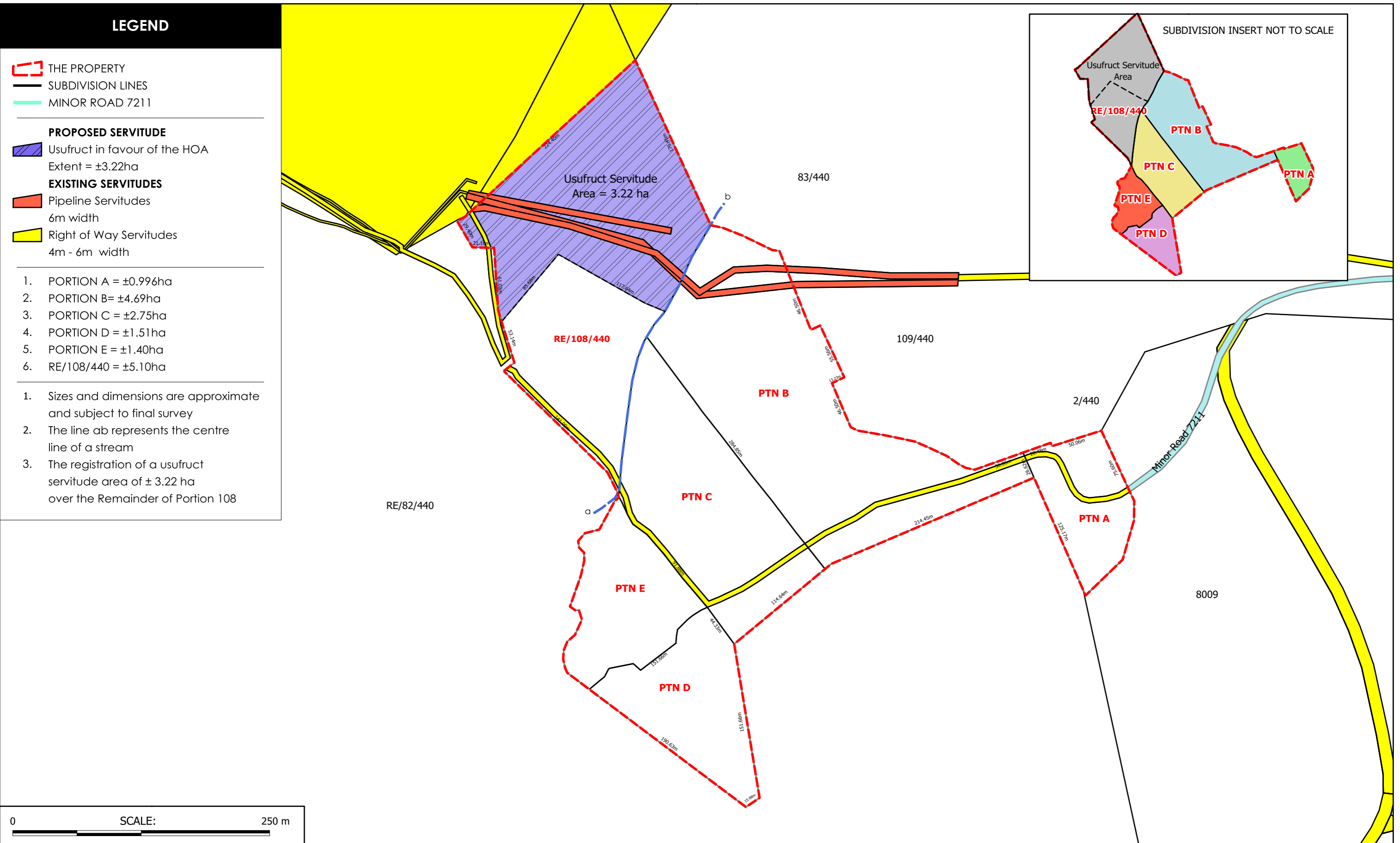
EXISTING SERVITUDES

 Pipeline Servitudes
6m width

 Right of Way Servitudes
4m - 6m width

1. PORTION A = $\pm 0.996\text{ha}$
2. PORTION B = $\pm 4.69\text{ha}$
3. PORTION C = $\pm 2.75\text{ha}$
4. PORTION D = $\pm 1.51\text{ha}$
5. PORTION E = $\pm 1.40\text{ha}$
6. RE/108/440 = $\pm 5.10\text{ha}$


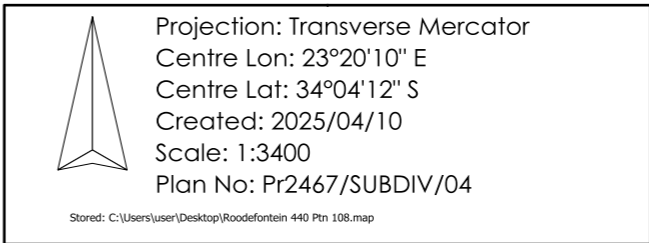
1. Sizes and dimensions are approximate and subject to final survey
2. The line ab represents the centre line of a stream
3. The registration of a usufruct servitude area of ± 3.22 ha over the Remainder of Portion 108



0 SCALE: 250 m

**PORTION 108 OF THE
FARM ROODEFONTEIN NO 440,
DIVISION KNYSNA**

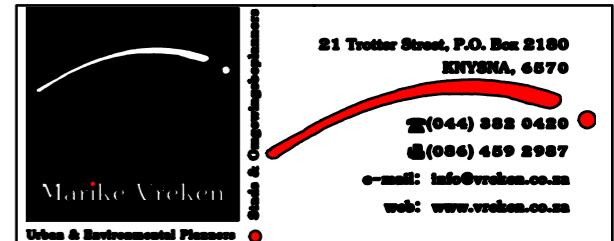
SUBDIVISION PLAN




Projection: Transverse Mercator
 Centre Lon: 23°20'10" E
 Centre Lat: 34°04'12" S
 Created: 2025/04/10
 Scale: 1:3400
 Plan No: Pr2467/SUBDIV/04

Stored: C:\Users\user\Desktop\Roodefontein 440 Ptn 108.map

Stored: C:\Users\user\Desktop\Roodefontein 440 Ptn 108.map





Marika Vreken

Urban & Environmental Planner




**21 Trotter Street, P.O. Box 2180
KNYSNA, 6570**

**T: (044) 382 6420
F: (086) 459 2987**




**e-mail: info@vreken.co.za
web: www.vreken.co.za**

Studio & Copyright © 2008

LEGEND





-  THE PROPERTY
-  SUBDIVISION LINES
-  BUILDING LINES
 - 0-2ha = 10m building line
 - 2-4ha = 20m building line
 - >4ha = 30m building line

PROPOSED DEVELOPMENT AREAS

-  NEW DISTURBED AREAS
TOTAL OF ±8150m²
-  WITHIN EXISTING DISTURBED AREAS
TOTAL OF ±1408m²
-  ROADS
TOTAL OF ±310m²
- *TOTAL AREA: ±9865m²**


-  EXISTING STRUCTURES/BUILDINGS (DISTURBED)
-  32m WATER BUFFER

SERVITUDES

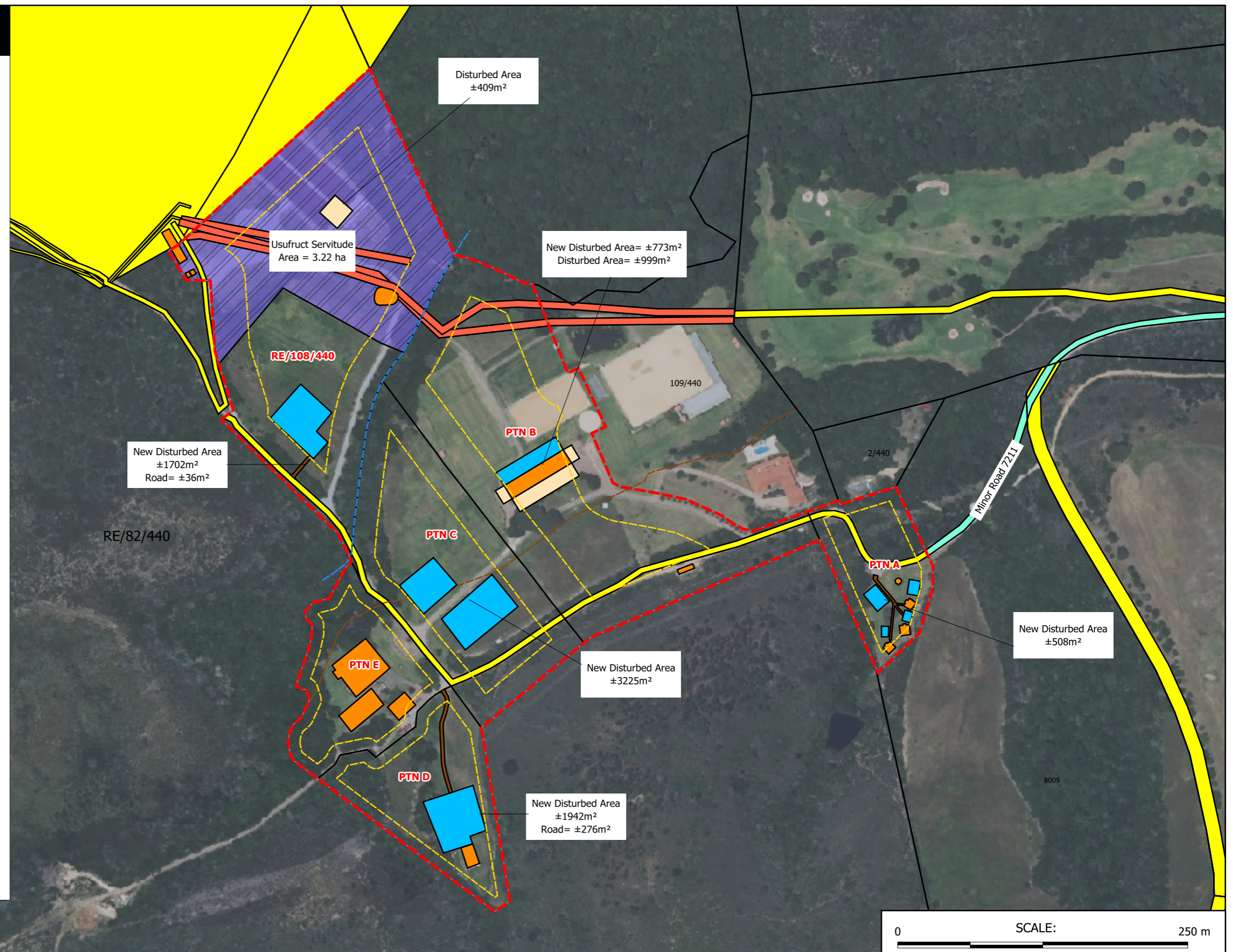
-  FURROW SERVITUDE
-  PIPELINE SERVITUDES
6m width
-  RIGHT OF WAY SERVITUDE
4 - 6m width
-  MINOR ROAD 7211

SUBDIVISION

1. PORTION A = ±0.996ha
2. PORTION B = ±4.69ha
3. PORTION C = ±2.75ha
4. PORTION D = ±1.51ha
5. PORTION E = ±1.40ha
6. RE/108/440 = ±5.10ha

-  SERVITUDE AREA -
USUFRUCT (±3.22ha)

1. Sizes and dimensions are approximate and subject to final survey
2. The line ab represents the centre line of a stream
3. The registration of a usufruct servitude area of ± 3.22 ha over the Remainder of Portion 108



**PORTION 108 OF THE
FARM ROODEFONTEIN NO 440,
DIVISION KNYSNA**

SUBDIVISION PLAN



Projection: Transverse Mercator
Centre Lon: 23°20'10" E
Centre Lat: 34°04'12" S
Created: 2025/04/10
Scale: 1:3400
Plan No: Pr2467/SUBDIV/04

Stored: Y:\GIS\Appointed Projects\Pr2467 - Roodefontein 440 Ptn 108\Roodefontein 440 Ptn 108.map



21 Trotter Street, P.O. Box 2180
KNYSNA, 6570
T: (044) 382 0420
F: (044) 459 2987
e-mail: info@vreken.co.za
web: www.vreken.co.za