

ANNEXURE A:

*Original Baron's View approval and approved
subdivision plan*

MUNICIPALITY OF
PLETTENBERG BAY



MUNISIPALITEIT VAN
PLETTENBERGBAAI

Enquiries/Navrae:
Mr A. G. Meintjies

☎ 04457 - 32050
☎ 26 - 6600
Fax 04457 - 33485

Verw./Ref. No.

Chief Directorate Planning
Directorate Land- Affairs
Private Bag x 9083
Cape Town
8000

20 Apr. 1998

Sir,

**PROPOSED REZONING AND SUBDIVISION : PORTION 47 OF THE FARM
GANSE VALLEI NO.444.**

The abovementioned application was received by my Council and simultaneously
An application for the amendment of the Regional Structure Plan was submitted to your
office.

The application includes 66 single residential stands and 1 Group Housing Stand (1,6955
ha) with a density of 20 units per hectare.

The necessary information regarding the application is attached hereto.

The site is located outside of the Plettenberg Bay CBD and as there is uncertainty
regarding my Council's delegated authority in terms of the General Structure Plan, and as
the Regional Structure Plan is to be amended, My Council's decision is referred to your
Department for a final decision.

Objections were received and details are attached.

My Council at its meeting held on 25 March 1998 under Minute No.276, resolved as
follows:

" That it be recommended to the Provincial Administration of the Western Cape that
Council supports the rezoning and subdivision in terms of Section 17 and 25 of the Land
Use Planning Ordinance 15 of 1985 of Portion 47 of the Farm Gansse Vallei no.444 from
Agriculture 1 to 66 single residential stands, 1 Group Housing , 2 Private Open Space
stands and a remainder as depicted on Plan no. PB/C/209/1 and subject to the following
conditions:

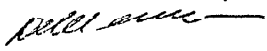
1. General Plan

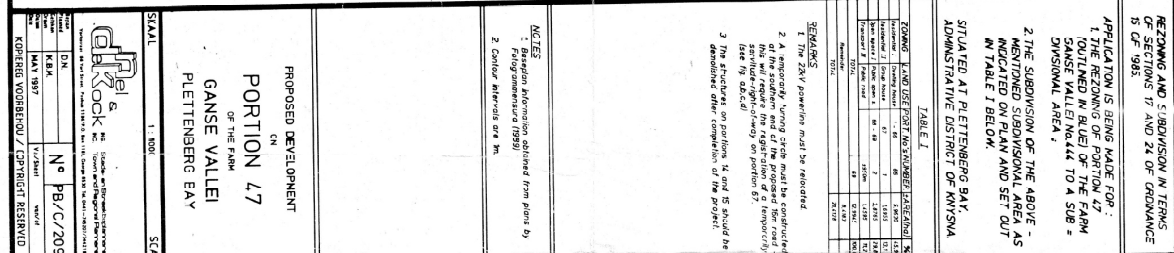
- (i) A general plan in respect of the proposed development to be approved by Council prior to submission of such General Plan by the applicant to the Surveyor- General in terms of the Section 26 of the Land Use Planning Ordinance 15 of 1985.
 - (ii) That Council reserves the right to require the applicant to amend the general plan if such plan does not comply with the conditions of subdivision approval.
 2. All the conditions as laid down by the Department of Transport is to be adhered to.
 3. The following conditions as laid down by the Cape Nature Conservation is to be adhered to.
 - (i) There is a concern that units 1 to 8 could be a visual problem and should be positioned in such a way that it meets with Cape Nature Conservation 's approval.
 - (ii) Public open space to become Open Space 111 to ensure tighter control over this area of high conservation worthiness.
 - (iii) A management plan, including a schedule for the removal of all alien vegetation on the property must be prepared and approved before any construction commences.
 - (iv) Architectural style must be such that it blends in with the environment.
 4. That a Home Owners Association be formed and is to be responsible for the future management of the proposed design principles and development proposals for the township.
 5. That the Environmental Forum in conjunction with Cape Nature Conservation acts as an " watchdog" to ensure that all environmental principles and conditions be adhered to.
 6. The guidelines in Annexure A,B,C,D of the application regarding Environmental report, visual impact study, design guidelines and recommendations for mitigating visual impact are to be strictly followed.
-

7. A Development Control Plan and proposals of monitoring these guidelines is to be finalised and approved by Council before any development can take place in order to ensure that the developer comply with the guidelines protecting the Skyline on the terrain.
8. The density of the Group Housing site (portion 67) may not exceed 20 units/ha and design of these units must form a harmonious architectural entity.
9. Approval of a development plan, landscaping plan and design manual of the group housing prior to building plan approval.
10. That a Services Agreement be concluded with the Municipality within 4 months of the date of final approval from the Provincial Administration Western Cape, failing such period the approval of the township will lapse.
11. A temporary turning circle servitude is to be registered over erf 67.
12. That the maximum utilisation of local labour be incorporated in the Services Agreement.
13. That Council reserve the right to restrict the height of any of the buildings where necessary.
14. That no development take place on land with slopes steeper than 1:4.

It was also resolved that the reasons of those Councillors voting against the application be submitted to the Provincial Administration Western Cape. (Copy attached).

Yours Faithfully


A.G. MEINTJIES
SENIOR TOWN PLANNER



ENQUIRIES: E M Thornhill
NAVRAE:
IMIBUZU:

TELEPHONE: 483-4210 (021)
TELEFOON:
IFOWUNI:

REFERENCE:
VERWYSING: AF284/19/4/2-D3
ISALATHISO:

DATE: 9 November 1998
DATUM:
UMHLA:

PROVINCIAL ADMINISTRATION: WESTERN CAPE
DEPARTMENT OF GOVERNMENTAL AFFAIRS
AND HOUSING

PROVINSIALE ADMINISTRASIE: WES-KAAP
DEPARTEMENT VAN OWERHEIDSAKKE
EN BEHUISING

ULAWULO LWEPHONDO: INTSHONA KOLONI
ISEBE LEMICIMBI KARHULUMENTE
NOLWAKHIWO-ZINDLU

Senior Town Planner
P.O Box 26
PLETTENBERG BAY
6600

Dear Sir

PROPOSED REZONING AND SUBDIVISION: PORTION 47 OF THE FARM GANSE VALLEI NO 444

1. Your letter Mr A G Meintjies, undated and received by this Department on 26 April 1998, in the above regard, has reference.
2. The Competent Authority for the administration of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), has resolved the following -
 - 2.1 that an application in terms of section 16 read with section 42 of the above Ordinance for the rezoning of Portion 47 of the Farm Ganse Vallei No 444 Plettenberg Bay, as shown on the attached Plan No PB/C/209/1 from Agricultural Zone 1 to Subdivisional Area for the subdivision of the property into 66 Single Residential erven, 1 Group Housing erf, 2 Public Open Space erven and a remainder on which an existing house and outbuilding are located, be approved, and
 - 2.2 the application for the amendment of the Regional Structure Plan for Knysna/Wilderness/Plettenberg Bay from "Agriculture/Forestry" to "Township development" for the above area, be approved in terms of section 4(7) of Ordinance 15 of 1985.
3. The above approvals are subject to the following conditions:
 - 3.1 The Council shall approve a subdivisional plan in respect of the proposed development

PLEASE STATE REFERENCE NUMBER IN FURTHER CORRESPONDENCE / VOORSIEN VERWYSINGSNOMMER IN VERDERE KORRESPONDENSIE ASSEBLIEF
NCEDA USEBENZISE INOMBOLO YESALATHISO KWINBALELWANO ELANDELAYO

SEND ALL CORRESPONDENCE TO:
Chief Directorate Planning
Directorate Land Use Management
27 Wale street
Private Bag X9083
CAPE TOWN, 8000

RIG ALLE KORRESPONDENSIE AAN:
Hoofdirektorat Beplanning
Direktorat Grondgebruikbestuur
Waalstraat 27
Privatebak X9083
KAAPSTAD, 8000

FAKS (021) 483-3633

prior to submission of such General Plan by the applicant to the Surveyor-General in terms of section 20 of the Land Use Planning Ordinance 15 of 1985.

- 3.2 No construction or anything else (including anything that is linked to the property upon which it stands, even if the intended property is not part of the erf) shall be built on the relevant property within the distance of 10 meters, measured from the border of the national road without the written approval of the South African Roads Council.
 - 3.3 The above-mentioned conditions shall in terms of the definition of section (12)(5)(a)(1) of the Act 54 of 1971 at the cost of the applicant be included in the Title Deeds of the erven bordering the national road and that he provides proof to the South African Roads Council (SARC) within 12 months, that the inclusion has been done.
 - 3.4 No new entry to the National Road shall be considered. The approval of the Department of Transport is subject to the upgrading of the existing entrance. The plans for the upgrading of the entrance shall be forwarded to the Department of Transport for approval.
 - 3.5 The approval of the Department of Transport does not exempt the applicant from the provisions of any other legislation.
 - 3.6 Units 1 to 8 shall be positioned in such a way that it meets with Nature Conservation's approval.
 - 3.7 The two Public Open Space erven shall be rezoned to Open Space Zone III to ensure tighter control over the areas of high conservation worthiness.
 - 3.8 A management plan, including a schedule for the removal of all alien vegetation on the property shall be prepared and approved before any construction commences.
 - 3.9 The architectural style shall be as such that it blends in with the environment.
 - 3.10 A Home Owners' Association shall be formed which will be responsible for the future management of the proposed design principles and development proposals for the township.
 - 3.11 An Environmental Forum in conjunction with Cape Nature Conservation shall be established which must act as a "watchdog" to ensure that all environmental principles and conditions are adhered to.
 - 3.12 The guidelines in Annexures A, B, C and D of the application regarding the Environmental Report, Visual Impact Study, Design Guidelines and recommendations for mitigating visual impact shall be strictly adhered to.
 - 3.13 A Development Control Plan and proposals shall be finalised and approved by the Council before any development can take place in order to ensure that the development complies with the guidelines protecting the skyline on the terrain.
 - 3.14 The density of the Group Housing site (Portion 67) shall not exceed 20 units/ha and the design of these units shall form a harmonious architectural entity.
-

- 3.15 The Council shall approve a Development Plan, Landscaping Plan and a Design Manual of the group housing, prior to the approval of a Building Plan.
- 3.16 A Services Agreement shall be concluded with the Municipality within 4 months of the date of the final approval from the Provincial Administration Western Cape, failing such a period, the approval of the proposed township shall lapse.
- 3.17 A temporary turning circle servitude shall be registered over Erf 67.
- 3.18 The maximum utilisation of local labour shall be incorporated in the Services Agreement.
- 3.19 The Council reserves the right to restrict the height of any buildings where necessary.
- 3.20 No development shall take place on land with slopes steeper than 1:4.

Yours faithfully



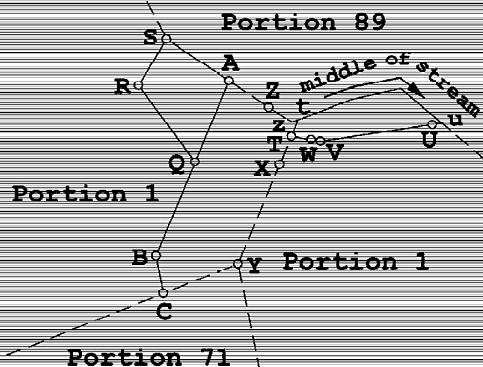
ACTG. HEAD OF DEPARTMENT

LTR-d3/Et

ANNEXURE B:

Public Access Servitude Diagram

INSET - SCALE 1:1000



T N
SCALE 1:2500

SG No.

6271/2007

Approved

Alfred van der Merwe
9-10-2007
for

SURVEYOR-GENERAL

BEACON DESCRIPTIONS :

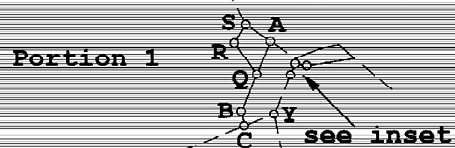
S.....Iron Standard

T.....no beacon

Y.....20mm iron peg

All other beacons are 12mm iron pegs

Portion 89
SHEET 2 OF 2 SHEETS



Portion 71

Portion 1

Portion 1

Castelo Branco Avenue
Gen. Plan No. 5268/2003

PORTION 1 OF THE FARM GANSE VALLEI No. 444

situate in the Bitou Municipality,
Administrative District of Knysna,
Province of the Western Cape
Surveyed in September 2007

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

SERVITUDE DGM.

VPM SURVEYS KNYSNA

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES System: WG.23			SG No.
			Y	X		
			Constants +0,00 +3760000,00			
A B	31,01	21.52.50	A	-34 265,41	+7 581,29	6271/2007
B C	6,18	348.59.30	B	-34 253,85	+7 610,07	
			C	-34 255,03	+7 616,13	Approved
E D	16,69	285.00.10	D	-34 272,04	+7 753,70	
E F	13,09	56.30.10	E	-34 255,92	+7 749,38	
F G	25,67	86.53.00	F	-34 245,01	+7 756,60	
G H	20,41	77.44.50	G	-34 219,37	+7 758,00	
H J	28,90	64.28.10	H	-34 199,43	+7 762,33	
J K	35,05	54.45.40	J	-34 173,34	+7 774,79	
K L	25,71	46.19.00	K	-34 144,72	+7 795,01	
L M	71,89	36.06.50	L	-34 126,13	+7 812,76	
M N	15,09	50.34.20	M	-34 083,76	+7 870,84	
N P	117,26	65.03.30	N	-34 072,10	+7 880,43	
			P	-33 965,78	+7 929,88	
S A	11,92	304.25.50	S	-34 255,57	+7 574,55	
A Q	14,36	21.52.50				
Q R	15,41	144.32.10	Q	-34 260,06	+7 594,61	
R S	8,74	210.39.50	R	-34 251,12	+7 582,07	
U V	17,86	81.06.50	U	-34 297,49	+7 588,45	
V T	4,69	100.07.20	V	-34 279,85	+7 591,21	
			T	-34 275,23	+7 590,38	
V W	0,80	100.07.20	W	-34 279,06	+7 591,06	
X T	5,00	201.53.00	X	-34 273,36	+7 595,02	
X Y	17,54	21.53.00	Y	-34 266,82	+7 611,30	
A z	4,70	304.25.50	Z	-34 269,28	+7 583,94	
T t		201.53.00				
U u		261.06.50				
Z z		304.25.50				

for
**SURVEYOR-
GENERAL**
9-10-2007
**SHEET 1 OF
2 SHEETS**

(258) PIP  -36 213,83 +4 486,76
(117) KNYS 61  -34 398,83 +6 667,31

1. The line A B C represents the western boundary and the line E F G H J K L M N P represents the northwestern boundary of a 12,50 metres wide access servitude as shown,
2. The figure S A Q R represents 145 square metres of land being an access servitude area,
3. The figure T t middle of stream u V represents 114 square metres of land being an access servitude area , over

PORTION 1 OF THE FARM GANSE VALLEI No.444
situate in the Bitou Municipality,
Administrative District of Knysna,
Province of the Western Cape
Surveyed in September 2007

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

This diagram is annexed to	The original diagram is	File knysna 444.v.3
No.	is No. 2154/1897	S.R. No.2607/2007
d.d.	Transfer 1899-	-1253 T.P.
i.f.o.	Grant	Comp. AMIBA(3606)
Registrar of deeds	C.C.T.	

Farm 444 Portion 1

SERVITUDE DGM.

ANNEXURE C:

Copy of Title Deed – T13745/2017



VOS MAREE
ATTORNEYS EST 1995

Director:

A.M. Vos, B.A. LL.B (Stell)

Professional Assistants:

E.M. Muller, B.Mus LL.B (Stell)

M Kriegler, LL.B (UNISA)

Unit 23, Oewerpark
Rokewood Avenue
STELLENBOSCH, 7600
PO Box 168
STELLENBOSCH, 7599
Tel: +27 21 887 6860
Fax: +27 21 886 5793
VAT # 4040155550
Deeds Office Box 9
elfriede@vosmaree.co.za

U verw. / Your ref.: **Ms P Hanekom**

Ons verw. / Our Ref.: **F30100AU**

4 July 2017

The Directors
Saper Investments Pty Ltd
SOMERSET WEST

BY HAND

Dear Sirs

**OUR TRANSFERS: FAIRHAVEN COUNTRY ESTATE PTY LTD / SAPER INVESTMENTS PTY LTD
REMAINDER PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI,
NO 444, KNYSNA**

I refer to the abovementioned matter and attach herewith the original Deed of Transfer T13745/2017 for your safe keeping.

Kindly acknowledge receipt hereof.

We trust the above to be in order.

Yours faithfully
VOS MAREE INC.


ELFRIEDE MULLER

ACKNOWLEDGE RECEIPT HEREOF ON
THE DAY OF 2017

Full Name: _____

Signature: _____

9

Vos Maree Attorneys
Suite 23 Oewerpark
Rokewood Ave
Die Boord
Stellenbosch
Tel: +27218876860
Fax: +27218865793

Prepared by me

Elmuller

CONVEYANCER
ELFRIEDE MARIE MULLER

Particulars		Amount	Debit
Purchase price/Value		15 247 500.00	3 300.00
Mortgage Capital			
Reason for exemption	Cat. section		

DATA / VERIFY
29 MAR 2017
NCAPAI LINDA

DATA / CAPTURE
23 MAR 2017
LE-UWD

T 000013745 / 2017

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JACOBUS PETRUS VAN ZYL

appeared before me, the Registrar of Deeds at Cape Town, the said appearer, being duly authorised thereto by a power of attorney signed at SOMERSET WEST on 15 NOVEMBER 2016 and granted to him by

FAIRHAVEN COUNTRY ESTATE PROPRIETARY LIMITED
Registration Number 2012/027202/07

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 11 November 2016 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

SAPER INVESTMENTS PROPRIETARY LIMITED
Registration Number 2008/016031/07

its successors in title or assigns, in full and free property

REMAINDER PORTION 47 (A PORTION OF PORTION 1) OF THE FARM GANSE VALLEI NUMBER 444

In the Bitou Municipality, Division Knysna, Province of the Western Cape

IN EXTENT 8,4899 (Eight Comma Four Eight Nine Nine) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T17099/1966 with Diagram SG Number 10048/1965 annexed thereto and held by Deed of Transfer Number T62860/2014

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T13455/1960.
- B. SUBJECT FURTHER to the terms of the Servitude referred to in the endorsement dated 20th April 1955 on Deed of Transfer Number 12321/1952, which endorsement read as follows:
- "The within described land is subject to a servitude in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/54 as will more fully appear on reference to the copy of said Order annexed hereto No. 177/55."
- C. SUBJECT FURTHER to the terms of the Servitude referred to in the endorsement dated 20th June 1956 on Deed of Transfer Number 12321/1952, which endorsement reads as follows:
- "The within described land in Paras 1 & 3 is subject to a Servitude of Aquaduct & Access with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. 4) dated 13-12-1954 as will more fully appear on reference to the copy of said Order Ser. No. 352/55."
- D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No 17099/1966 imposed by the National Transport Commission in terms of Sections 11(3) and (6) of Act No. 21/1940 as amended when approving of the deduction of the property hereby transferred, namely:
- The land shall not be subdivided further without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 as amended, read in conjunction with Act 44/1948.
 - Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land without the written approval of the controlling authority, as defined in Section 1 of the Act 21/1940 as amended, read in conjunction with Act 44/1948.

- c. The land shall be used for residential and agricultural purposes only and no store, business or industry whatsoever shall be opened or conducted thereon without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 as amended, read in conjunction with Act 44/1948.
- d. No structure or any other thing whatsoever shall be erected within a distance of 94,46 metres, measured from the centre line of the national road without the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 as amended, read in conjunction with Act 44/1948.

- E. SUBJECT FURTHER to the Servitude referred to in the endorsement dated 30th July 1979 on Deed of Transfer No 17099/1966 reading:

"By Notarial Deed No. K497/1979S dated 19/6/1979 the property held hereunder is subject to a right in favour of the Municipality of Plettenberg Bay to convey electricity thereover, together with ancillary rights, and is subject to conditions, as will more fully appear from reference to the said Notarial Deed (and Diagram), grosse whereof is annexed hereto."

- F. SUBJECT FURTHER to the terms of the endorsement dated 25th May 1983 on Deed of Transfer No. 17099/1966 reading:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the hereinmentioned property Meas +/- 686 m² has been expropriated by PROVINCIAL ADM. OF THE CAPE in terms of Sec 27 of the Road Ord. 19 of 1976. Vide Notice of expropriation No. R/D17/2-11/38 d.d 29/4/1983 filed as exprop. Caveat EX 335/83 plans in duplicate filed EX 335/83."

- G. SUBJECT FURTHER to the terms of the endorsement dated 9th March 1989 on Deed of Transfer No. T70654/1988 reading:

"ENDORSEMENT IN TERMS OF SECTION 31(6) OF ACT 47 OF 1937 (AS AMENDED)

A portion of the hereinmentioned property Meas +/- 891 m² has been expropriated by THE PROV. ADMIN. OF THE CAPE in terms of Sec 27 of the Roads Ord No. 19 of 1976. Vide Notice of expropriation No. D17/2-11/38 d.d 28/2/1989 filed as exprop. Caveat EX 164/89 plans in duplicate filed EX 164/89."

- H. By Notarial Deed of No K1130/2006 dated 19 July 2006 the within mentioned property is entitled to a general services servitude 3 metres wide over Erf 10095 held by T9680/2006; Erf 10096, Erf 10097, Erf 10098, Erf 10099, Erf 10100, Erf 10101, Erf 10102, Erf 10103, Erf 10104, Erf 10105 Plettenberg Bay and held by Certificate of Registered Title T80613/2006 with ancillary rights as will more fully appear from Notarial Deed of Servitude.

- I. By Notarial Deed of Servitude No. K619/08S dated 20th March 2008:

R

SM

The within property is entitled and subject to the conditions and benefits contained in the abovementioned Notarial Deed of Servitude:

- a. A servitude right of way in favour of the general public, 12,50 metres wide, over:

Remainder portion 1, Held by Deed of Transfer No. T23839/1998, Portion 71, Held by Certificate of Consolidated Title No. T37084/08, Remainder Portion 89 (Portion of Portion 1), Held by Deed of Transfer No. T25857/1999 Of the farm Ganse Valleï No.444,

- the western boundary of which is indicated by the line A B C and the north western boundary of which is indicated by the line E F G H J K L M N P on Diagram SG No. 6271/2007,
- the western boundary of which is indicated by the line A B C on Diagram SG No. 6273/2007,
- the northern boundary of which is indicated by the line A B C D E F G H J K L except where to the south bounded by the broken line x middle of stream y, y S, S A, on Diagram SG No. 6274/2007.

- b. A servitude right of way area in favour of the general public, 145 square metres in extent over Remainder portion 1 of the farm Ganse Valleï No. 444, Held by Deed of Transfer No. T23839/1998, as indicated by the figure S A Q R on Diagram SG No. 6271/2007;

- c. A servitude right of way area in favour of the general public, 114 square metres in extent over Remainder portion 1 of the farm Ganse Valleï No. 444, Held by Deed of Transfer No. T23839/1998, as indicated by the figure T t middle of stream u V on Diagram SG No. 6271/2007;

This servitude is subject to the condition that it cannot be amended or cancelled without the written consent of the owners of or successors in title of Remainder portion 1, portion 47 (a portion of portion 1), portion 71 and remainder portion 89 (a portion of portion 1) of the farm Ganse Valleï No. 444 and remainder portion 28 of the farm Wittedrift No. 306 and any subdivisions thereof, all the properties more fully described in the said Deed of Servitude, provided it is understood that the said owners or successors in title have agreed to cancel this servitude in due course, to donate the land which forms the subject matter hereof to Bitou Municipality and to substitute the servitude hereby created with a proclaimed municipal road;

The within property is entitled to:

- d. A service servitude, 3 metres wide, the centre line of which is indicated by the line A B on Diagram SG No. 6272/2007 over Portion 71 of the farm Ganse Valleï No.444 held under Certificate of Consolidated Title No. T37084/08
- e. A sewerage servitude, 3 metres wide, the centre line of which is indicated by the line A B C D E F G H on Diagram SG No. 6270/2007 over Remainder Portion 1 of the farm Ganse Valleï No. 444 held under Deed of Transfer No. T23839/1998;

And the within property is subject to:

- f. A general services servitude, 5 metres wide, the eastern boundary of which is indicated by the line A B C D E F G H on Diagram SG No. 8205/1996 in favour of Bitou Municipality.

As will more fully appear from the said notarial deed and diagrams.

WHEREFORE the appearer, renouncing all the right and title the said

FAIRHAVEN COUNTRY ESTATE PROPRIETARY LIMITED

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

SAPER INVESTMENTS PROPRIETARY LIMITED

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R 15 247 500.00 (Fifteen Million Two Hundred and Forty Seven Thousand Five Hundred Rand) inclusive of VAT.

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.

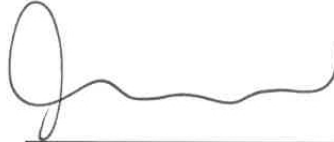
THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Cape Town on

2017 -03- 15

In my presence



Registrar of Deeds



Signature of appearer q.q.

ANNEXURE D:

SG Diagram No. 10048/65

6-5-1966.

CD	1840.5	99.06.09	C	-	28315.8	+ 27470.5
DA	1249.1	209.07.30	D	-	26498.5	+ 27379.3
DE	862.5	279.06.09	E	-	29167.4	+ 27606.9
DF	9666.1	99.06.09	F	-	16954.1	+ 25650.1

Description of Beacons

- A. B. D. : $\frac{3}{4}$ " iron peg in stone cairn
C. : Half iron standard in stone cairn
E. : Planted stone projecting 15"
F. : Planted stone projecting 2'



Note: The brown line gh represents the centre line of a Servitude Road 40 Cape Feet wide over the Remainder up to the National Road.

Portion (a portion of Portion) of the farm

Ganse Valley
KNYSNA
Scale 1: 12500

The figure A B O D represents 25.0003 21,4136 ha morgen of land, being PORTION 4.7 (a portion of Lot A) of the Farm GANSE VALLEY

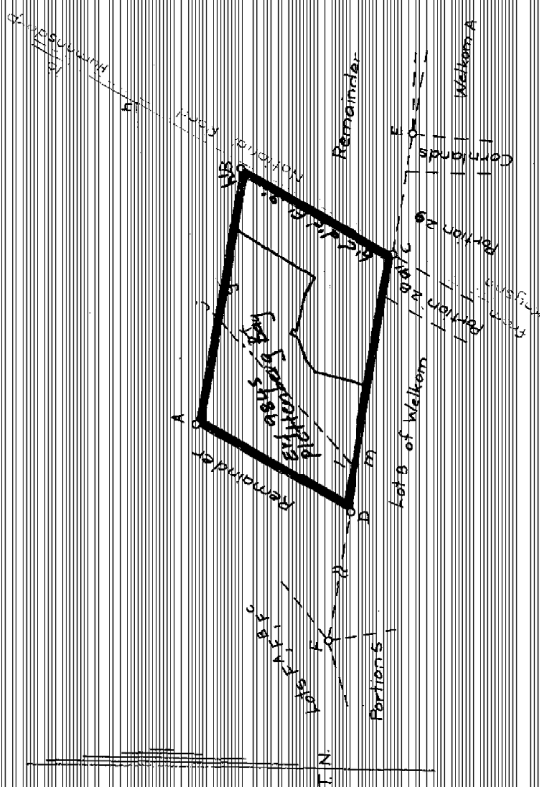
situate in the

Administrative District of Kaysna Province of Cape of Good Hope

Surveyed in August 1961 by maus Prinsloo J. P. Anderson

Land Surveyors

This diagram is amended to The original diagram is No. 2154/1897
22/5 No. 17025/66 No. 2154/1897
File No. 9/2053
S.R. No. 2204/65



ANNEXURE E:

Beacon Certificate

Professional Land Surveyors and Sectional Title Practitioners

e-mail: beaconsurvey@mweb.co.za

Plettenberg Bay : P O Box 350 Plettenberg Bay 6600
Sole Proprietor : P G Teggin B. Sc(Land Sur) Pr.L(SA)

ANNEXURE F:

SG Diagram No. 8205/1996

SERVITUDE DCM.

OFFICE COPY

V.P.M. SURVEYS

V.P.M. SURVEYS			CO-ORDINATES			SG No.
SIDES metres		ANGLES OF DIRECTION	System: Lo 23° X			
			Constants	-30 000,00	+3 760 000,00	8205/1996
A B	49,39	209.08.40	A	-4 103,37	+8 024,74	
B C	40,86	200.10.20	B	-4 127,42	+7 981,60	Approved
C D	32,78	207.03.10	C	-4 141,51	+7 943,25	
D E	27,44	206.56.40	D	-4 156,42	+7 914,05	
E F	60,85	209.09.00	E	-4 168,85	+7 889,60	
F G	99,83	213.52.20	F	-4 198,49	+7 836,45	for
G H	82,94	209.11.50	G	-4 254,13	+7 753,57	
			H	-4 294,58	+7 681,17	SURVEYOR- GENERAL
Knys 61 (117)		△	-4 446,61	+6 373,56		
PIP (258)		△	-6 261,68	+4 193,04		dated 1996-11-13
						Sheet 1 of 3 Sheets

BEACON DESCRIPTION

G.....10mm iron peg in concrete
All other beacons are 12mm iron pegs

The line ABCDEFGH represents the Eastern boundary of a general
services servitude route 5 metres wide as shown

over PORTION 47 OF THE FARM GANSE VALLEI No. 444

Situate in the Greater Plettenberg Bay Transitional Local Council Area
Administrative District of Knysna, Province of the Western Cape
Surveyed in April and July 1996

By us

Professional Land Surveyors

(S.R.OLD - PLS 0984)

(R.J.KOHLER - PLS 0640)

This diagram is annexed to

No. K619/2008⁵

d.d.

i.f.o.

Registrar of deeds

The original diagram is

No. 10048/65

Transfer 17099. 345. 1966

File Knys. 444

S.R. No. E 3195/96

T.P.

Comp. AM-1BAD (3606)

AM-1BA/Y52 (730)

SERVITUDE DCM.

SERVITUDE DGM.

OFFICE COPY

V.P.M. SURVEYS

GENERAL SERVICES SERVITUDE ROUTE

OVER PORTION 47 OF THE FARM GANSE VALEI No. 444

Greater Plettenberg Bay Transitional Local Council Area

Administrative District of Knysna

Province of the Western Cape

Surveyed in April and July 1996

by us

Professional Land Surveyors

S. R. Old
(S.R. OLD - PLS 0984)

R. J. Kohler
(R.J. KOHLER - PLS 0840)

SG No.

8205/1996

Approved

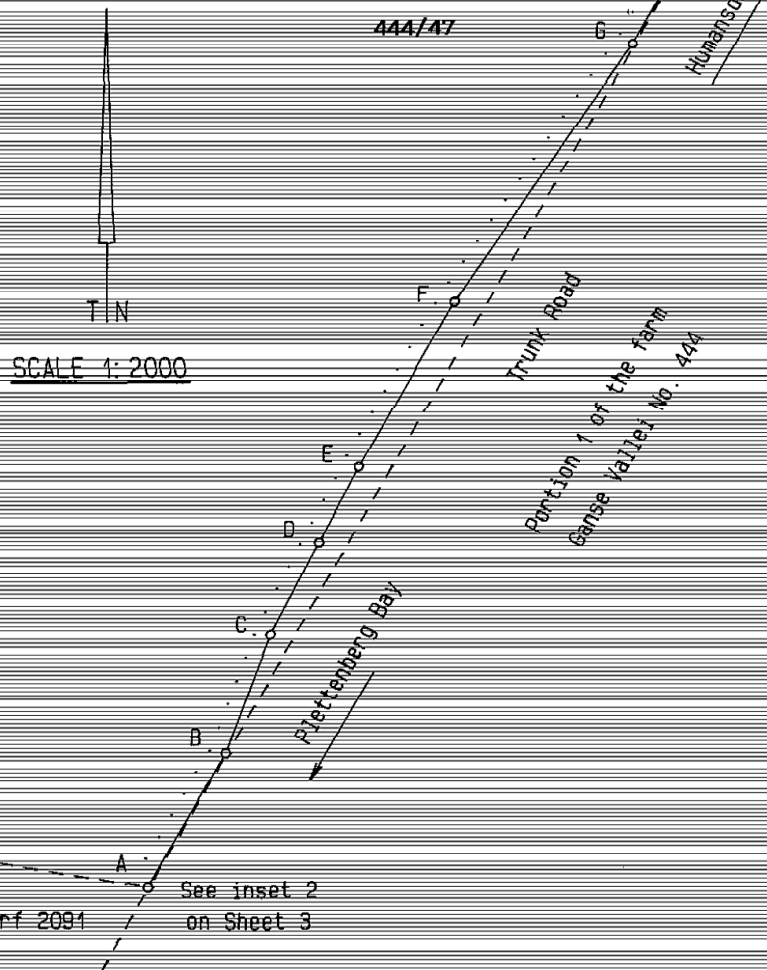
R. J. Kohler
for
SURVEYOR-
GENERAL

dated 1996-11-13

Portion 1 of the farm
Ganse Valleij No. 444

Sheet 2 of 3 Sheets

See inset 1
on Sheet 3



B

SERVITUDE DGM.

SERVITUDE DGM.

OFFICE COPY

V.P.M. SURVEYS

**GENERAL SERVICES SERVITUDE ROUTE
OVER PORTION 47 OF THE FARM GANSE VALLEI No.444**

Greater Plettenberg Bay Transitional Local Council Area
Administrative District of Knysna
Province of the Western Cape
Surveyed in April and July 1996
by us Professional Land Surveyors

SG No.

8205/1996

Approved

A. Krumpholtz

for
SURVEYOR-
GENERAL

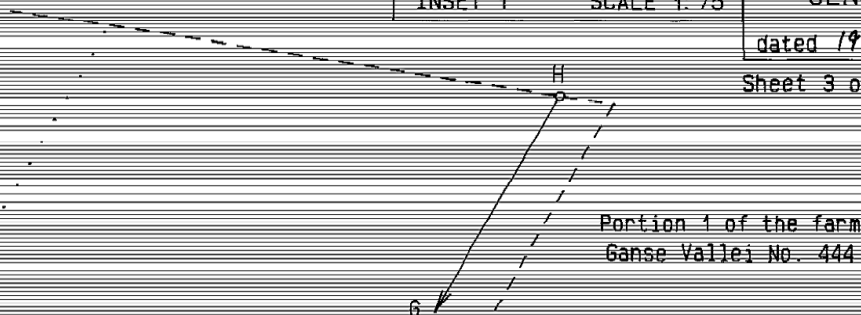
S.R. Old
(S.R.OLD - PLS 0984)

R.J. Kohler
(R.J.KOHLER - PLS 0840)

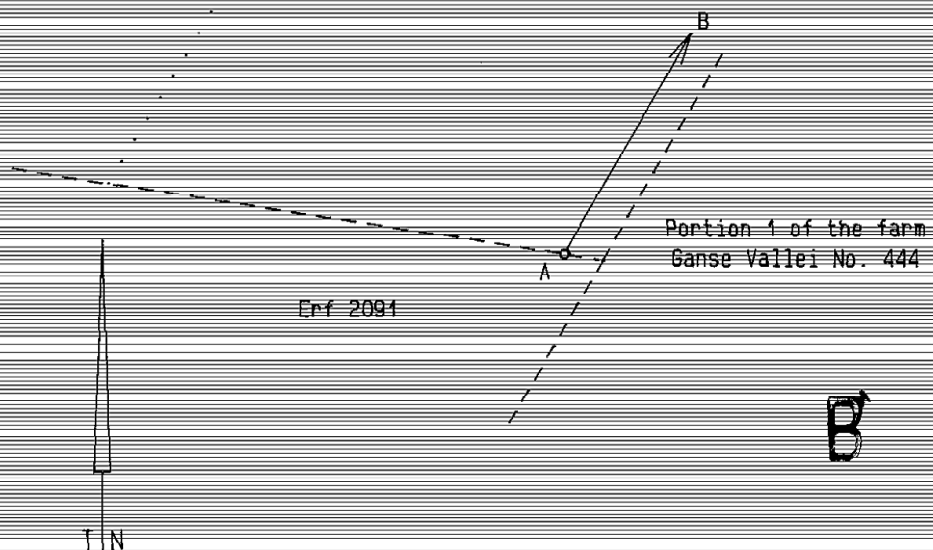
dated 1996-11-13

Sheet 3 of 3 Sheets

INSET 1 SCALE 1:75



INSET 2 SCALE 1:75

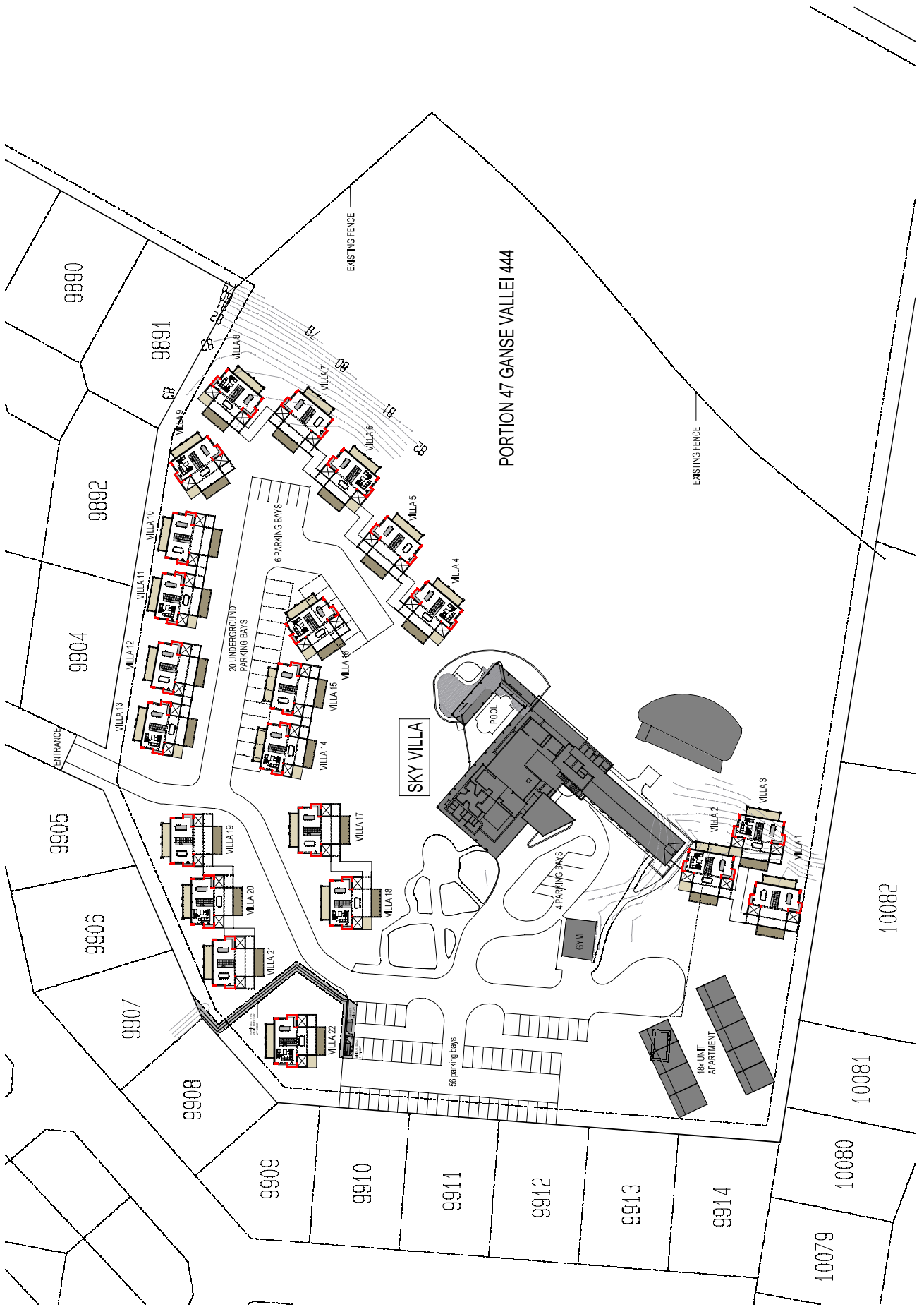


SERVITUDE DGM.

S

ANNEXURE G:

Architectural Plans



DATE

REV

AMENDMENTS



paul oosthuizen architects cc
 4th Floor, 444 Heilenberg Bay, 6600
 021 014 535 8881 • 021 014 535 8889
 paul@pooa.co.za • paul@pooa.co.za

project: Pin 47 of 444 Heilenberg Bay

Arch	Height indication	CR No.	VE	WGS No.	PLAN
1	1509	1509	602	A	

North Elevation

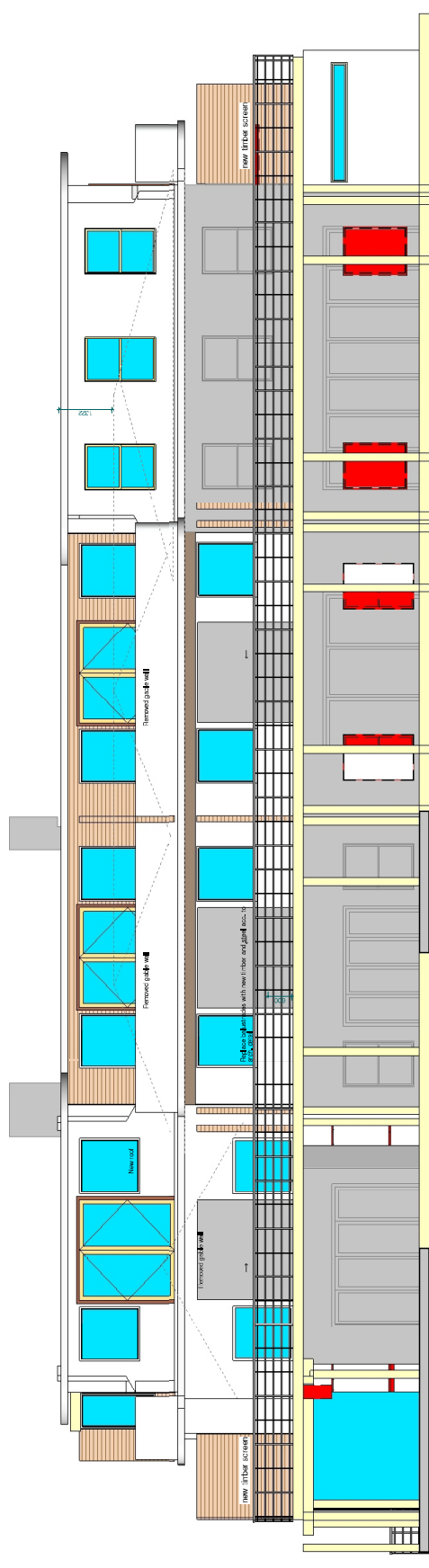
1



paul oosthuizen architects cc
duty centre, cnr, jackson & high str, pleitenberg bay, 6600
t+27(0)44 533 6381 f+27(0)44 533 6389
paul@pauloosthuizen.co.za
SWM 7540 / SACAP E259

project: Ptn.47 of 444 Pleitenberg Bay

dwg.	N Elevation - 3rd floor	JOB NR.	DWG. NR.	REV.
scale	1 : 100	1509	705	SK
drawn by	PO			
checked by	PO			
date	06 June 2016			



Copy of North

1 : 100

ANNEXURE H:

Pre-application consultation minutes

AGENDA & MINUTES:

PRE-APPLICATION CONSULTATION – 22 NOVEMBER 2018

PORTION 47 OF THE FARM GANSE VALLEI NO 444 (SKY VILLA)

<u>Name</u>	<u>Organisation</u>	<u>E-Mail</u>
Marike Vreken	MV TRP	marike@vreken.co.za
Hans Labuschagne	MV TRP	hans@vreken.co.za
Chris Schliemann	Bitou Municipality	CSchliemann@plett.gov.za
Adel Stander	Bitou Municipality	astander@plett.gov.za
Marcel Minne	Bitou Municipality	MMinne@plett.gov.za
Marius Buskes	Bitou Municipality	mbuskes@plett.gov.za

1. Background

- 1.1. The current consent use application for a guest house is “on hold” since the current operation exceeds the scope of a guest house. The current facility is a boutique hotel with a restaurant, and a function venue. Bitou Municipality is not prepared to accept / consider the current land development application.
- 1.2. The applicant should withdraw the current pending application.
- 1.3. Property is outside the urban edge, however Plettenberg Bay Zoning Scheme Regulations (Section 7) applies to the entire property.
- 1.4. Property is currently zoned Agricultural Zone.
- 1.5. The temporary occupation certificate lapsed.

2. Proposal

- 2.1. The current owners of the property wish to convert the existing manor house into a boutique hotel with a restaurant & function venue. It is also proposed to develop (22) loose standing villas and (2)x blocks of flats on the property.
- 2.2. In order to allow the proposed development (boutique hotel, villas & flats) the property must be rezoned to “General Residential Zone”, in terms of the Plettenberg Bay Zoning Scheme Regulations. The topography of the property allows the entire development proposal to occur on the south-western part of the property (which is a flat area), because of the topography a split zoning is proposed; “General Residential Zone” for the area that allows for the proposed land uses and “Special Zone” for the remainder of the property.
- 2.3. The existing Manor House to be converted into boutique hotel with +/- 30 bedrooms. The rest of the property (Special Zone) will also allow for recreational space – possibly hiking trails, cycling trails and decks for tents. The detailed will be planned after aliens have been cleared and developable slopes have been identified.

- 2.4. Except for the existing Manor House, the proposed development will consist of:
- 1x Main Boutique Hotel with a restaurant and Function Venue
 - 22 x loose standing Villas. These will be in a rental pool, operated as part of the hotel development. These units might be sectionalised.
 - 2x "blocks of flats", consisting of 18 units for staff accommodation.
 - Communal parking and landscaping.
 - Access through the public road in Baron's View

3. Municipality's response

- 3.1. A split zoning is recommended for the proposed development.
- 3.2. General Residential Zone for the entire "hotel site" that include the licensed hotel, flats and chalets.
- 3.3. The remainder of the property will be rezoned to Special Zone (with its own development parameters), which will allow for tourist accommodation and allow ample conservation areas.
- 3.4. Currently, the site falls outside the demarcated urban edge for Plettenberg Bay. The Municipality is busy reviewing the SDF, and is included in the urban edge of the draft SDF that will soon be circulated and advertised for public comments / inputs. The current alignment of the Plettenberg Bay urban edge must have been a mistake when the SDF was compiled at the time. The application area is surrounded with urban development.
- 3.5. The applicant should motivate "site specific circumstances" that warrant this development proposal outside the urban edge. It is acknowledged that this site is surrounded by existing and approved urban development.
- 3.6. It was agreed that this application can be regarded as infill development since it is surrounded by urban related development.
- 3.7. CS mentioned visual impact is a concern and it must be appropriately addressed / mitigated in the development application.

4. Building Control – Occupation Certificate

- 4.1. The Applicant has to comply with the Bitou Engineering Department's requirements, then another temporary occupation certificate can be issued. These requirements might include capital contributions for the recent upgrades to the services connections.
- 4.2. The Applicant's Engineer has to liaise with Bitou Municipality's Engineers to establish what Engineering requirements have to be addressed.
- 4.3. Further temporary occupation certificates may be issued, until the approved land use rights are in place.

5. Process / Way forward

- 5.1. Applicant to withdraw current pending consent use application.
- 5.2. Updated Engineering Reports.

- 5.3. Applicant to submit new land use application (rezoning).
- 5.4. Formal advertising process to follow.
- 5.5. Motivate site specific reason for proposed rezoning.
- 5.6. New SDF should be available for public comments / inputs by November 2018.

ANNEXURE I:

Power of Attorney & Company Resolution

SPECIAL POWER OF ATTORNEY

I, Otto Benjamin Wiehahn, Director of Saper Investments Pty Ltd

..... 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:

REZONING

on

REMAINING EXTENT OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO 444, DIVISION KNYSNA

In addition to apply for such amendments of any zoning schemes / structure plans 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 **Somerset West** on this **16th** day of **November** 2018

SIGNED:



SIGNED:

.....

SIGNED:

.....

In the presence of the undersigned witnesses:

AS WITNESSES:

1. 

2.

**SAPER INVESTMENTS PTY LTD
REG NO 2008016031/07**

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

RESOLUTION

Resolution passed at the meeting of the Directors held at **Somerset West** on the **16th** day of **November** 2018.

Resolved that O.WIEHAN in his capacity as **Representative**, be and is hereby authorized 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:

**REMAINING EXTENT OF PORTION 47 (A PORTION OF PORTION 1) OF THE FARM
GANSE VALLEI NO 444, DIVISION KNYSNA**

NATURE OF APPLICATION:

REZONING

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

SIGNATURE:

Otto Benjamin Wiehahn



ANNEXURE J:

Application Form



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)	1101		
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	044 382 0438
Cell	082 927 5310		

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

Registered owner(s)	SAPER INVESTMENTS (PTY)LTD		
Physical address		Postal code	
E-mail			
Tel		Fax	
Cell			

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

Remainder of Portion 47 (a portion of portion 1) of the Farm Ganse Valleï No 444, in the Bitou Municipality, Division of Knysna, Western Cape Province

Physical Address	The application area is surrounded by The Hill Development and Formosa retirement village to the south and southwest; by the Baron's View development to the west and north, and the Plettenberg Bay Primary School and Market Square development to the east.
------------------	--

GPS Coordinates	34° 2'25.75"S and 23°22'0.51"E		Town/City	Plettenberg Bay		
Current Zoning	Agriculture Zone	Extent	8,4899ha	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7	X		LUPO Scheme Regulations: Section 8		
Current Land Use	Residential: Hotel Accommodation					
Title Deed number and date	T	T13745/2017				
Any restrictive conditions?	Y	N	If Yes, list condition(s)	Conditions D(b) & D(c): These conditions deal with certain land uses that may not be conducted on the land without the permission of the National and Provincial Roads Authorities. This means that a development application will require the approval from these authorities, before the local municipality can approve a land use application. Condition E: deals with an electrical servitude in favour of the local municipality – this servitude must be honoured in a development proposal on the land. Condition F: deals with the expropriation of a portion for road purposes. Condition G: deals with the expropriation of a portion for road purposes.		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)	National and Provincial Roads Authorities		
Have you informed the Bondholder of the application?	Y	N	No bond is registered.			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation? Preliminary talks were held with Town Planning Department	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	Chris Schliemann	Reference Number	Pre-application consultation 22 November 2018	Date of consultation	22 November 2018	

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

Tic k	Section	Type of application
X	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:

SEE ATTACHED 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	<u>Land use plan</u> / 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	Services Report or indication of all municipal services / registered servitudes
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	Proof of failure of Home owner's association
Y	N	N/A	Copy of any previous approval		Y	N	N/A	

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	Other (specify)

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

Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)					
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		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			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.					

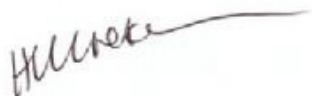
SECTION I: DECLARATION

I hereby wish to confirm the following:

1. 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:

12/12/ 2018

Full name:

Marike Vreken

Professional
capacity:

Professional Town Planner

SACPLAN
registration
number:

1101

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

ANNEXURE K:

Civil Services Report

**ENGINEERS REPORT AND COMMENTS ON
CIVIL ENGINEERING SERVICES
TO PORTION 47 OF THE FARM GANSE VALLEI NO 444,
DIVISION KNYSNA
BITOU MUNICIPALITY**

October 2018

Prepared for: Fairhaven Country Estate (Pty) Ltd



PO Box 544
PLETTENBERG BAY
6600

Phone : 044 533 6369
Fax: 044 533 2858
Email: engineer@tuiniqua.co.za

**ENGINEERS REPORT AND COMMENTS ON
CIVIL ENGINEERING SERVICES TO
SKY VILLA
PORTION 47 OF THE FARM GANSE VALLEI NO 444,
DIVISION KNYSNA
BITOU MUNICIPALITY**

INDEX

1.	Terms of Reference	2
2.	Information Provided	2
3	Technical design parameters and standards	2
4	Water supply and storage	3
5	Sewer	5
6.	Roads and storm water	6
7.	Refuse removal	7

LIST OF APPENDICES

APPENDIX	Detail	Dwg. No.
A	Locality map	A1
B	Site Development Plan - 18 Skyvillas-04SP	A2
C	Schematic Internal services Layout	C1
	Schematic stormwater layout	C2
	Existing services and new external stormwater	C3
	Bulk services layout	C4
D	GLS Report	

1. TERMS OF REFERENCE

Tuiniqua (Pty)Ltd were requested by Marike Vreken of Marike Vreken Town Planners CC to update the services report originally done for Fairhaven Country Estate (Pty) Ltd. The updated report is in support of the proposed development of the site to allow for :

22 Villas with 2 bedrooms each:	88 hotel beds
18 x 1 bedroom flats:	36 hotel beds
30 hotel rooms:	60 hotel beds

Total: **184 hotel beds**

The layout will be in terms of the plan no: 18 sky villas-04SP updated and circulated on 11 September 2018.

The report will make recommendations regarding the following:

- External Bulk Water Supply
- Bulk Water Storage
- External Bulk Sewer
- Water and Sewer Augmentation
- Internal services

This report must be seen as a guideline on proposed services, as site environmental requirements and conditions will determine final design and positioning of services.

2. INFORMATION PROVIDED

The following development information was obtained:

- | | |
|---|-----------------|
| - Site development plan 11 September 2018 | - Marike Vreken |
| - Number of current hotel rooms confirmed with hotel as | 14 |
| - No of future proposed hotel rooms in main building | - 30 |
| - Survey diagram | - Beacon Survey |
| - Services Agreement of Barons View | - April 2008 |
| - Services layout plan | - Tuiniqua. |

Site Information:

The site is situated just to the north-east of Plettenberg Bay and is bordered by the N2 on the eastern side. The site is within the Barons View development to the west and north. The site is bordered by The Hill Development to the south and developed serviced erven 9905 to 9914 to the west. There are developed erven on the northern boundary.

The site gains access from the N2 at km 62,0 section 8 (See Locality Map-Appendix A) Connections to existing services for water, sewer, roads, Telkom and stormwater need to be agreed to by the Hill HOA and Barons View HOA.

3. TECHNICAL DESIGN PARAMETERS AND STANDARDS.

This report and services designs will be based on the following:

- 3.1 GLS report
- 3.2 Guidelines for the provision of engineering services for residential townships-Dept of Community Development-1983 (aka "the Blue Book").
- 3.3 Guidelines for human settlement- planning and design- Red Book.
- 3.3 Council's policy on new developments- storage and transportation.
- 3.4 Augmentation and transport levies according to Council minute no 495-revised – July 2018.

4. WATER SUPPLY AND STORAGE

4.1 Development's total water demand.

The primary point of supply is the water purification works in Flying Cloud Avenue in central Plettenberg Bay.

A secondary supply point is the south west corner of the property where the proposed development is bordered by erf 9914 and erf 10080. A 110 mm diameter watermain future connection point is indicated here on the as built plans. The existing residential house connection is made at this point.

It is proposed to connect to the existing 200 mm watermains within Barons View (at erf 9909) and install a new 150 m long, 160 mm mains to the edge of the development as per GLS recommendations.

In order to calculate the additional water demand created by the development, consumption figures as per municipal figures and GLS are used.

Water demand tables(GLS figures)

Table 1	Recommended Average Demand			
Description	Capacity	No/units	AADD * m ³ /day	Total
Hotel	184 beds	184	0,35	64.40
			Total Average Annual Daily Demand kl/d	64.40

4.2 Fire risk category:

The site is classified as **low** to moderate risk.: fire flow criteria= 15 l/s @ 7m

4.3 Elements of total water supply system:

4.3.1 Source (Keurbooms river - Uplands) to water purification works

The advertised augmentation fees make provision for transportation from the source up to the Water purification works in Flying Cloud Avenue.

The estimated augmentation fees for existing and new are set out below

Based on current advertised fees (2018/2019):

Water augmentation-existing:

Table 2		Augmentation Levies – Water 2018/2019		
Description	Capacity	No/units/(m ²)	Water levy/unit – R	Total
Hotel	184 beds	184	7059	R1 298 856.00
			TOTAL	R1 298 856.00

(Figures exclude VAT and are increased by the Municipality from time to time)

4.3.2 Storage requirements-

The surrounding erven and site is served from the 4 ML reservoir via a 250 mm water mains.

Minimum storage capacity = 48 hours of Annual Average Daily Demand and Fire flow requirement.

For normal supply : = 128,80 m³
Fire flow requirements = 15l/s - 2hrs = 108m³
Storage required: = 237 m³

The fire flow is however shared with all erven served by the reservoir and a pro-rata contribution is proposed, i.e. : 2.7% of reservoir cost for fire.

4.3.3 Pro rata contributions to existing infrastructure

The primary point of supply is the water purification works in Flying Cloud Avenue.
The secondary point of supply for the development is proposed as the 4 ML reservoir on erf 8749 and the following network elements need to be contributed to on a pro -rata basis:

- The existing 250 mm dia. supply and distribution mains up to Marine Drive
- The existing 4 ML reservoir
- The existing 250/200 mm dia watermains from Marine Way up to the connection point within Barons View.

Availability and costs to be negotiated with the owners of the spare capacity in the pipes and reservoir.

4.4 Internal reticulation.

The internal water reticulation is to be designed according to the “Red Book” and installed according to SANS1200. Materials to comply with ISO standards.
The development to be supplied with a municipal approved bulk meter off the 110mm diameter mains at the boundary of the development.

Minimum internal reticulation pipe diameter to be 50 mm diameter.

Unit connections crossing roads to be 40 mm i.d. with 2 x 20 mm i.d. HDPE pipes at the erf for two erven and on the near side of the road 40mm i.d. branches to 2 x 20mm HDPE connections.

Pipe cover to be 1000mm minimum under roads and 600 mm under sidewalks and open spaces.

4.5 Water supply – Environmental considerations.

4.5.1 Internal network.

The internal water reticulation is to follow the proposed road network where possible to reduce the impact to the environment. Consideration will be given to place pipeline routes to flattest grades and in previously disturbed areas.

Other services can be installed to share trenches and services can be installed under roads and pathways.

4.5.2 Trenching and pipeline placement.

Trenching to be done in accordance with SANS 1200. In addition to this all topsoil along the route to be removed to 150 mm deep, - maintained and replaced as the final compacted layer. Regular compaction tests to be done to ensure adequate soil compaction in pipeline trenches.

In trenches of slopes over 25% grade - bio textiles and reseeded to be used to rehabilitate and protect the compacted topsoil.

Pipelines to be placed in consultation with and to recommendations of the environmentalist and in accordance with the Environmental Management Plan.

5. SEWER

5.1 Elements of total (bulk sewer) system:

5.1.1 Site to existing sewer purification works.

Barons View is directly adjacent to the Ganze Vallei sewer purification works.

It is proposed to connect into the Barons View sewer network and thereby connecting directly to the sewer purification works.

The surrounding developments are linked to the works and it is proposed to connect to the existing gravitation system on the north eastern side of the development.

There are two sewer manholes that have been provided on the boundary of the development for future connections. There is a bulk sewer line from the Barons View development connecting to the existing municipal outfall sewer to the north west of the property.

Estimated peak sewage flow : The estimated PDDWF for the development is estimated at 51.52 kl/day.

5.1.2. Sewer Purification works

The sewage works at Old Nick will be the primary delivery point for sewage.

Augmentation payment is required by the Municipality towards the existing sewer purification works.

The Municipality has indicated that the existing works has capacity for the proposed redevelopment.

Confirmation of spare capacity in the existing private sewer network system is required and a pro-rata capital contribution will be required towards the existing infrastructure and needs to be negotiated with the neighbouring home owners association.

No upgrading of existing infrastructure is envisaged.

Sewer augmentation:

Table 11 Augmentation Levies – Sewer – Revised July 2018/2019				
Description	Capacity	No/units/(m ²)	Sewer levy/unit — R	Total
Hotel	184 beds	184	1420.74	R261 416.16
			Augmentation for sewer	R 261 416.16

(Figures exclude VAT and are increased by the Municipality from time to time)

5.2 **Internal sewage reticulation.**

Sewage reticulation will be designed according to “Red Book” standards and installed in accordance with SANS 1200.

Each unit to be provided with an individual house connection. The internal network to consist of 110 and 160mm diameter Class 34 uPVC pipes with manholes at not more than 80 meters and at flow direction changes. Rodding eyes to be installed at all the top of lines.

Sewer lines are to be placed at a minimum of 1m below final road surface level and 650mm deep in erven and open spaces (minimum).

6. **ROADS and STORMWATER**

6.1 **Access.**

SANRAL has approved a combined access at km 62,0 (National route 2: Section 8) and it is proposed that this access and the road previously constructed to the site edge be used .

The road is cement interlock paved with kerbs and storm water catch pits have been provided.

Negotiations with the parties originally responsible for the agreement with SANRAL and the construction is required to obtain permission to use the road and determine a pro-rata contribution.

The proposed development would have no significant impact on the level of service of network traffic operations and it is recommended that the development be approved from a traffic point of view. Access and use of the Barons View internal road needs to be negotiated and confirmed with the Barons View HOA.

The existing access road has recently been improved by the developer from a safety point of view where road marking lines and signage has been introduced.

Road types and design guidelines.

Layer works, surfacing and geometry of the access road and parking to be in accordance with the "Red Book".

6.2 Stormwater management:

There is an existing stormwater system on site in the access road to the proposed development.

The existing system consists of a kerb and channel on the side of the road with a catch pit at erf 9902 with a 300 mm concrete pipe conveying stormwater across the road towards the west where a concrete stormwater retention/irrigation tank collects the water with an overflow opening.

It is proposed that stormwater runoff be collected and conveyed on the road surface and in a new piped network with a new site specific 600 diameter stormwater pipe conveying stormwater along the access road servitude, over the neighbouring developed area to the north and discharging on erf 9865 (Park) with a gabion retention and dissipation structure. A further two double stormwater catch-pits are required in the road reserve adjacent to erven 9903 and 9904.

A minor piped system is required in the north eastern corner of the development with gabion structure and stone pitching with water discharging onto the remainder of Portion 47.

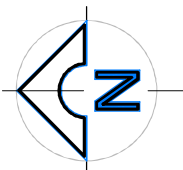
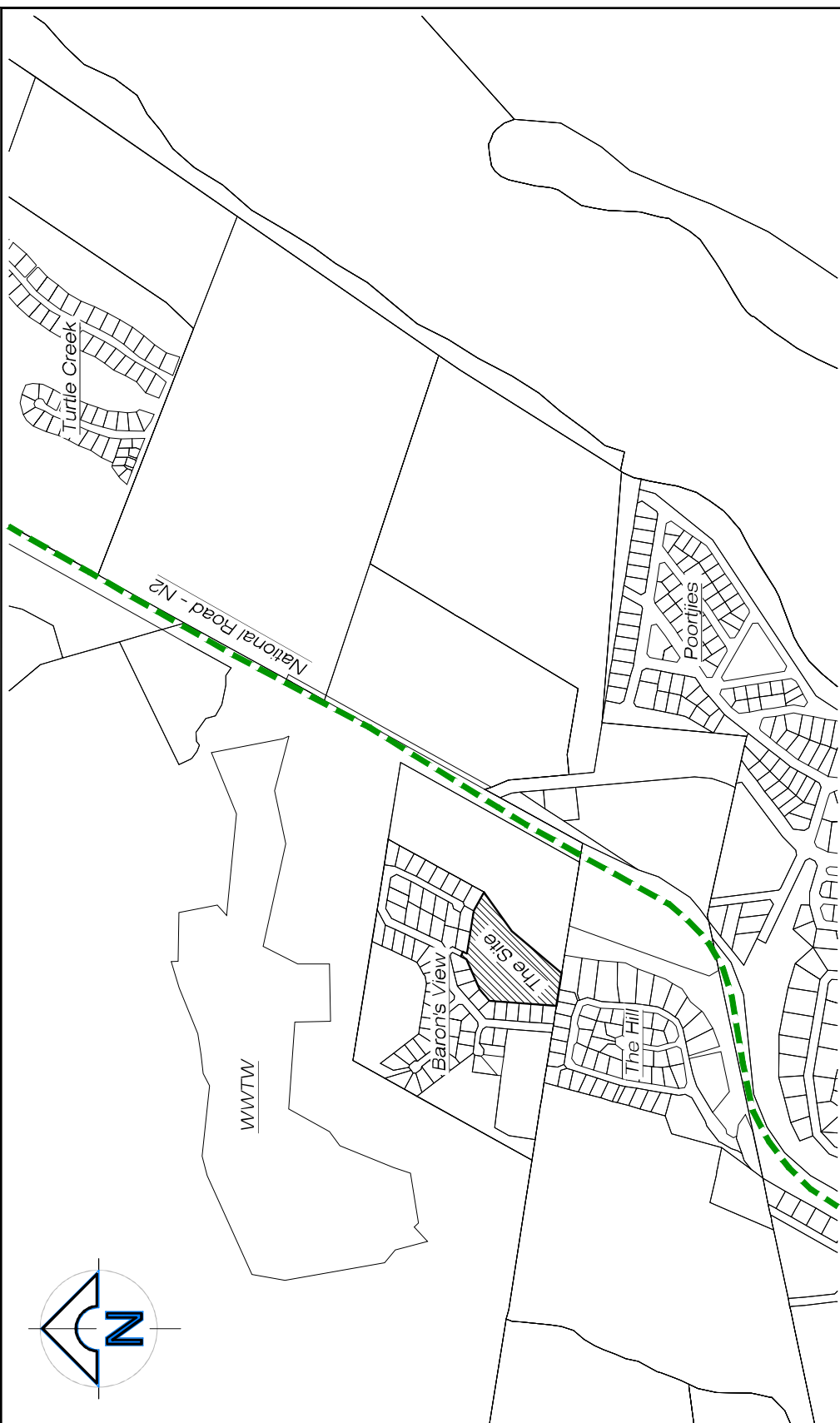
7. REFUSE REMOVAL

The municipality currently service the Barons View development and it is proposed that the same collection point with enlarged refuse room be utilized as a refuse collection point.



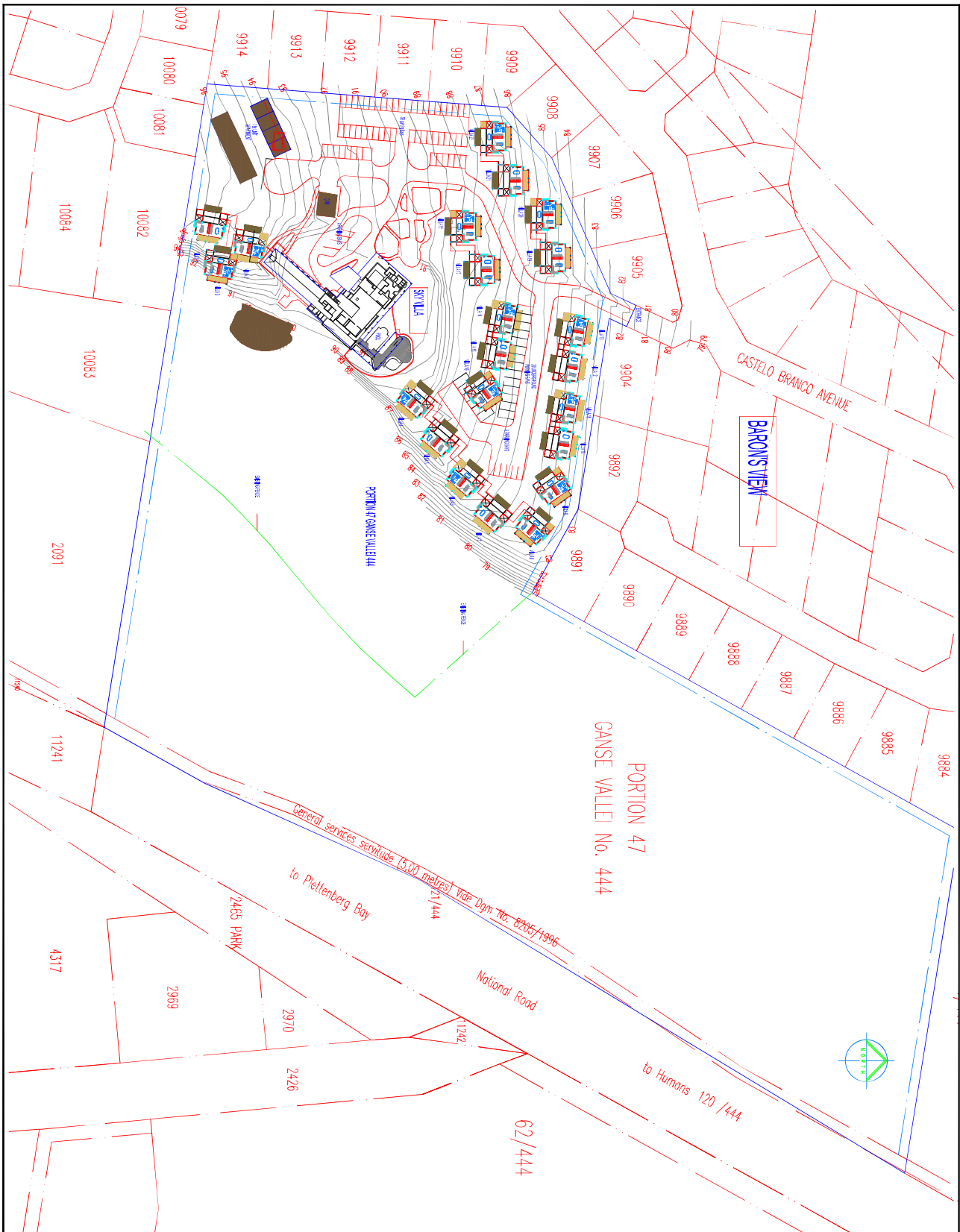
Francois Scholtz Pr. Eng.

APPENDIX A



 TUNNIQUA Ptn 47-444 District Knysna Tel: (+27) 44 533 0369 Email: engineer@tunniqua.co.za Fax: (+27) 44 533 2858 Web: www.tunniqua.co.za		Project:	Layout Description:	Scale: 1 : 10 000	Prepared By: BAH	Date: 13 - 07 - 2016	Annexure A1
Location Plan							

APPENDIX B



Project

Ptn 47-444
District Knysna

Layout Description

Site Development
Plan

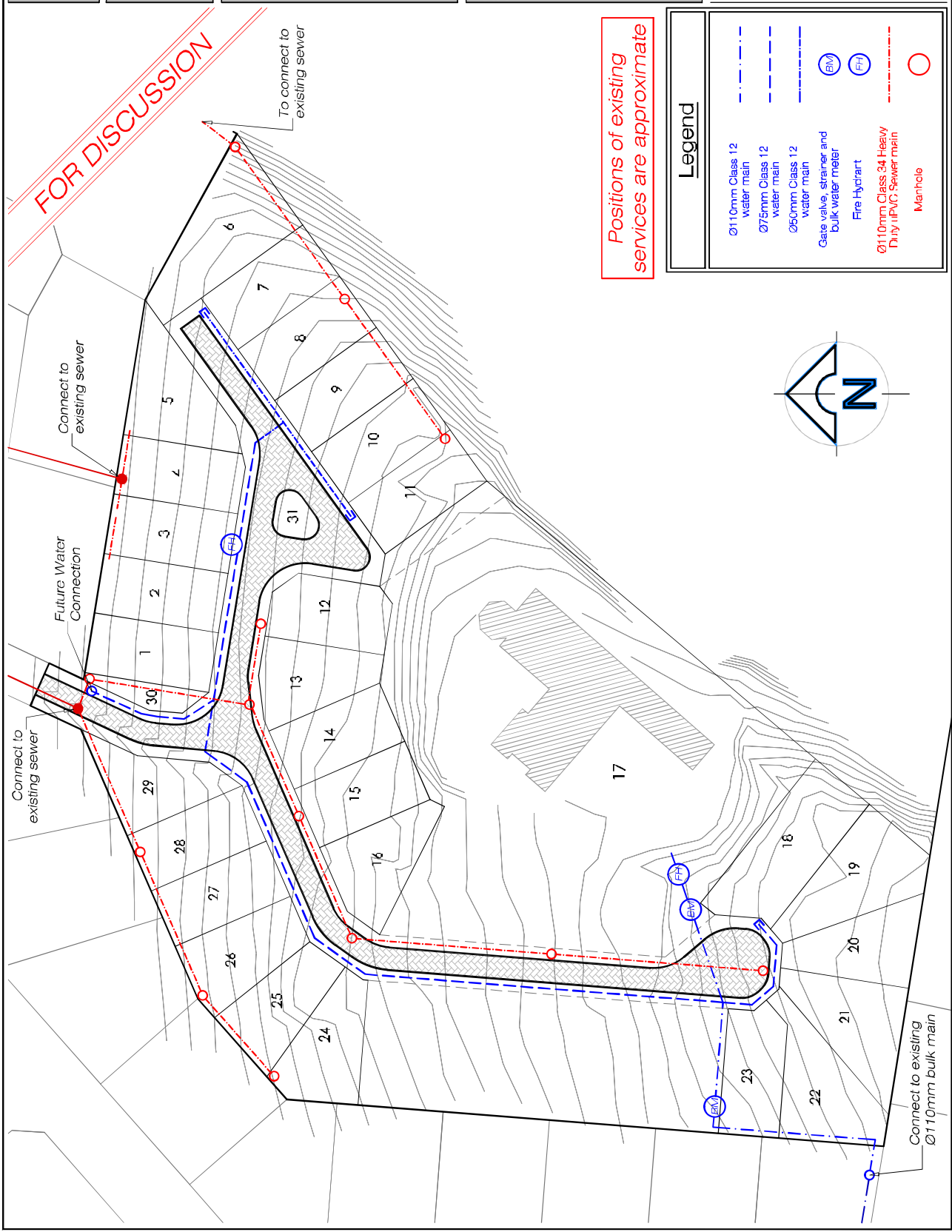
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1 : 1000

Prepared By
SVN

Date
03 - 10 - 2018

Annexure
B1

APPENDIX C

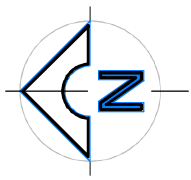


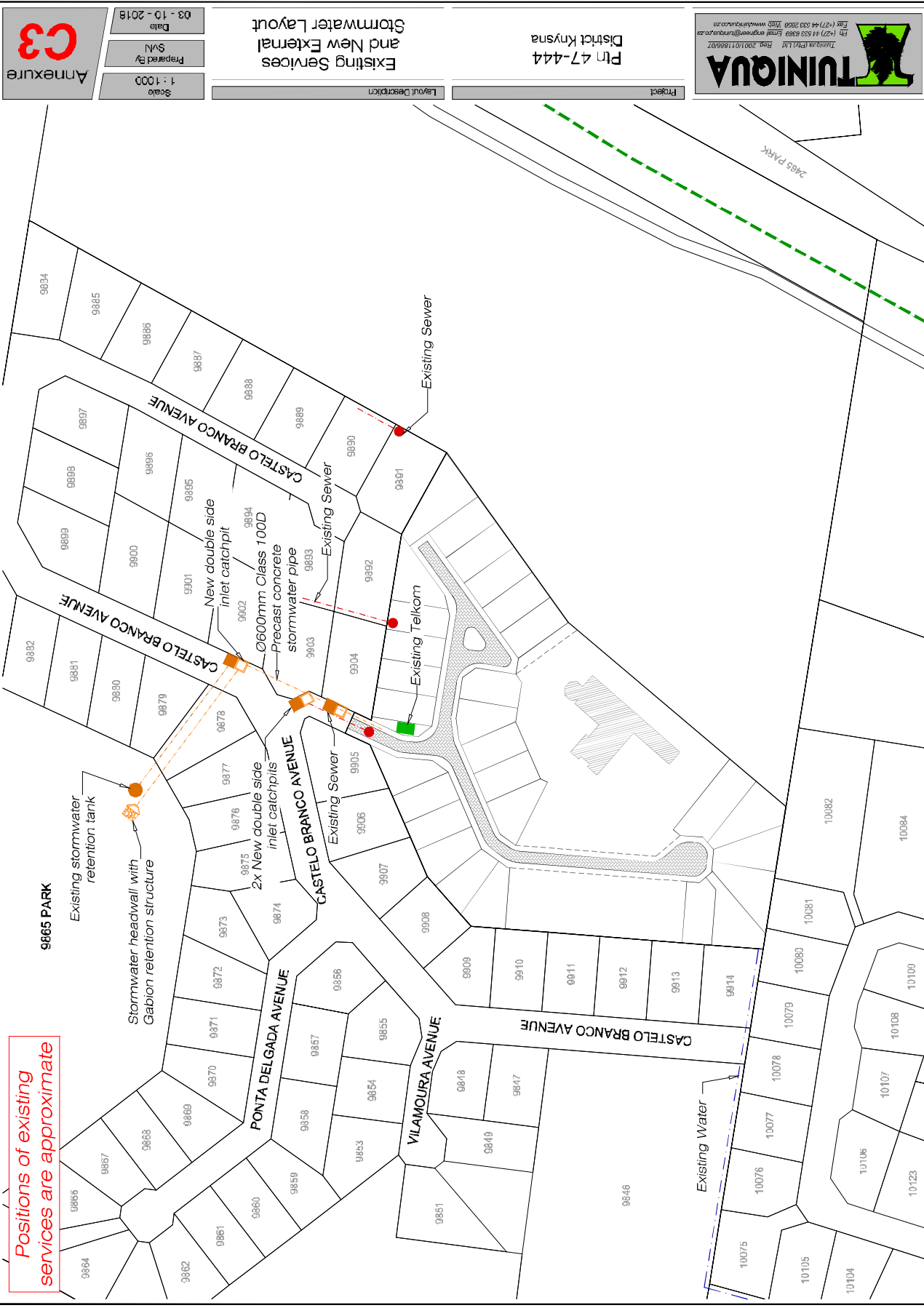


TWINIQUA
 TWINIQUA (Pty) Ltd
 Reg. 2001/0115966/07
 E-mail: info@twiniqua.co.za
 Tel: (+27) 44 533 2880

Legend

- 
 Ø450mm Class 100D Precast concrete stormwater pipe
- 
 Ø600mm Class 100D Precast concrete stormwater pipe
- 
 Kerb inlet catchpit
- 
 Grid inlet catchpit
- 
 Stormwater headwall with Gabion retention structure





Positions of existing services are approximate

Scale
1 : 1000

Prepared By
SvN

Date
03 - 10 - 2018

Layout Description

Existing Services and New External Stormwater Layout

Project

Pin 47-444
District Knysna

TWINIQUA
 Turnouts (Pty) Ltd
 Reg. 2001/011886/07
 Tel: (027) 44 533 2388
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APPENDIX D

5 October 2016

The Director: Services and Infrastructure
Bitou Municipality
Private Bag X1002
Plettenberg Bay
6600

Attention: Mr Pikkie Lombard

Dear Sir

**DEVELOPMENT OF THE REMAINDER OF PORTION 47 OF FARM 444, PLETTENBERG BAY:
CAPACITY ANALYSIS OF THE BULK WATER SERVICE**

The request by Mr Francois Scholtz of Tuiniqua Consulting Engineers regarding comments on the bulk water supply to the proposed development (residential and hotel development on the remainder of portion 47 of Farm 444, Plettenberg Bay), refers.

This document should inter alia be read in conjunction with the Water Master Plan (performed for the Bitou Municipality) dated June 2016.

The proposed development on Farm 444/47 was not taken into consideration for the recently completed master plan for the water network.

1 WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The master planning indicated that this development area should be accommodated in the existing Archiewood reservoir zone. The connection to the existing system should be done on the existing 110 mm diameter pipeline to the north of the development, as shown on Figure 1 attached.

The development is situated inside the water priority area.

1.2 Water demand

No provision was made in the original water analysis for the master plan for development on portion 47 of Farm 444.

For this re-analysis, the total annual average daily demand (AADD) and fire flows for the proposed development was calculated as follows:

- 30 Hotel beds @ 0,35 kℓ/d/unit = 10,5 kℓ/d
- 27 Residential erven @ 600 ℓ/d/unit = 16,2 kℓ/d
- Total = 26,7 kℓ/d
- Fire flow criteria (Low risk) = 15 ℓ/s @ 7 m

1.3 *Present situation*

1.3.1 *Reticulation network*

The existing water reticulation network between the Archiewood reservoirs and the proposed development has sufficient capacity to provide the required minimum water pressure of 24 m water head to the development during peak demand conditions, as well as to supply fire flow to the development of more than 15 ℓ/s at 7 m head.

It is however recommended that the existing 110 mm diameter pipe between the main 200 mm supply pipeline from the Archiewood reservoir and the proposed development (see Figure 1 attached) is reinforced in the future when the existing erven to the north and west of the proposed development start to develop. This proposed pipeline reinforcement is however not required as a minimum requirement in order to accommodate the proposed development in the existing water system.

Link service

- Item 1 : 150 m x 160 mm Ø replace existing 110 mm Ø supply pipe = R 156 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2015/16 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

1.3.2 *Reservoir capacity*

The existing Archiewood (2,0 Mℓ) reservoir has sufficient reservoir storage volume available to accommodate the proposed development on portion 47 of Farm 444, Plettenberg Bay.

1.3.3 *Bulk water supply*

The bulk water system supplying bulk water from the Plettenberg Bay Water Treatment Plant (WTP) to the Archiewood reservoir has sufficient capacity to accommodate the proposed development (see Figure 2 attached).

2 CONCLUSION

The developer of the remainder of portion 47 of Farm 444 in Plettenberg Bay will be liable for the augmentation and transportation fees (as calculated by the Bitou Municipality) as a contribution towards water infrastructure.

There is sufficient capacity in the existing water reticulation system to accommodate the proposed development. It is however recommended that the existing 110 mm diameter pipe between the main 200 mm supply pipeline from the Archiewood reservoir and the proposed development is reinforced in the future when the existing erven to the north and west of the proposed development start to develop.

We trust that you find this of value.

Yours sincerely

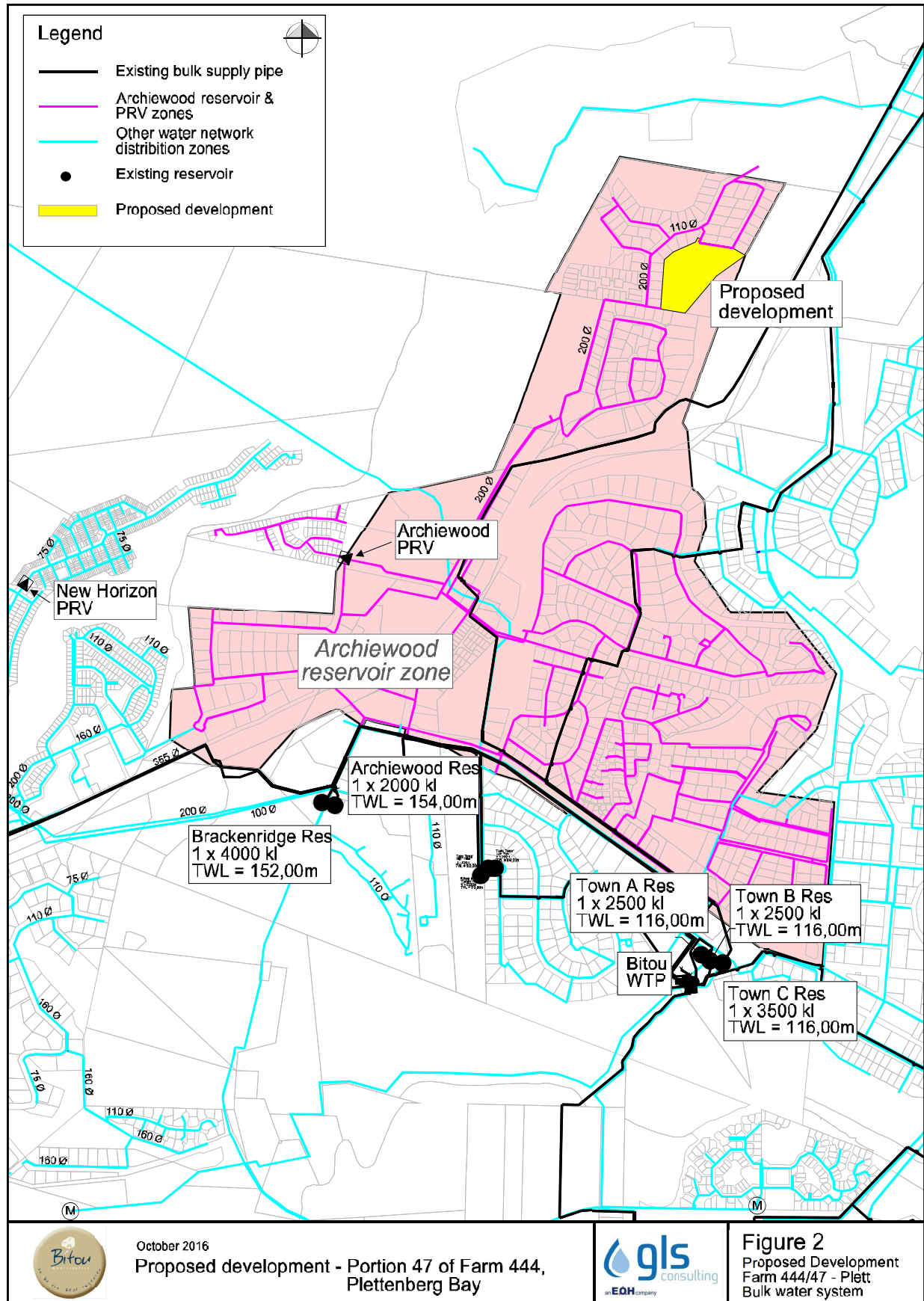
GLS CONSULTING (PTY) LTD
REG. NO.: 2007/003039/07



Per: JJ STREICHER (Director)

cc. Tuiniqua Consulting Engineers (Pty) Ltd
P. O. Box 544
PLETTENBERG BAY
6600

Attention: Mr Francois Scholtz



ANNEXURE L:

Botanical Report

BOTANICAL ASSESSMENT

**PROPOSED DEVELOPMENT OF PORTION 47 OF FARM GANZE VALLEI
444, PLETTENBERG BAY**

May 2016



Mark Berry Environmental Consultants

Pr Sci Nat (reg. no. 400073/98)

Tel: (021) 856-1148

Fax: 086 759-1908

E-mail: mberry@telkomsa.net

1 INTRODUCTION

This report investigates the botanical impacts of a proposed residential development on Portion 47 of Farm Ganze Vallei 444 in Plettenberg Bay (see Map 1). The proposed development site is located on a hill top west of the Keurbooms River estuary. The property is covered with trees (mainly exotic), lawn, grassy areas and a hotel, which is currently being renovated. The surrounding area (notably to the south) has been largely developed for housing. According to the 2006 Vegetation Map of South Africa, the site is located in Garden Route Shale Fynbos. Also found in the general area are South Outeniqua Sandstone Fynbos, Southern Afrotemperate Forest and Cape Estuarine Salt Marshes, the latter being associated with the Keurbooms River estuary. Garden Route Shale Fynbos is currently listed as Vulnerable in the National List of Threatened Ecosystems (December 2011).

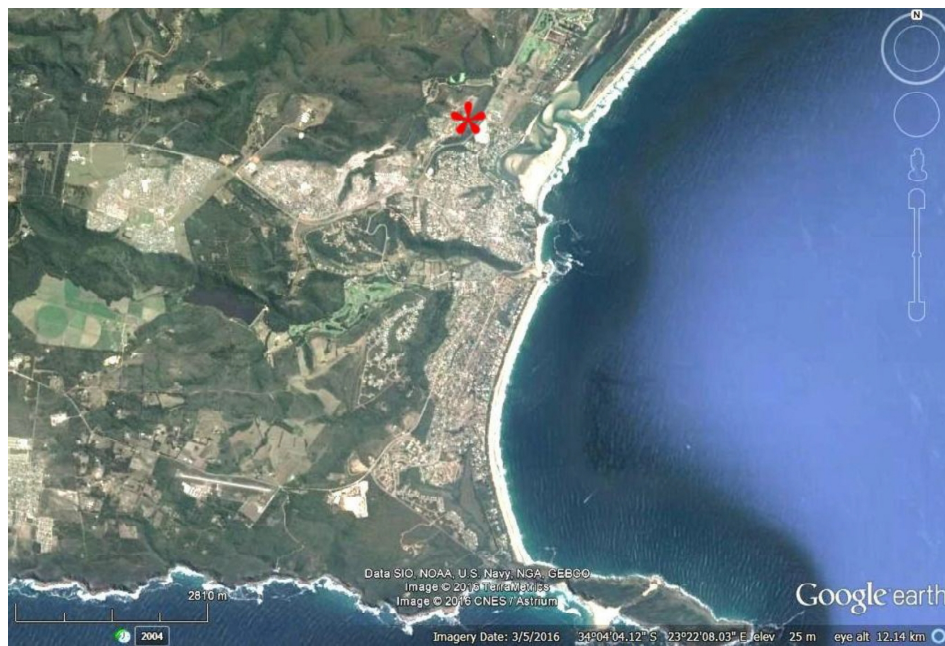
2 PROJECT DESCRIPTION

A 1.68 ha area has been earmarked for residential development and a private road, while the rest of the property will remain unchanged. An existing manor house/hotel on the site is currently being renovated and converted into a hotel (see Map 2). Two layout alternatives are presented for the residential development. Alternative 1 (original layout) comprises 21 residential erven with an average erf size of $\pm 650 \text{ m}^2$. Alternative 2 (preferred layout) comprises 35 residential erven in a denser arrangement of 380 m^2 each.

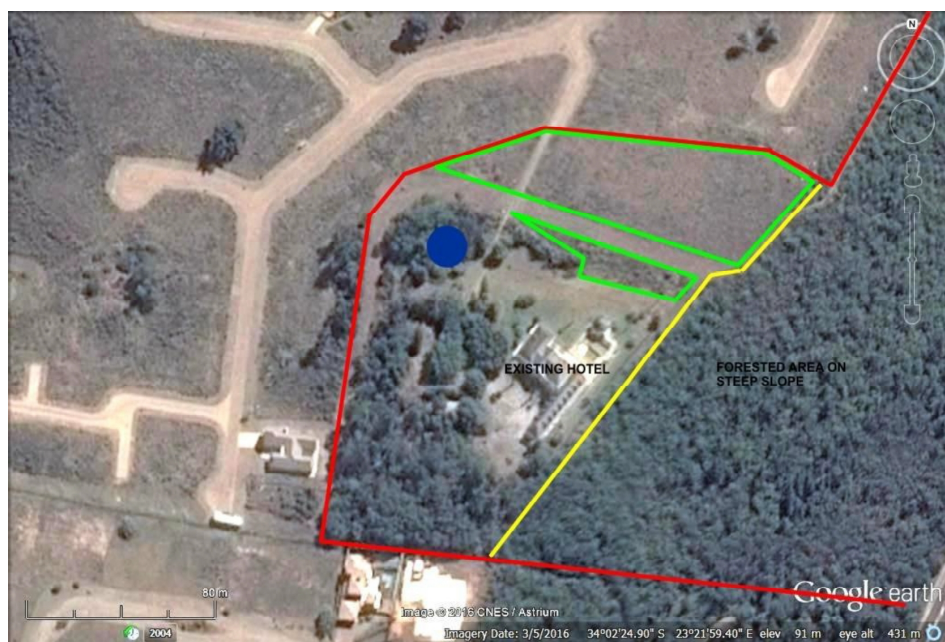
3 TERMS OF REFERENCE

The terms of reference for this study are as follows:

- To determine if vegetation of high conservation value will be affected by the project. Reference will be made to its conservation value and potential impact on ecological linkages, CBA's, etc.
- To determine if any rare and threatened (Species of Conservation Concern) plant species will be affected.
- To assess the impacts on flora and vegetation.
- To propose mitigation measures to be included in method statements to ensure that the impact on biodiversity is minimised.



Map 1 Satellite photo showing the location of proposed development site (red asterisk) in Plettenberg Bay.



Map 2 Satellite photograph showing the position of site (outlined in red) and existing manor house/hotel. The green outlined areas indicate the fynbos regrowth areas, while the yellow line indicates the approximated boundary of development site and wooded area on steep slope below. The blue circular area indicates the position of a small dam.

4 METHODOLOGY

A botanical survey of the site was undertaken on 21 April 2016 by Mark Berry (see CV attached). A qualitative assessment of the type and condition of affected vegetation, disturbance and presence of alien species and Species of Conservation Concern was carried out. Plant species not identified in the field, were collected or photographed and identified at the Compton Herbarium at Kirstenbosch. Mucina & Rutherford's (2006) vegetation map and the latest floristic taxonomic literature and reference books were used for the purpose of this specialist study. Any plants classified as rare or endangered in the Red List of South African Plants online database are highlighted.

The following information was recorded during the site visit:

1. The condition of the vegetation. Is the vegetation either disturbed or degraded? A disturbed or degraded area could range from old/existing agricultural fields (fallow land), or areas previously disturbed by construction activities, to an area that has been severely eroded or degraded as a result of bad land management.
2. The species diversity. This refers to the numbers of different indigenous plant species occurring on site. Indigenous fauna will also be noted.
3. Species of Conservation Concern occurring on site. This would include rare, vulnerable, endangered or critically endangered plants and animals (where possible).
4. Fatal flaws. These would include finding large numbers of threatened plants or local endemics that would be negatively impacted upon if project was allowed to continue.
5. Identification of the vegetation type(s) on the site. This would include trying to establish the known range of a vegetation type and whether or not this vegetation type is vulnerable (VU), endangered (EN) or critically endangered (CR).

5 LIMITATIONS TO THE STUDY

Since fieldwork was carried out during autumn, flowering plants that only flower at other times of the year (e.g. winter to spring) may have been missed, especially bulbs. However, considering the transformed/disturbed state of the site, the overall confidence in the completeness and accuracy of the botanical findings is considered to be good.

6 LOCALITY & BRIEF SITE DESCRIPTION

The study site is located on a hilltop, 1 km west of the Keurbooms River estuary. It overlooks a small valley to the north and enjoys an uninterrupted view of the Tsitsikamma Mountains beyond. About three quarters of the development site is covered with exotic trees, lawn, an

existing manor house/hotel, parking area, etc. A quarter of the site (northern portion) is covered with fynbos regrowth with a prominent grass component. It appears that the area was subject to regular bush cutting (see Photo 1) or past agricultural activities, eliminating many of the fynbos species expected to be found here. According to the 3322 Oudtshoorn 1:250 000 geological map, the site is underlain by conglomerate, sandstone, siltstone and clay of Cretaceous to Tertiary age (Enon Formation). The steep slope below the site to the southeast is covered with scrub forest. This area was not surveyed as it is fenced off, but it appears to be heavily infested with invasive trees along the top. Patches of indigenous forest may be present lower down the slope.

7 BIOGEOGRAPHICAL CONTEXT

The Vegetation Map of South Africa (Mucina & Rutherford 2006) classifies the vegetation found in the area as Garden Route Shale Fynbos (see Map 3). This unit stretches along the Garden Route from an area north of Heidelberg eastwards towards Oyster Bay, near Cape St Francis. It is typically found on the undulating hills/plains of the coastal forelands (Mucina & Rutherford 2006). In the study area it resembles a shrubby grassland. It is mostly confined to the flatter areas that are exposed to frequent fires, while the fire-protected slopes and valleys in the area are occupied by forest patches (Mucina & Rutherford 2006). Apart from a single *Erica* species, characteristic fynbos species are largely absent from site. No members of the Proteaceae or Restionaceae families were recorded.

Other major vegetation units found in the area include South Outeniqua Sandstone Fynbos (higher-lying sandstone areas), Cape Estuarine Salt Marshes (salt marshes associated with the lower reaches and estuaries of major rivers) and Southern Afrotemperate Forest (sheltered and fire-protected areas). Apart from Garden Route Shale Fynbos and Eastern Coastal Shale Band Vegetation, these units are still well represented in the larger area. About 44% of Garden Route Shale Fynbos is still left (DEA 2011). Both Garden Route Shale Fynbos and Eastern Coastal Shale Band Vegetation are currently listed as Vulnerable, while the others are listed as Least Threatened (DEA 2011).

Being located on the northern outskirts of Plettenberg Bay, the site is well connected to adjacent areas of fynbos and scrub forest to the west, north and east of the site. Urban development to the south and east has largely cut it off from the Keurbooms River estuary.



Photo 1 Google Earth photograph (dated 2004) showing the impact of past bush cutting.



Map 3 Extract of the SA Vegetation Map (Mucina & Rutherford 2006), showing the position of study site (red asterisk) within Garden Route Shale Fynbos (FFh9). Also found in the area are South Outeniqua Sandstone Fynbos (FFs19), Cape Estuarine Salt Marshes (AZe2), Southern Afrotemperate Forest (FOz1) and Eastern Coastal Shale Band Vegetation (maroon strip).

8 VEGETATION & FLORA

The area earmarked for residential development is covered with mainly exotic trees, a manor house/hotel, garden/lawn and areas of fynbos regrowth. The latter can be described as a medium dense grassy shrubland comprising mainly grasses, a single *Erica* species and asteraceous shrubs (see Photo 2). No proteas, restios or geophytes were recorded, which is indicative of the transformed state of the site. Alien infestation is noticeable in the wooded area around the manor house, especially black wattle, pines and gum trees. It also harbours several Afrotropical forest species, such as *Diospyros dichrophylla*, *Pittosporum viridiflorum* and *Ekebergia capensis*.

The following common shrub species were recorded in the fynbos regrowth, namely *Erica sparsa* (= *E. floribunda*), *Anthospermum aethiopicum*, *Chrysanthemoides monilifera*, *Stoebe plumosa*, *Helichrysum teretifolium*, *H. cymosum*, *H. petiolare*, *H. nudifolium*, *H. foetidum*, *Athanasia trifurcata*, *Metalasia acuta*, *M. pungens*, *Elytropappus rhinocerotis* (= *Dicerotheramnium rhinocerotis*), *Nidorella ivifolia*, *Passerina cf. corymbosa*, *Searsia lucida*, *S. pallens*, *Chironia baccifera*, *Hermannia flammea*, *Selago corymbosa* and *Diospyros dichrophylla*. Grasses, such as *Panicum maximum* and *Chloris gayana* (an exotic weed), were especially dominant, indicating to frequent bush cutting. No bulbs or succulents were recorded in the fynbos regrowth. Cape gerbil (*Tatera afra*) activity was also noted here.

The wooded area around the manor house is covered by mainly exotic trees, as well as several indigenous trees and shrubs of Afrotropical Forest origin (see Photo 3). The canopy of alien trees provides a suitable habitat (nursery plant effect) for indigenous growth to establish. Invasive species recorded here include black wattle (*Acacia mearnsii*), blackwood (*A. melanoxylon*), rooikrans (*A. cyclops*), *Acacia podalyriifolia*, pines, gums, bottlebrush, magenta cherry (*Syzygium paniculatum*), *Lantana camara* and prickly pear (*Opuntia ficus-indica*). Indigenous species recorded include typical forest/thicket species, such as *Diospyros dichrophylla*, *Pterocelastrus tricuspidatus*, *Colpoosia compressum*, *Scolopia cf. zeyheri*, *Grewia occidentalis*, *Searsia lucida*, *S. crenata*, *Pittosporum viridiflorum*, *Ekebergia capensis* (probably planted), *Mystroxydon aethiopicum*, *Aloe pluridens*, *Senecio deltoideus*, *S. angulatus*, *S. macroglossus*, *Cynanchum cf. ellipticum*, *Aptenia cordifolia* (= *Mesembryanthemum cordifolium*), *Monsonia emarginata*, *Asparagus aethiopicus*, *Anemone vesicatoria* subsp. *grossa*, *Exomis microphylla*, *Barleria obtusa* and the fern *Cheilanthes viridis*. *Anemone vesicatoria* subsp. *grossa* is a forest endemic.



Photo 2 Fynbos regrowth on the northern side of the manor house.



Photo 2 Wooded area behind the manor house (under renovation).

A small dam (see Photo 3) nearby the manor house accommodates *Typha capensis*, *Cyperus papyrus* (papyrus sedge) and sword fern (*Nephrolepis cf. exaltata*). The latter is considered to be invasive. This water feature, being manmade, is not considered to have any ecological importance.



Photo 3 Small dam/water feature in the garden nearby the manor house.

No Species of Conservation Concern were recorded on site. The term Species of Conservation Concern refers to species that are listed as either Threatened or Rare in the Red List of South African Plants (Raimondo *et al.* 2009).

9 CONSERVATION STATUS

Over 50% of the original area of Garden Route Shale Fynbos has been transformed by agriculture and afforestation (Mucina & Rutherford 2006). Only about 5% of it is formally conserved in the Garden Route National Park and Boosmansbos Wilderness Area (Mucina & Rutherford 2006). Garden Route Shale Fynbos is currently listed as a vulnerable vegetation type. Alien infestation appears to be a serious problem in the area. The wooded area on the study site falls within the Garden Route Biodiversity Network. Map 4 shows that the wooded area is located inside a 'Critical Biodiversity Area' (CBA). It is clear that the information used in preparing the CBA map was not groundtruthed as the wooded area comprises mainly invasive

aliens and other exotic trees. No aquatic CBA's or National Freshwater Ecosystem Priority Areas (NFEPA) occur on the property. CBA's are terrestrial and aquatic features in the landscape that are critical for conserving biodiversity and maintaining ecosystem functioning in the long term (Maree & Vromans 2010; Job *et al.* 2008).



Map 4 Critical Biodiversity Areas (yellow) in the area. The property is outlined in red.

10 IMPACT OF THE PROPOSED HOUSING DEVELOPMENT

The proposed development site is located on a hilltop environment that was subject to regular bush cutting and other disturbances. The fynbos regrowth encountered in the northern part of site comprises widespread fynbos species and grasses. Although it has potential to re-establish itself to a certain extent, it has low to medium conservation value as certain key fynbos elements, such as proteas and restios, have been eliminated. Likewise, the wooded area comprises mainly invasive aliens, other exotic trees and common forest species, which utilise the shade provided by the taller alien trees. No Species of Conservation Concern or protected tree species were recorded and will be affected by the project. With regards to the two layout alternatives, the impact will be the same for both alternatives.

Impact on the vegetation type, habitat and CBA's

Considering the condition and transformed state of the vegetation found on site, the impact

imposed by the development on Garden Route Shale Fynbos is considered to be of low significance, with mitigation. Similarly, the impact on habitat and CBA's is negligible. Table 1 below summarises the impact.

Table 1 Impact on vegetation type, habitat and CBA's.

Mitigation	Extent	Duration	Intensity	Probability of occurrence	Significance (for both alternatives)	Status	Confidence
Without mitigation	Limited to site	Perm	Med	Probable	Low-med	-	Med-high
With mitigation	Limited to site	Perm	Med	Probable	Low	-	Med-high

Impact on Species of Conservation Concern

No impact identified.

Impact on biological connectivity or linkage

Being almost cut-off on the western side by an eco-estate development, the site provides a weak ecological link between the estuary and the large expanse of fynbos located further away to the west. The latter extends around the site to the north along the Gansevallei towards the N2. With mitigation, the impact on biological connectivity or linkage is likely to be of low significance. The impact can be mitigated by restricting planting in gardens and open spaces to locally indigenous species. It can be argued that the impact may be slightly less for Alternative 1 where larger erven may provide for the opportunity to establish larger indigenous gardens. The Table 2 below summarises the impact.

Table 2 Impact on biological connectivity or linkage.

Mitigation	Extent	Duration	Intensity	Probability of occurrence	Significance (Alternative 1)	Significance (Alternative 2)	Status	Confidence
Without mitigation	Limited to site & surroundings	Long term	Med	Probable	Low-med	Low-med	-	Med-high
With mitigation	Limited to site & surroundings	Long term	Med	Probable	Low	Low-med	-	Med-high

Establishment of alien invasive vegetation

As an indirect impact, soil disturbance caused by earthworks and mining activities will provide ideal conditions for the establishment of alien invasive vegetation. The presence of invasive

aliens on site, such as black wattle, blackwood, lantana and rooikrans, will exacerbate this impact. This can be partly mitigated by ongoing alien vegetation clearing in the area.

11 CONCLUSION & MITIGATION MEASURES

Given that the site was subject to regular bush cutting and other disturbances, the impact on biodiversity and the conservation status of Garden Route Shale Fynbos is expected to be of low significance, with mitigation. The fynbos regrowth encountered in the northern part of site comprises common fynbos species and grasses. Likewise, the wooded area comprises mainly invasive aliens, other exotic trees and common forest species. With regards to the layout alternatives, the impact will be the same for both. Impact on biological connectivity will be slightly less for Alternative 1, but not significantly so.

Mitigation should focus on the protection and utilisation of topsoil from the fynbos regrowth areas for rehabilitation purposes, establishing locally indigenous species in gardens and open spaces, and eradication of all woody alien plants in the remainder of the property.

The following mitigation measures should be considered if the project is allowed to proceed:

- Topsoil salvage and replacement would be critical for rehabilitation. Where possible, topsoil, containing fynbos seeds, should be conserved and used for rehabilitation purposes. Ideally, it should be transferred immediately to rehabilitation areas rather than being stockpiled, as stockpiling kills important fungi, microbes, seeds and soil fauna. Topsoil stockpiles must not exceed 0.5 m in height and must not be compacted.
- Only locally indigenous plant species should be used for planting and landscaping purposes, in both private gardens and open spaces. No declared invasive alien species must be used.
- It is recommended that the remainder of the property be cleared of all woody alien plants. Initial alien clearing will probably be the responsibility of the applicant, whereafter ongoing clearing will become the responsibility of the homeowners' association.

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Mucina, L. & Rutherford, M.C. (eds) 2006. The vegetation of South Africa, Lesotho and Swaziland. *Strelitzia* 19. South African National Biodiversity Institute, Pretoria.

CURRICULUM VITAE

M.G. (Mark) BERRY
ENVIRONMENTAL CONSULTANT / ECOLOGIST

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BORN: 13 December 1965

IDENTITY NUMBER: 6512135145082

NATIONALITY: South African

MARITAL STATUS: Married, two daughters

DRIVERS LICENCE: Code EB

LANGUAGES: Proficient in speaking, reading and writing English and Afrikaans

QUALIFICATIONS: BSc (1988) University of Stellenbosch (majored in Botany and Zoology)
 BSc-Hons in Botany (1991) University of Stellenbosch
 MSc in Botany (1993) Nelson Mandela Metropolitan University
 PhD in Botany (2000) Nelson Mandela Metropolitan University

CAREER SUMMARY: **1997-2005:** Employed as an environmental specialist at **Planning Partners**, a multi-disciplinary consultancy specialising in town and regional planning, environmental planning and landscape architecture. Started **Mark Berry Environmental Consultants** in **June 2005**.

EXPERIENCE: **Environmental Impact Assessments (EIA's)** for residential, commercial, industrial, agricultural and civil engineering projects. EIA applications include the upgrading of Murray's Bay Harbour at Robben Island; an abalone farm near Saldanha; several bulk sewer and stormwater pipelines; the upgrading of access to and restoration of an archaeological site (Klipgat Cave) near De Kelders; the rehabilitation of the flood-damaged Koringlands River in Swellendam; a regional shopping mall in Hawston; low-cost housing projects; and cell phone masts in the Mossel Bay area.

With a PhD in the botanical field, I regularly undertake **biodiversity assessments** of fynbos, strandveld, renosterveld, thicket and karoo vegetation types as part of the EIA application process. For my PhD I have assessed the impact of informal settlement on the coastal vegetation and flora of the south-eastern Cape coastal zone.

Environmental Management Plans (EMP's) for a wide range of activities, including golf estates, residential and commercial developments, wineries, bulk municipal infrastructure, a harbour and several borrow-pits/quarries.

Environmental Control Officer (ECO) on construction sites, including residential and commercial developments, the upgrading of a harbour and other civil engineering projects.

CONFERENCES &

PUBLISHED PAPERS: The impact of informal housing settlements on coastal vegetation. *The Naturalist*, Eastern Province Branch of the Wildlife Society of Southern Africa, Vol 37(1) 1993.

Impacts of informal settlements on south-eastern Cape coastal vegetation (South Africa). *Global Ecology and Biogeography Letters* 4: 129-139, 1994.

Aspects on the history and development of informal settlements in the south-eastern Cape coastal zone. *South African Geographical Journal* 86 (1): 23-39, 2004.

Impact of cutting and collecting of firewood associated with informal settlement in the south-eastern Cape coastal zone. *South African Journal of Botany* 71 (2): 2005.

South-eastern Cape vegetation and the impacts of informal settlements. Annual SAAB congress held at Wits, Johannesburg in 1994.

Informal settlements in the south-eastern Cape coastal region and associated environmental impacts. First International Geography Congress held at University of Durban-Westville in 1995.

EXAMINER:

Between 2000 and 2006 I have acted as examiner for the Board of Control for Landscape Architects (BOCLA), responsible for the setting up and marking of the Environmental Planning Section of exam paper.

PROFESSIONAL MEMBERSHIP:

Professional member (reg. no. 400073/98) of the South African Council for Natural Scientific Professions (SACNASP).

REFERENCES:

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Prof Eileen Campbell

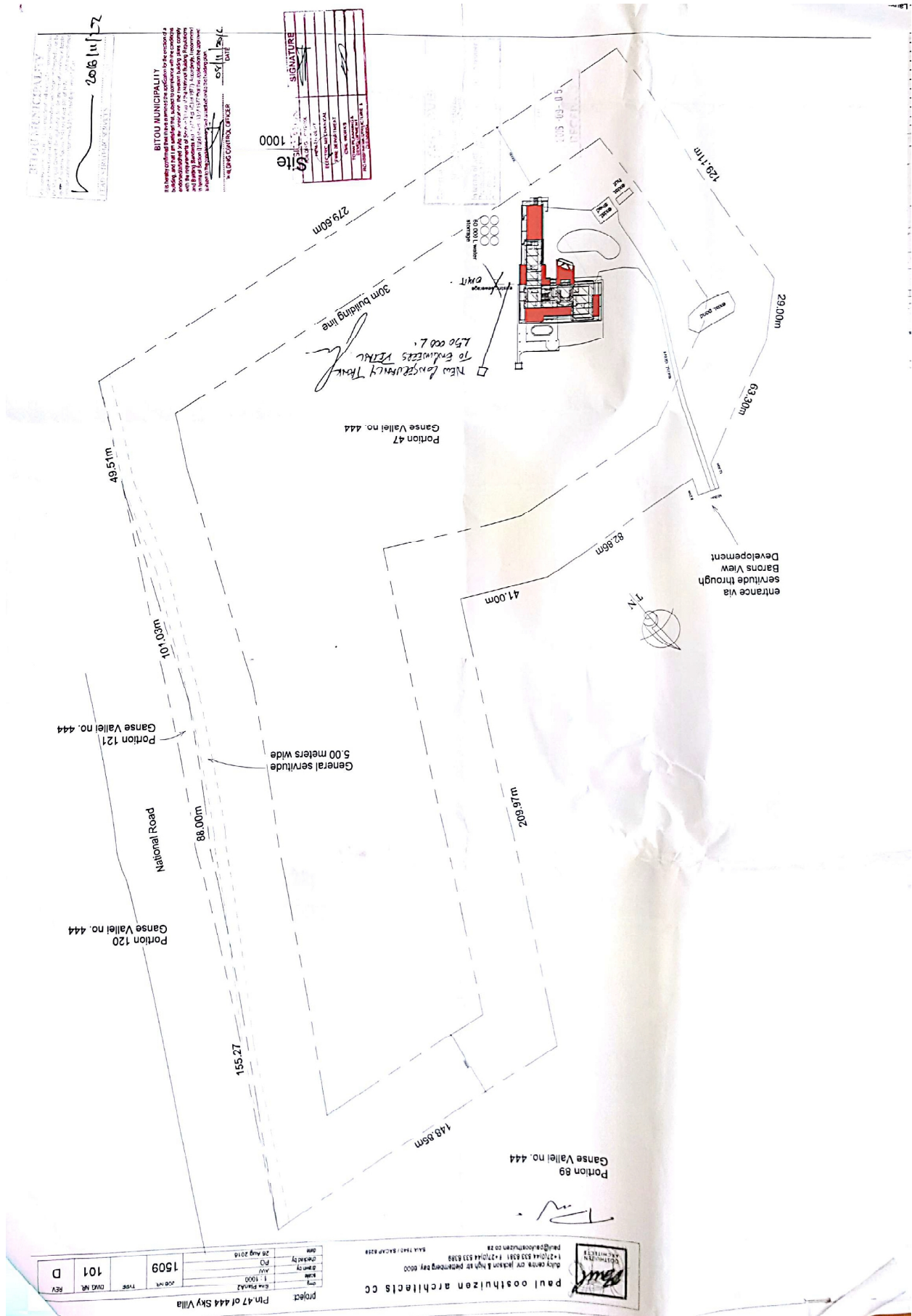
Department of Botany, Nelson Mandela Metropolitan University

Phone: (041) 504-2329

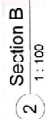
E-mail: Eileen.Campbell@nmmu.ac.za

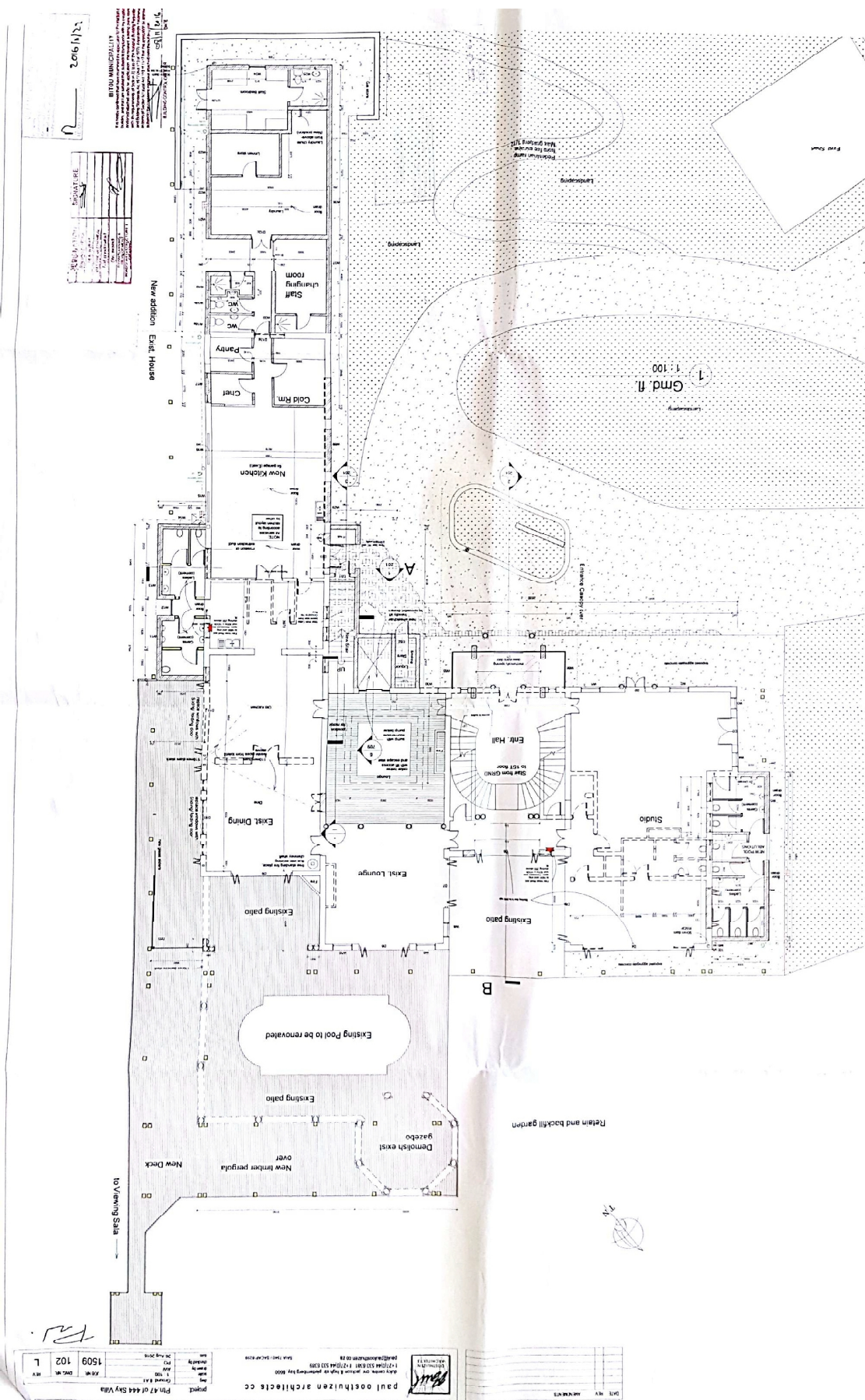
ANNEXURE M:

Approved Building Plans

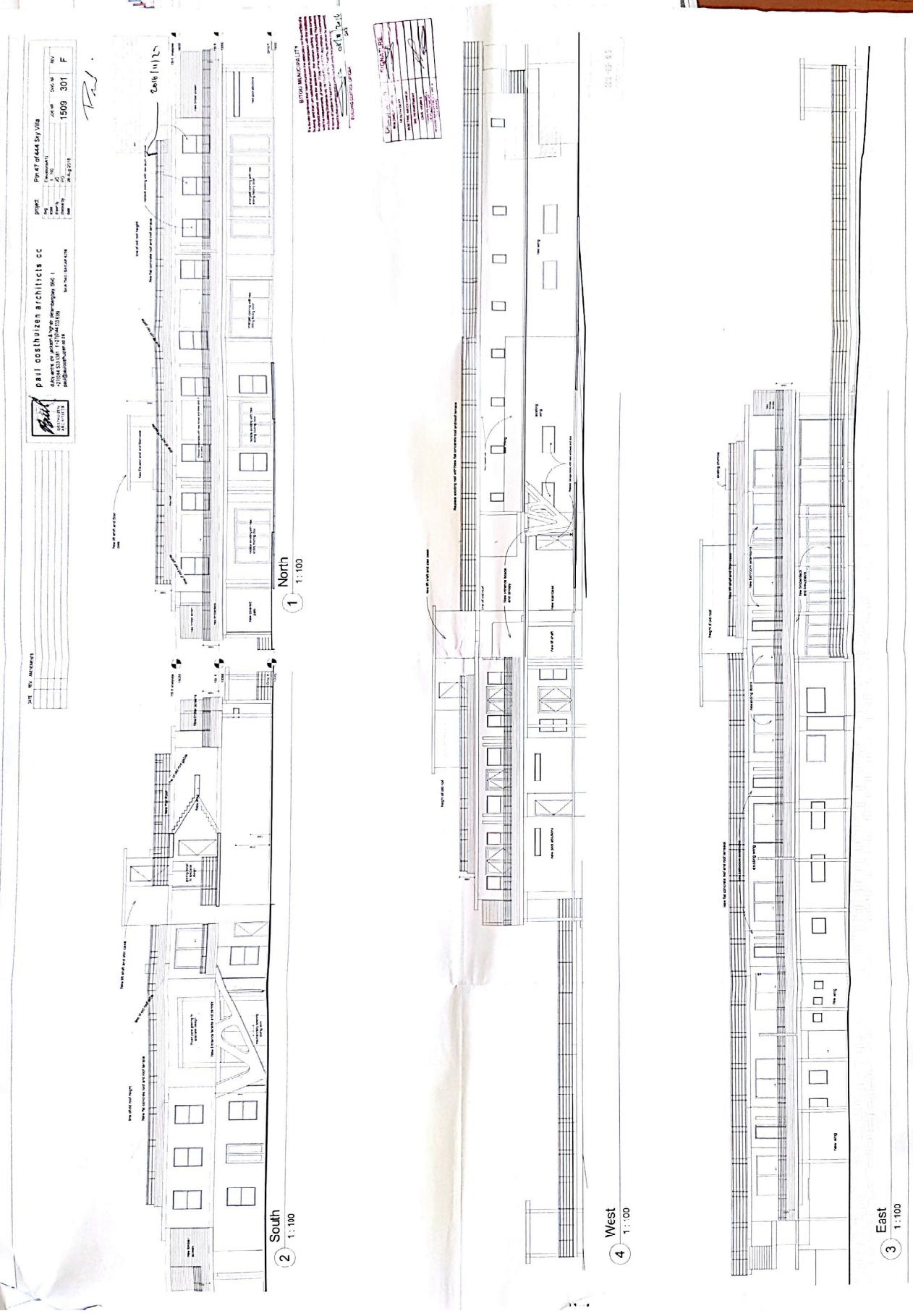


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 1509 102 L
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ANNEXURE N:

Status Report from Surveyor General



**rural development
& land reform**

Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

SURVEYOR-GENERAL: CAPE TOWN

90 Plein Street / Private Bag X9028, CAPE TOWN, 8000; Tel: 021 467 4800; Fax: 021 4653008; Email: sgdatawc@drdlr.gov.za

**MARIKE VREKEN
URBAN & ENVIRONMENTAL PLANNERS
PO BOX 2180
KNYSNA
6570**

Enquiries: ML ZULU
My Reference: Knys.444 Vol.4 p216
Your Reference:

2017-02-23

ATTENTION: Marike Vreken

Madam

**STATUS REPORT: ROADS SHOWN ON GENERAL PLAN NO: 5268/2003
PLETTENBERG BAY.**

I refer to your letter dated 2017-02-17.

According to my records, the land shown coloured in **ORANGE** on the attached plans represent:

Remainder Erf 9845 Plettenberg Bay vide Diagram No.5267/2003 as shown on **General Plan No.5268/2003**.

It is shown as **Public Road** in my records.

Yours faithfully

ML ZULU
for Surveyor-General: Western Cape

