

REMAINDER OF THE FARM KRANSHOEK NO 432, DIVISION
KNYSNA (CAIRNBROGIE), BITOU MUNICIPALITY

APPLICATION FOR
PROPOSED REZONING AND CONSENT USES

SPECIALIST PLANNING REPORT FOR EIA PURPOSES



CLIENT: CAIRNBROGIE FARMS PTY LTD
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SECTION A :	BACKGROUND
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1. PURPOSE OF THE REPORT

Marius Vreken Urban and Environmental Planners has been appointed by CAIRNBROGIE FARMS (Pty)Ltd to obtain development rights to legalise the existing activities and obtaining approval for proposed new tented camps on the Cairnbrogie Farm (Remainder of The Farm Kranshoek No 432).

The proposed tented camps trigger “listed activities” in terms of the 2017 NEMA listing notices, published under Listing Notice 3 No. 324, on 7 April 2017 (Government Gazette No. 40772, 7 April 2017).

This Specialist Planning Report aims to provide a description of the proposed development and to “contextualise” the envisaged project within the administrative, legal and planning policy framework. These policies are for the most part not prescriptive legal requirements, but rather guidelines to inform detailed planning and design, and to be interpreted and applied at the level of an individual project.

In parallel with the abovementioned applications; Hilland Environmental has been appointed as Environmental Assessment Practitioners (EAP) for the preparation and submission of the application for ‘environmental authorisation’ of the envisaged development for consideration by the ‘competent authority’ in terms of the provisions of the National Environmental Management Act, 1998 (Act 107 of 1998).

2. BACKGROUND TO THE APPLICATION AREA

Remainder of The Farm Kranshoek No 432 is deemed to be zoned “Agriculture Zone I” in terms of the Section 8 Zoning Scheme Regulations. The subject property is approximately 447.1374ha in extent.

The application area is located in the Kranshoek area, which is south-west of Plettenberg Bay Town. The property is situated between the coast and the Plettenberg Bay Airport Road. The application area is approximately 6km west of the current entrance to the Plettenberg Bay Airport. The GPS co-ordinates for the centre of the property are 23° 16’ 39.16” E and 34° 4’ 55.93” S.

The southern boundary of the property is bordered by the coast of the Indian Ocean and the northern boundary of the property is bordered by the Plettenberg Bay Airport Road.

The property is currently used for agricultural purposes such as dairy activities and grazing for cattle. Other land uses include a bike park, coffee shop, labourers cottages, tourist accommodation, additional farm house and a function venue. The new proposed tented camps will be additional to the above-mentioned land uses.

During a pre-application consultation meeting that was held with the Bitou Municipality, it was established that the proposal is supported in principle, but the existing activities need to be legalised and an application must be submitted to obtain approval for the proposed new tented camps.

3. LAND DEVELOPMENT APPLICATION

The owners of Remainder of The Farm Kranshoek No 432 (hereafter referred to as "the application area") envisage to legalise the existing activities and obtaining approval for proposed new tented camps on the Cairnbrogie F arm. The development entails new tented camps, a coffee shop, a function venue, a bike park, additional farm house and tourist accommodation. The land use application that has to be lodged to Bitou Municipality will be for:

- (i) A consent use to allow a tourist facility (bike park & coffee shop) on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(o) from the Bitou Municipality Land Use Planning By-Law, 2015;
- (ii) A consent use to allow a farm store on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(o) from the Bitou Municipality Land Use Planning By-Law, 2015;
- (iii) A consent use to allow the conversion of an existing dwelling into a guest house on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(o) from the Bitou Municipality Land Use Planning By-Law, 2015;
- (iv) A consent use to allow for an additional dwelling on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(o) from the Bitou Municipality Land Use Planning By-Law, 2015;
- (v) A consent use to allow for tourist facility (function venue / lecture room) on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(o) from the Bitou Municipality Land Use Planning By-Law, 2015;
- (vi) The rezoning of (2) tented camps to "Resort Zone I" to allow holiday accommodation on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(a) from the Bitou Municipality Land Use Planning By-Law, 2015;
- (vii) The rezoning of (8) disused labourers' cottages to "Resort Zone I" to allow holiday accommodation on Remainder of The Farm Kranshoek No 432 in terms Section 15(2)(a) from the Bitou Municipality Land Use Planning By-Law, 2015.

4. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

A copy of the Title Deed which includes all the information outlined below is contained in ANNEXURE A. The Surveyor General Diagrams for the application area is contained in ANNEXURE B.



PROPOSED REMAINDER OF THE FARM KRANSHOEK NO 432, DIVISION KNYSNA (CAIRNBROGIE)

- Title Deed Number: T28939/1992
- Title Deed Description: Remainder of The Farm Kranshoek No 432, in the Bitou Municipality and Division of Knysna, Western Cape Province
- Property Owner: CAIRNBROGIE FARMS PTY LTD
Registration No. 199000705907
- Title Deed Restrictions: There are no title deed restrictions that prevent the proposed development.
- Bonds: There is no bond registered over the property.
- Property Size: 447.1374 ha (Four Hundred and Forty-Seven Point One Three Seven Four) Hectares
- Servitudes: The following servitudes are registered to the property:
- In favour of Portion 30 (a portion of Remainder) of the Farm Kranshoek No 432, extent 46,5227 ha, with ancillary rights as will more fully appear from the said Notarial Deed of Servitude:
1. A servitude road, 10m wide along the eastern boundary as depicted by line JG on diagram SG No 6497/2004;
 2. A right of way and a right to draw water from servitude borehole as depicted by figure L on diagram SG No 6497/2004;
 3. A general service servitude 5m wide for electrical and pipeline services depicted by the broken curvilinear line XY on diagram SG No 6497/2004;
 4. A servitude of line of sight whereby no buildigns, etc visible from the dominant property shall be erected on the servient property that us situate to the west of the western boundary of the dominant property as depicted by the line a middle of stream J on diagram SG No 6497/2004.
- In favour of Portion 33 of Kranshoek No 432, together with ancillary rights as will more fully appear from the said Notarial Deed of Servitude:
1. A servitude road, 10m wide, the eastern boundary which is depicted by the line JG on diagram SG No 6497/2004 annexed to Deed of Transfer No T38054/2005;

2. A servitude road, 8m wide, the north-western boundary which is depicted by line EF, the south-western boundary which is depicted by lines FG and GH, the western boundary which is represented by lines JK and KL on diagram SG No 6453/2007 annexed to Certificate of Consolidation Title No /2008;
3. A servitude road, 8m wide, the centre line which is depicted by the broken line xy on diagram SG No 6453/2007;
4. A servitude right of way and a right to draw water from a circular borehole servitude, 10m in diametres, the centre of which depicted by the letter L on SG No 6497/2004;
5. A general service servitude for electrical and pipeline services, 5m wide, the centre line which is depicted by the broken curvilinear line XY on diagram SG No 6497/2004;
6. A servitude line of sight as contemplated in the deed of sale entered into between the parties on 6 February 2008 whereby no building, development, structure or other improvement of whatsoever nature shall be erected or permitted, or any landscaping undertaken or the disturbance of the natural environment be allowed, at any time, on certain areas of the servient property without the prior written consent of the grantee and/or his successors in title or assigns, which consent may be granted or withheld in their discretion.

The south-western part (approximately 104 ha), of the property is registered as a protected environment.

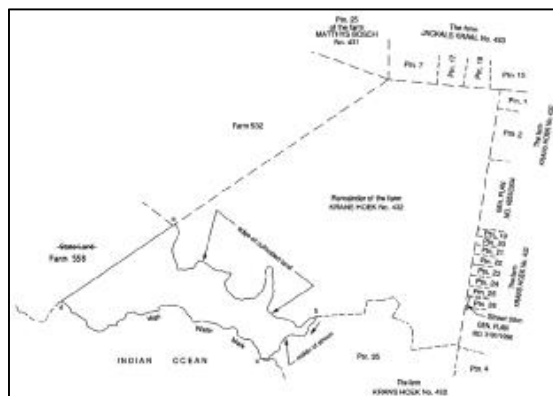


FIGURE 1: EXTRACT OF SG NO. 2794/2013



It should be noted that the proposed development does not affect/influence these servitudes in any way whatsoever.

SECTION B :

DEVELOPMENT PROPOSAL

5. DEVELOPMENT PRINCIPLES

The following development principles were taken into consideration during the formulation of the design concept:

- § No development on slopes steeper than 1:4;
- § No impact on the productive agricultural activities and agricultural potential of the farm.
- § No development in Proclaimed Protected Area;
- § To ensuring the efficient use of land;
- § To promote integrated land uses to ensure economic growth and environmental sustainability;
- § To provide a unique service to the community and tourists of Plettenberg Bay;
- § To be as environmental sensitive as possible.

6. DEVELOPMENT ALTERNATIVES

Section 24(O) (1) (b) (iv) of the National Environmental Management Act, 1998 (Act 107 of 1998) as amended states that:

“...where appropriate, any feasible and reasonable alternatives to the activity which is the subject of the application and any feasible and reasonable modifications or changes to the activity that may minimise harm to the environment...”

The following development alternatives were investigated for the application area:

- § Alternative 1 (Preferred Alternative): Legalise the various land uses on the property by applying for consent uses and to rezone the proposed tented camps to “Resort Zone 1” to allow holiday accommodation.
- § Alternative 2: Legalise the various land uses on the property by applying for consent uses and to rezone the proposed tented camps to “Resort Zone 1” to allow holiday accommodation within the Proclaimed Protected Area and constructing the tented camps on permanent structures.
- § Alternative 3: No go Alternative.

These development alternatives are discussed in more detail hereunder:

6.1. Alternative 1 (Preferred Alternative)

The preferred development alternative consists of the following uses and is shown in FIGURE 2 below:

- To obtain land use rights for the following:
 - Bike park and coffee shop (a consent use to allow for a tourism facility);
 - Farm store – to enable the coffee shop to also sell local produce and local products (arts and crafts) to visiting tourists;
 - Existing house for tourist accommodation (a consent use to allow for a guest house);
 - Additional farm house (a consent use for an additional dwelling);
 - Barn used as a function venue (a consent use to allow for a tourist facility);
- Rezoning of (8) x Disused Labourers Cottages to “Resort Zone 1” to allow holiday accommodation;
- Rezoning of (2) x Proposed New Tented Camps to “Resort Zone 1” to allow holiday accommodation.

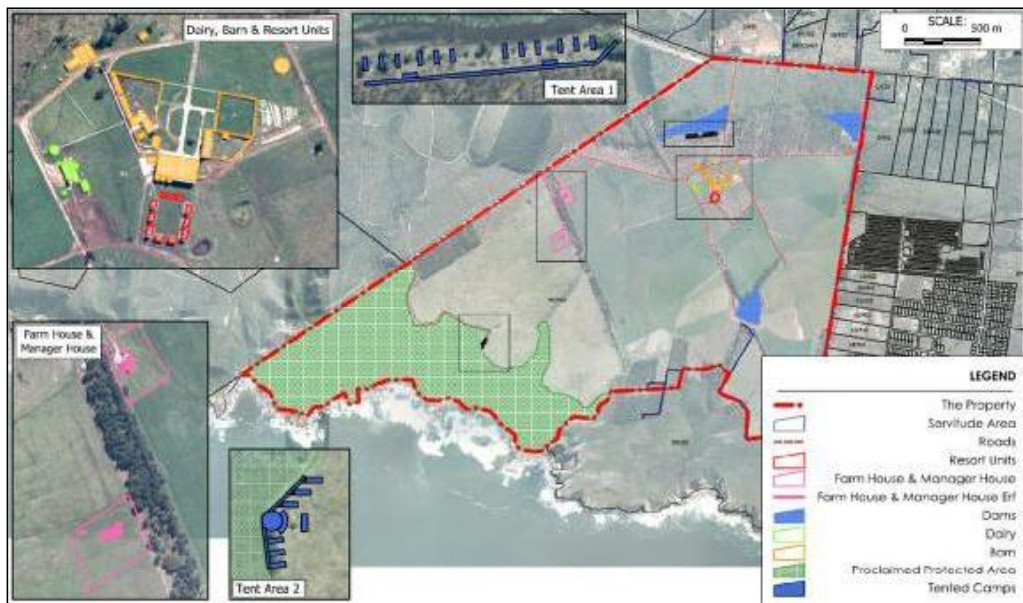


FIGURE 2: SITE DEVELOPMENT PLAN – PREFERRED ALTERNATIVE

The table below is a summary of the prescribed development parameters for a “Agriculture Zone 1” and “Resort Zone 1” zoned property as set out in the Section 8 Zoning Scheme Regulations and a comparison of how the proposed development’s compliancy with the prescribed development parameters:

Agriculture Zone I			
Section 8 Scheme regulations		Proposed development	Compliance
Primary Use	Agriculture	Agriculture	<i>Comply</i>
Consent Uses	Additional Dwelling Units	Existing out buildings to be converted into dwelling house	<i>Consent use on Agriculture for an additional dwelling – this building is more than 2 km from the High-Water Mark of the sea</i>
	Tourist Facilities	<ul style="list-style-type: none"> - Bike Park & Coffee Shop - Barn used as function venue 	<i>Consent use tourist facility</i>
	Guest house	Existing house for tourist accommodation	<i>Consent use for a guest house</i>
Land use restrictions	Street building line: at least 30m	Far more than 30m	<i>Comply</i>
	Side building line: at least 30m	Far more than 30m	<i>Comply</i>
The provisions contained in a relevant guide plan that is in force in terms of section 6A of the Physical Planning Act, 1967 (Act 88 of 1967), shall mutatis mutandis apply as additional land use restrictions in this zone.			<i>Comply</i>
No farm store, farm stall, nursery, service trade or tourist facilities shall be approved in this zone within 5 km of the border of Bophuthatswana, Transkei or Ciskei without consent of the government of such state.			<i>Comply</i>

Resort Zone 1			
Section 8 Scheme regulations		Proposed development	Compliance
Primary Use	Holiday Accommodation	Holiday Accommodation	<i>Comply</i>
Consent Uses	Resort Shop	n/a	<i>n/a</i>
	Tourist Facilities	n/a	<i>n/a</i>
Land use restrictions	The parameters of the existing lawful development shall apply as land use restrictions with regard to land which is deemed to be zoned as a resort zone I with effect from date of commencement of the Ordinance.		<i>Comply</i>
	With the rezoning of land to resort zone I, conditions shall be laid down with regard to density, layout, landscaping, building design, etcetera, and a layout plan shall be approved by and filed with the local authority, clearly indicating the position of all structures, stands and internal roads.		<i>Comply</i>

This alternative is the preferred development alternative for the following reasons:

- (i) There is a demand for unique lodging experiences in the Plettenberg Bay area;
- (ii) To provide a necessary service to the community;
- (iii) The proposed tended camps are clear of the proclaimed protected area and the high-water mark;
- (iv) The tourist facility will result in permanent employment for skilled and unskilled labourers;
- (v) The development proposal ensures the efficient use of land, by integrating agricultural and tourist facility uses;
- (vi) The new proposed tented camps will be constructed on wooden decks and wooden poles that elevate them from the ground. This method of construction is environmental sensitive, not resulting in any major earth works and vegetation clearing.

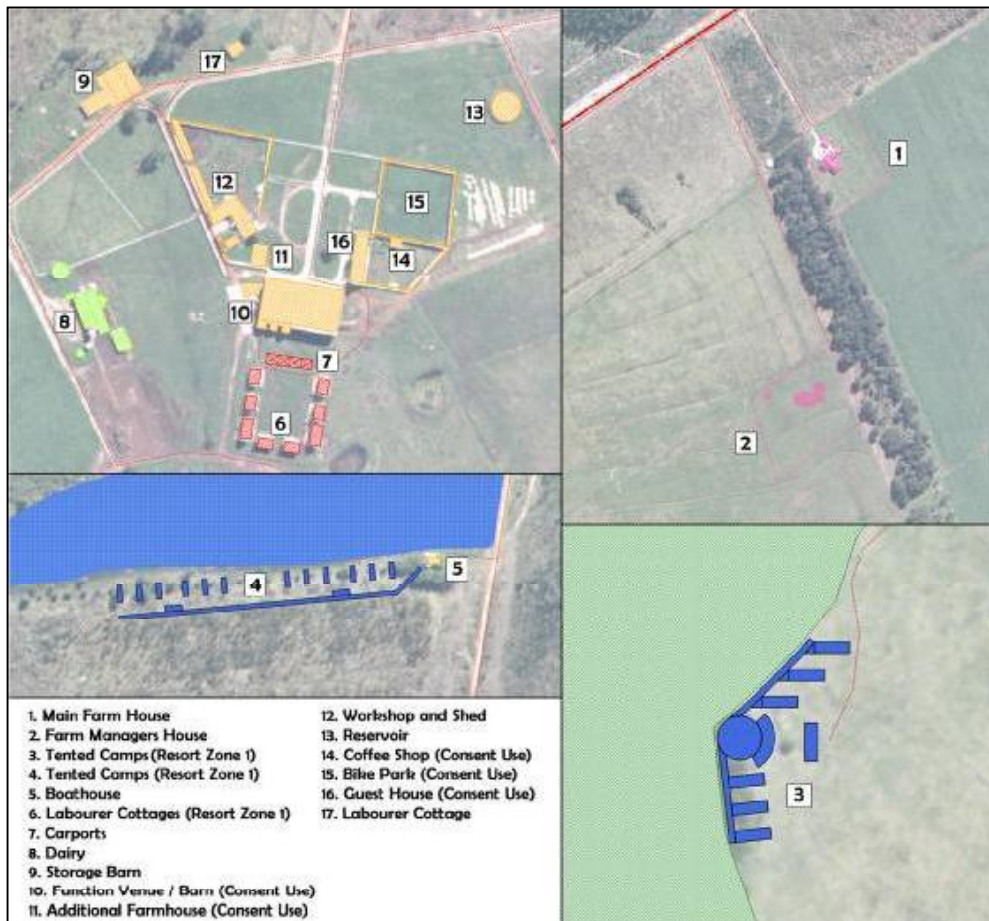


FIGURE 3: SDP (SITE DEVELOPMENT PLAN) - LAND USES



The proposal is to obtain development rights to legalise the existing activities and obtaining approval for proposed new tented camps on the Cairnbrogie Farm (Remainder of The Farm Kranshoek No 432). The property is currently zoned "Agriculture Zone 1", thus a number of the existing uses could be legalised by applying for consent uses. The current zoning of the property does not allow for holiday accommodation, thus the labourers cottages and new proposed tented camps must be rezoned to "Resort Zone 1". The two tented camps will be situated outside the proclaimed protected area and approximately 520m (Tented Area 2) and 2.5km (Tented Area 1) from the high-water mark.

The current zoning of the property allows agriculture as a primary right, thus the agricultural buildings (structures) on the property is legal. The following land uses (buildings / structures) are primary rights to the property:

Main farm house
Dairy
Farm manager's house
Storage barn
Boathouse
Carports
Barn
Reservoir
Workshop and Shed
Labourer cottage

The following land uses (buildings / structures) could be legalised as consent uses on the "Agriculture Zone 1" zoned property:

Function venue (Tourist Facilities)
Additional farmhouse (Additional Dwelling Unit)
Coffee shop (Tourist Facilities)
Resort shop (Farm Store)
Bike park (Tourist Facilities)
Guest house (Guest house)

To obtain rights to operate the disused labourers cottages and new proposed tented camps for holiday accommodation it is necessary to apply for a rezoning. These areas must be rezoned to "Resort Zone 1" to allow holiday accommodation as a primary right.

(8) x Labourers Cottages
(2) x Tented Camps

The new proposed tented camps will be constructed on wooden decks, with decks between the tents, connecting them with each other. The wooden decks are very environmentally sensitive, because it does not cause major earth works and construction. The footprints of the proposed tents are small and will not result in clearing of large tracks of vegetation. The

wooden decks will be constructed on wooden poles, elevating them of the ground. The figure below illustrates the proposed layout of a typical tent.

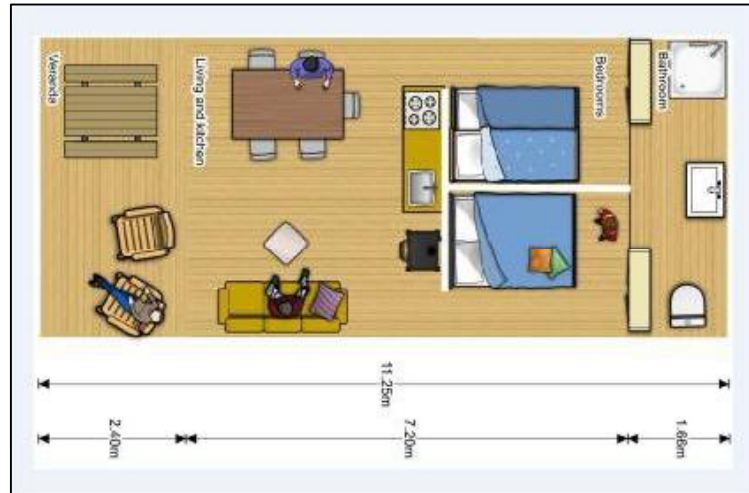


FIGURE 4: LAYOUT OF TENTS

6.1.1. Engineering Services

With regard to engineering services for the proposed tented camps, the following is proposed:

Potable Water:

Water is obtained from the existing boreholes on the property. These boreholes provide sufficient water to all land uses on the property. Water will be connected via existing pipelines to the tented camps, these pipelines will run along existing roads or through the cultivated pastures. Grey water generated on the sites will be reverted into the plantations.

Sewer:

The owner will provide on-site sanitation services by constructing conservancy tanks connected the proposed tented camps, where the sewage is periodically removed by a 'honey sucker' on an ad-hoc basis by Bitou Municipality.

Electricity:

The tented camp near the coast (Tent Area 2) will obtain power through solar/gas. The tented camp near the dam (Tent Area 1) will have Eskom electricity.

6.1.2. Access to Tented Camps

Dam Site:

Access to the dam site (Tent Area 1) will be accessed via an existing road, that runs past the proposed site, towards the main farm house. Parking will be provided in a demarcated area next to the camping site. No vegetation will be cleared for the parking area, the demarcated parking area is clear, with only grass necessary to cut on a periodically basis. The parking area is large enough to provide sufficient parking for the camping site.

Coastal Tented Site:

Access to the coastal tent site (Tent Area 2) will be accessed via an existing farm road that runs past the main farm house, along the existing grazing areas, towards the coastal tented site, thus road is an exciting road that stays clear of the proclaimed protected area. Parking will also be provided in a demarcated area next to the camping site. No vegetation will be cleared for the parking area, the demarcated parking area is clear, with only grass necessary to cut on a periodically basis. The parking area is large enough to provide sufficient parking for the camping site.

6.2. Alternative 2

This alternative entails the exact same development proposal as 'Alternative 1', to obtain rights for the existing land uses on the property by applying for consent uses and to rezone the proposed tented camps to "Resort Zone 1" to allow holiday accommodation. However, the tented camps will be constructed on permanent structures and within the proclaimed protected areas.

The Alternative 2 SDP (Site Development Plan) will be the same as Alternative 1, except for the location and the construction method of the proposed tented camps.

There are two sites for the proposed tented camps. The tented camp on Site 2 will be within the proclaimed protected area and the tented camps on Site 1 will be constructed on permanent foundations.

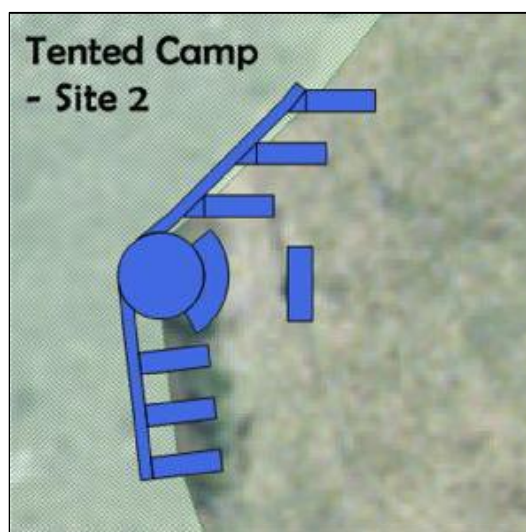


FIGURE 5: TENTED CAMP - SITE 2

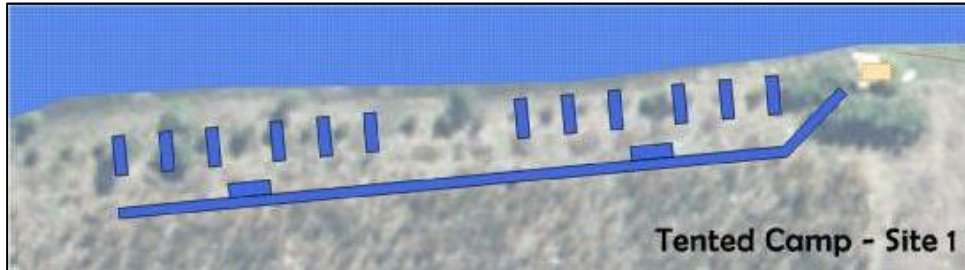


FIGURE 6: TENTED CAMP - SITE 1

Alternative 2 is not the preferred alternative, for the following reasons:

- (i) The proposed tented camp on Site 2 is within the proclaimed protected area, this construction of the tents within the protected area could cause damage to the protected vegetation, thus it is not environmental sensitive;
- (ii) The proposed tented camp on Site 1 will be constructed on permanent foundations, this will result in large development footprints, possibly removing vegetation, this is also not environmentally sensitive.

6.3. Alternative 3: No go Alternative

The “no-go” option means that the proposed tented camps will not be constructed and the demarcated areas of the proposed tented camps be kept vacant.

If the proposed tented camps are not developed, the opportunity to create permanent employment for skilled and unskilled people will be lost. The owner of the property will not be able to use his property effectively and will also not be able to generate any income from tourism expenditure.

The sites are ideally located for the proposed tented camps, and therefore the no-go option will not be the best alternative.

SECTION C :	CONTEXTUAL INFORMANTS
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7. LOCALITY

(Plan 1: Locality Plan)

The application area is located west of Plettenberg Bay, towards Knysna, in the Kranshoek area. The property is situated between the coast and the Plettenberg Bay Airport Road. The application area is approximately 6km west of the current entrance to the Plettenberg Bay Airport. The GPS co-ordinates for the centre of the property are 23° 16' 39.16" E and 34° 4' 55.93" S.

The southern boundary of the property is bordered by the coast of the Indian Ocean and the northern boundary of the property is bordered by the Plettenberg Bay Airport Road.



FIGURE 7: LOCALITY

8. CURRENT LAND USE AND ZONING

8.1. Land Use

The property is currently used for agricultural purposes such as dairy activities and grazing for cattle. Other land uses include a bike park, coffee shop, labourers cottages, tourist accommodation, additional farm house and a function venue.



FIGURE 8: DIARY



FIGURE 9: WORKSHOP AND SHED



FIGURE 10: LABOURERS COTTAGES AND CARPORTS



FIGURE 11: TOURIST ACCOMMODATION (GUEST HOUSE)



FIGURE 12: BOATHOUSE



FIGURE 13: FUNCTION VENUE AND BARN



FIGURE 14: COFFEE SHOP



FIGURE 15: ADDITIONAL FARM HOUSE



FIGURE 16: BIKE PARK



FIGURE 17: GRAZING VELD FOR CATTLE

8.2. Zoning

The application area is currently zoned as "Agriculture Zone I" in terms of the Section 8 Zoning Scheme Regulations applicable to this area.

9. SITE CHARACTERISTICS

9.1. Topography

The property is relatively flat except for the steep slope to the south of the property, which borders the ocean. The majority of the property consists of a slope between 0-5%. The steep area falls within the area that is demarcated as proclaimed protected area. No development is proposed within the steep slope areas.



FIGURE 18: SLOPE (%)

9.2. Vegetation

The landcover on the area of the proposed development is Improved Grassland, with some Forestry also. The Crop Census (2013) illustrate that property consist of planted pastures (Lucerne & Maize).



FIGURE 19: LAND COVER (NLC 2000)



FIGURE 20: CROP CENSUS (2013)

9.3. Critical Biodiversity Areas

FIGURE 21 below indicate that the property is not within any CBA Areas.



FIGURE 21: CBA AREAS

9.4. Access

Access to the property is obtained via the Plettenberg Bay Airport Road. The access is an existing access point; thus, the proposed development will gain access at the existing access point.



FIGURE 22: EXISTING ACCESS

9.5. Built Environment

The property is currently used for agricultural purposes. Several structures are on the property, the list below indicates the various structures and their uses:

STRUCTURE	USE
Main Farm House	Residential
Farm Managers House	Residential
Additional Farm House	Residential
Guest House	Residential
Main Barn	Agriculture
Dairy	Agriculture
Laborers Cottages	Residential
Coffee Shop	Tourist Facility
Workshop & Shed	Agriculture
Boat House	Agriculture
Storage Barn	Agriculture
Proposed Tented Camps	Residential

10. CHARACTER OF THE AREA

The area is characterised by various agricultural land uses. Apart from the Kranshoek Residential area, which borders the eastern border of the property, the immediate area surrounding the property is characterised by agricultural activities. Several tourist attraction facilities (on agricultural properties) are found in the vicinity of the property.

1. Cairnbrogie MTB & TRAIL PARK	6. T Niqua Stable Inn
2. Vantell Quality Clay Bricks	7. Plettenberg Bay Airfield
3. Dirt Therapy (Tree and Plant Nursery) / Gifts and Coffee / Yates Landscapes	8. Plettenberg Park Hotel & Spa
4. Forest Fresh Mushrooms	9. Uitsig Fresh Fruit & Veg Wholesalers / Self Catering Chalets
5. Timber Valley	10. Plettenvale Wines / Moonsong Backpackers (Accommodation & Self Catering)



FIGURE 23: CHARACTER OF THE AREA (LAND USES IN THE AREA)

The locality of the proposed development is ideal to use for the unique lodging experience in tented camp sites. The property is adjacent to the airport making it easy for visiting tourists to travel to the accommodation services. Several other accommodation related services are situated in the surrounding area of the property; thus, the proposal will not be out of character. The property will remain as a productive agricultural unit which is also consistent with the existing character of the area.

It can be concluded that:

- (i) The property will remain agriculture zone and be an active agricultural farm. The proposed development will help to ensure effective use of land by integrating various land uses on the property;
- (ii) The application is consistent with the character of the area as it contains agricultural activities and tourist accommodation facilities, which is consistent with the land uses in the surrounding area;
- (iii) The proposed development will help generate various employment opportunities by implementing new land uses to an active agricultural property.



SECTION D :

SPATIAL PLANNING POLICIES

11. EXISTING POLICY FRAMEWORKS

This section will discuss the applicable policy frameworks that have an influence on any development proposal on the application area. These include:

11.1. National Development Plan

The National Development Plan aims to eliminate poverty and reduce inequality by 2030. South Africa can realise these goals by drawing on the energies of its people, growing an inclusive economy, building capabilities, enhancing the capacity of the state, and promoting leadership and partnerships throughout society.

The National Development Plan recognises that education, training and innovation are central to South Africa's long-term development. These are core elements in eliminating poverty and reducing inequality, and the foundations of an equal society. Education empowers people to define their identity, take control of their lives, raise healthy families, take part confidently in developing a just society, and play an effective role in the politics and governance of their communities.

The National Development Plan is a broad strategic framework. It sets out a coherent and holistic approach to confronting poverty and inequality based on the six focused, interlinked priorities summarised below:

- § Building Safer Communities
- § Environmental Sustainability
- § Faster and inclusive economic rural and urban economic growth
- § Economic infrastructure
- § Promoting Health
- § Transforming human settlements and urban space economy.

The National development plan is divided into 15 chapters which outlines the objectives and actions necessary to achieve the overall vision for South Africa by 2030: The following policies have been identified have a bearing on the proposed development.

NDP Chapter 3

The following economic development policies are proposed that focus on removing the most pressing constraints on growth, investment and job creation, including energy generation and distribution and urban planning. These policies include the following:

- § Promote Private Investment- Private Investment is linked with improved condition as a result of policy certainty, infrastructure delivery, and efficiency of public services which will improve quality of labour in surrounding areas.

- § Improve spatial dynamics and rural employment- Encourage development close to rural townships. Rural economies will be activated through stimulation of agriculture and tourism investment.
- § Establish economic and growth clusters – firm decisions need to be taken on sectors which could serve as platforms to launch new growth trajectories.
- § Establish Tourism Clusters- Increase number of tourists entering the country and increase the average amount of money spent in regional economy.
- § South Africa can do more to develop regions as international tourist destination by empowering the broader diversity and range of tourism destinations.

NDP Chapter 5

The following guiding principles are defined for the transition of all aspects from policy to process to action. Focus should be put in place to establish regulatory framework for proposed land uses, to ensure the conservation and restoration of the natural environment. These guidelines include the following:

- § Strategic Planning – Apply a systems perspective, while ensuring an approach that is dynamic, with flexibility and responsiveness to emerging risk and opportunity, and effective management trade-offs.
- § Transformative approach- Address all aspects of the current economy and society requiring amongst others visionary thinking and innovative planning.
- § Manage transition – build on existing process to attain gradual change and phased transition.
- § Opportunity focus – for business growth, competitiveness and employment creation, that will contribute to equality and prosperity.
- § Full cost accounting – Internalise externalities through full cost accounting.
- § Effective participation of social partners – Be aware of mutual responsibilities, engage on differences, seek consensus and exact compromise.

NDP Chapter 8

Provincial Land Use Management systems overlap with local municipalities creating confusion and conflict. Provincial governments oversee key economic sectors such as agriculture, tourism and environmental management.

Spatial developments should conform to the following normative principles and should explicitly indicate how they would meet the requirements of these principles. These principles are directly related to Section 42 of the Spatial Planning and Land Use Management Act 16 of 2013 which will be implemented as the primary spatial and Land Use Management legislation on the 1st of July 2015. These principles include:



Normative Principles for Spatial Planning	
Principle	Description
Spatial justice	The historic policy of confining particular groups to limited space, as in ghettoization and segregation, and the unfair allocation of public resources between areas, must be reversed to ensure that the needs of the poor are addressed first rather than last.
Spatial sustainability	Sustainable patterns of consumption and production should be supported, and ways of living promoted that do not damage the natural environment.
Spatial resilience	Vulnerability to environmental degradation, resource scarcity and climatic shocks must be reduced. Ecological systems should be protected and replenished.
Spatial quality	The aesthetic and functional features of housing and the built environment need to be improved to create liveable, vibrant and valued places that allow for access and inclusion of people with disabilities.
Spatial efficiency	Productive activity and jobs should be supported, and burdens on business minimised. Efficient commuting patterns and circulation of goods and services should be encouraged, with regulatory procedures that do not impose unnecessary costs on development.

11.2. Western Cape Provincial SDF (2014)

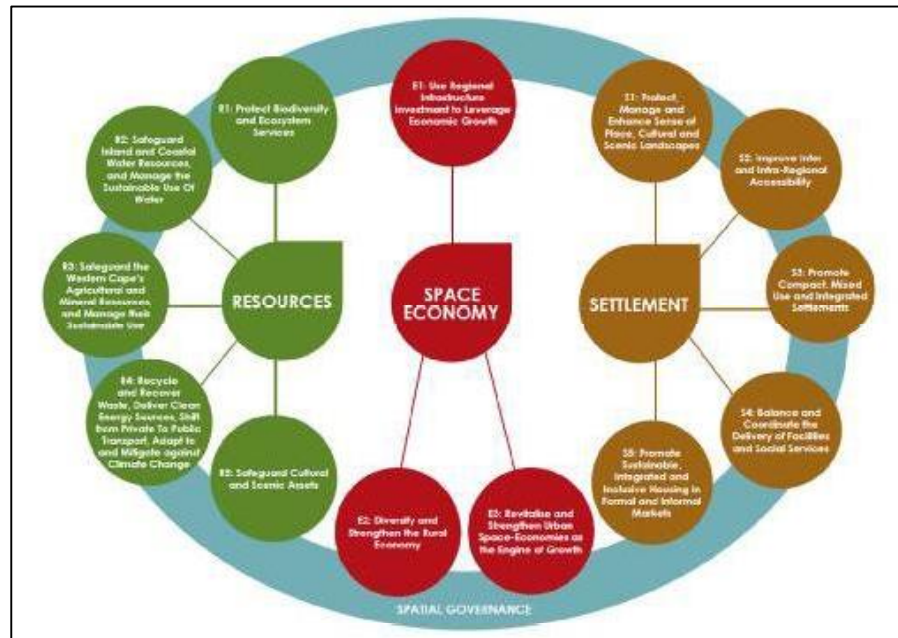
The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

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

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

- § Greater productivity, competitiveness and opportunities within the spatial economy;
- § More inclusive development in the urban areas;
- § Strengthening resilience and sustainable development.

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



Policy R3: Safeguard the Western Cape's Agricultural and Mineral Resources, and Manage their Sustainable Use

1. Record unique and high potential agricultural land (as currently being mapped by the Provincial Department of Agriculture) in municipal SDFs, demarcate urban edges to protect these assets, and adopt and apply policies to protect this resource (especially in areas where raw water is available).

Policy E3: Revitalise and Strengthen Urban Space-Economies as the Engine of Growth

7. Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development (e.g. mixed-use development and densification in appropriate locations), and private sector involvement in the rental and gap housing markets.

Policy S1: Protect, Manage and Enhance Sense of Place, Cultural and Scenic Landscapes

2. Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.



Policy S3: Ensure Compact, Balanced & Strategically Aligned Activities & Land Uses

This policy reflects the main aim of the policy through targeting economic assets (e.g. Modal Interchanges underutilised strategically located land parcels) should be used as a lever to regenerate and revitalise urban settlements.

Promoting functional integration and mix land use to increase liability of urban areas. Thus, the policy specifies the importance to- increase density of settlements and number of units in new housing projects; continue to deliver public investment to meet the needs in settlement developments; integrate packages of land, infrastructure and services as critical to promote densification and efficiency associated with agglomeration.

Planning Implication:

The Western Cape Spatial Development framework has a strong emphasis on safeguarding unique and high potential agricultural land to protect these assets, and adopt and apply policies to protect this resource. The proposed development aims to contribute to the safeguarding of the existing agricultural activities on the property and to ensure the continuous production of agricultural products. The proposed development will no way what-so-ever impact the existing agricultural activities on the property, it would rather contribute to the efficient use of land. The proposed development contributes to mixed-use development private sector involvement in the rental of accommodation facilities. The proposal entails the integration of agricultural uses and tourist attraction uses, thus the property owner ensures the efficient use of land. Smart growth is promoted by ensuring efficient use of land and infrastructure by adhering to the character of the area, ensuring development that is in line with the planning principles of the area. The development also supports a mixture of land uses in the area and upon operation of the various tourist facilities it will attract new economic activities within the established area contributing to a functional and rural integrated living environment which is strategically aligned with the surrounding land uses. Therefore, the proposal is consistent with strategic objectives as set out by the Western Cape Spatial Development Framework.

11.3. Bitou SDF (2013)

The Bitou Spatial Development Framework (SDF) was approved by Bitou Municipal Council in May 2013. The SDF is therefore the primary spatial tool for guiding development within the municipal area.

The SDF echoes the principles laid down by the provincial SDF including densification, the importance of compact settlements and walkability and the promotion of a mixture of uses in close proximity to one another.

The proposed development is situated in the Kranshoek area and within the Coastal Headlands bio-region. The Bitou SDF sets out the municipality's Land Development Objectives for the Kranshoek area:

Kranshoek - This area has a unique cultural theme that should be enhanced by creating suitable opportunities for the development of tourist attractions in unique natural environments and settings. It is to be promoted as a balanced, self-sufficient settlement with commercial and retail frontages onto the main road and a possible resort onto the coast to the south. In the long term the extension of the tarred section should be extended to the N2. A long-term growth corridor is proposed to the east. The settlement's cultural heritage potential should be promoted.

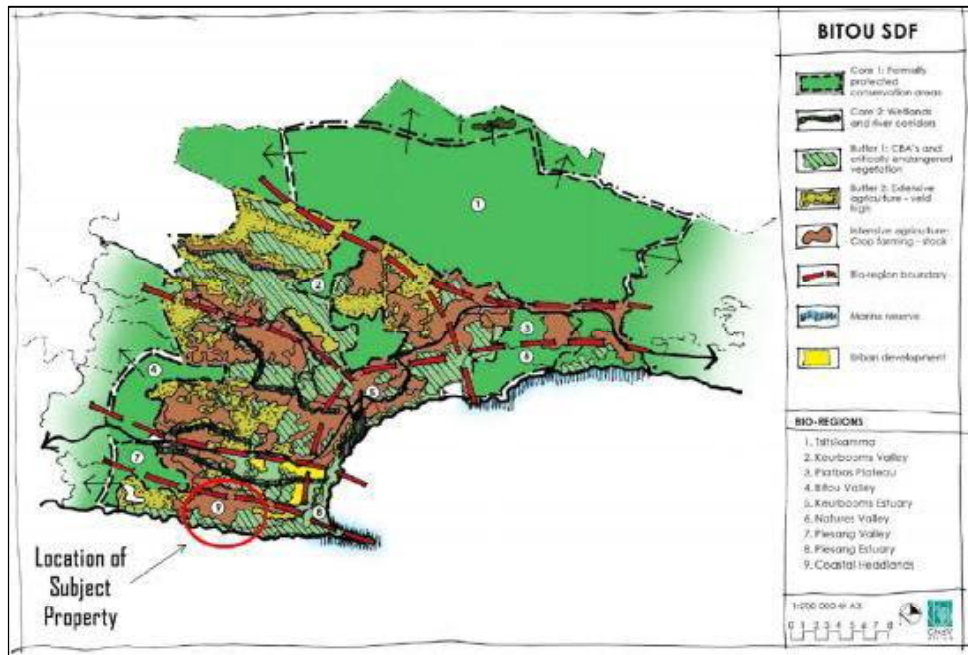


FIGURE 24: EXTRACT OF BITOU SDF (BIO-REGIONS)



FIGURE 25: EXTRACT OF BITOU SDF (SPATIAL PLANNING CATEGORIES)

The property is situated in an area classified as Intensive Agriculture and Critical Biodiversity Area (Core 1c). The property is an existing and productive agricultural farm, all legislation



regarding Intensive Agriculture suggest that it is important to secure and productively farm the areas, the subject property adheres to these suggestions. The development proposal will not affect the existing agricultural uses. Part of the property is classified as Critical Biodiversity Areas; no development is permitted in these areas. No development is proposed in these areas.

The Bitou SDF recognises the importance of the Tourism Sector in the area and encourages the establishment of unique tourism facilities in desired areas. The Bitou SDF mentions major tourism destination and list certain tourism destination with major related attraction such as overnight accommodation and holiday towns such as Kranshoek. Tourism was identified as the key driver in the economy of Bitou and on emphasis was placed on the importance of providing growth in this sector in order to grow the economy and for employment creation.

The proposed development adheres to the following smart growth principles:

Smart growth principles:

1. Provide for a mix of different kind of land uses, e.g. residential, retail, business, and recreational opportunities.
6. Preserve open spaces, natural beauty, and environmentally sensitive areas.
7. Protect and enhance agricultural lands and secure these as productive a land base for food security, employment, etc.

11.3.1. Conclusion

From the above discussion regarding the Bitou SDF; the following conclusion can be made:

- (i) The application area is located outside the urban edge;
- (ii) The Bitou SDF indicate that the application area is situated within an Intensive Agriculture area and Critical Biodiversity Area (Core 1c);
- (iii) The property is an existing and productive agricultural farm. The proposed development will in no way what-so-ever impact or affect the agricultural component of the property.
- (iv) Tourism is regarded as one of the key drivers in the economy of Bitou, therefore they support and encourage unique tourist facilities in desired locations.
- (v) The proposal entails overnight accommodation in the Kranshoek area, which is consistent with the Kranshoek development objectives.

11.4. Bitou IDP

The 2013/2014 revised IDP is drafted in accordance with Section 34 of the Local Government: Municipal Systems Act, 2000, Act 32 of 2000.

The 2013/2014 revised IDP is the first revision of the 2012 – 2017 IDP cycles. The revision of the IDP was informed by the performance of the Municipality and recommendations done by the MEC for local government on the 2012/2013 IDP and the 2012 audit findings.

In revising the IDP the major focus was on ensuring that the IDP meets the basic principles of a credible IDP. These principles are:

1. An IDP should be strategic in its outlook;
2. Aligned (Vertically and horizontally) in form; and
3. Implementation orientated.

The above is achieved by aligning Bitou's strategic plan with the National Development Plan, Provincial Strategic Objectives and Eden District Municipality's strategic plan. Most importantly is the internal alignment of the IDP, Budget, SDBIP and the inclusion of Key Performance Indicators and targets into individual and municipal performance plans.

The property of the proposed development is situated in Ward 7 (Kranshoek and Harkerville). The development needs that were identified in Ward 2 are summarised in the table below:

Focus Area	Development needs
Municipal services	
Water & Sanitation	<ul style="list-style-type: none"> · Upgrading of services at dam. · Provision of basic service requirements
Electricity	<ul style="list-style-type: none"> · High mast lighting needed in specific areas within the ward · Provision of basic service requirements
Refuse Removal	<ul style="list-style-type: none"> · Recycling collection facility · Provision of basic service requirements
Housing	<ul style="list-style-type: none"> · Identify land for housing
Other	<ul style="list-style-type: none"> · Service economic erven · Identify land for churches, business and agriculture · Implement economic development plan · Clearing of alien vegetation
Needs relating to other spheres of government	
Job Creation and Job Development	<ul style="list-style-type: none"> · SANPARKS to employ more local people and also give contract work to Harkerville people. Bitou Municipality to advertise and employ Harkerville people for seasonal work.

The IDP was reviewed and the ward was identified wherein the proposed development is located. Part from what is discussed above there is no relevant legislation in the IDP applicable to the specific location of the proposed development.



SECTION E :

LEGAL FRAMEWORK / STATUTORY REQUIREMENTS

12. BITOU MUNICIPAL LAND USE PLANNING BYLAW, 2015

Bitou Municipality adopted its new Land Use Planning By-law and it came into effect on 1 December 2015. All land use applications are now being processed and assessed in terms of this by-law. This by-law states that the following aspects will be considered when the decision are made:

- § desirability of the proposed utilisation of land
- § the impact of the proposed land development on municipal engineering services
- § the integrated development plan, including the municipal spatial development framework
- § provincial spatial development framework
- § policies, principles and the planning and development norms and criteria set by the national and provincial government
- § the matters referred to in section 42 of the Spatial Planning and Land Use Management Act
- § principles referred to in Chapter VI of the Land Use Planning Act
- § applicable provisions of the zoning scheme

13. THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (16 OF 2013)

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

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

- § development principles set out in Chapter 2 of SPLUMA
- § protect and promote the sustainable use of agricultural land
- § national and provincial government policies
- § the municipal spatial development framework; and
- § take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;



(v) the state and impact of engineering services, social infrastructure and open space requirements; and

(vi) any factors that may be prescribed, including timeframes for making decisions.

13.1. Development Principles

SPLUMA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

1. Spatial justice:

- § past spatial and other development imbalances must be redressed through improved access to and use of land;
- § spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded;
- § spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land;

2. Spatial sustainability:

- § promote land development that is within the fiscal, institutional and administrative means of the Republic
- § ensure that special consideration is given to the protection of prime and unique agricultural land
- § uphold consistency of land use measures in accordance with environmental management instruments
- § promote and stimulate the effective and equitable functioning of land markets
- § consider all current and future costs to all parties for the provision of infrastructure and social services in land developments
- § promote land development in locations that are sustainable and limit urban sprawl; and
- § result in communities that are viable

3. Efficiency (optimising the use of existing resources and infrastructure):

- § land development optimises the use of existing resources and infrastructure
- § decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
- § development application procedures are efficient and streamlined and timeframes are adhered to by all parties.



4. Spatial resilience (allow for flexibility in spatial plans):

- § flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

5. Good administration:

- § all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act
- § all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks
- § the requirements of any law relating to land development and land use are met timeously
- § the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them
- § policies, legislation and procedures must be clearly set in order to inform and empower members of the public

The table below indicates how the proposed development will be consistent with the SPLUMA principles.

Principle	Motivation
Spatial Justice:	<ul style="list-style-type: none"> § Development complies with the National Development Plan. § Development complies with Western Cape Provincial Spatial development framework (2014). § Development complies in general with Bitou Spatial Development Framework (2013) as a spatial tool to guide future development on a Local Municipal Level. § The proposed development will allow new employment opportunities, which will lead to income security and general welfare.



Principle	Motivation
Spatial Sustainability:	<ul style="list-style-type: none"> § The development aims to promote land development. § The proposed development will contribute to the functional land pattern in the surrounding area. § Proposed development will support tourist's facilities that cannot be located in the town with the same practical function. § The proposed development will contribute to the character of the surrounding area. § The proposal will make use of existing infrastructure networks without having to expand the services network. § The proposed development is located adjacent a major movement corridor connecting a variety of tourist facilities, residential and agricultural associated uses. § The proposal has accommodated the protection and continuing use of prime and unique agricultural land. § The proposal does not promote development in environmental sensitive areas. § The proposal will develop accommodation facilities that is highly environmental sensitive, with little to none effect on the environment. § The proclaimed protected area is fenced off, to be protected from livestock entering the protected area.
Spatial Efficiency:	<ul style="list-style-type: none"> § Development will make use of existing local resources and contribute to specialised skills development within the local municipality. § The proposed development will contribute to urban renewal and an aesthetical appearance which will contribute to the character of the surrounding area promoting tourist development in the Plettenberg Bay area § The proposal will contribute to smart growth and will contribute to the character of the surrounding area promoting efficient use of land. § The proposal will make use of existing infrastructure networks without having to expand the services network.
Spatial Resilience:	<ul style="list-style-type: none"> § Tourism is the largest economic driver in the Plettenberg Bay area. There is a need to continue developing tourist facilities that offer a unique experience to visiting people. this development promotes the efficient use of land by combining agricultural and tourism use on the same property. By establishing a tourist facility on the subject property it will create local employment opportunities and provide secure income to a number of local residents.
Good Administration:	<ul style="list-style-type: none"> § This principle has no direct bearing on the application, however, the George municipality is obligated to consider the application

Principle	Motivation
	fairly and within the timeframes provided in terms of the municipal planning bylaw.

14. THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (107 OF 1998)

The National Environmental Management Act (NEMA) requires that all aspects of potential impacts of a proposed development are assessed within an Environmental Impact Assessment (EIA), with many specialists involved in order to investigate these potential impacts. From a Town Planning perspective, one of the most important considerations when providing input into the wider EIA process is the 'Need and Desirability' of a potential project.

The Guideline on Need and Desirability published by the Department of Environmental Affairs and Development Planning (DEADP) goes to great lengths to explain that the 'Need' for a project relates to its 'timing', where the 'Desirability' related to the 'placing' of the proposed development; i.e. is this the right time and is it the right place for locating the type of land-use/activity being proposed?

14.1. Need

The need for the project has largely been dealt with elsewhere in this document, however for ease of reference these considerations will be highlighted here. Need, as defined by DEADP refers to the timing of the proposal, as such the question 'do we need this development now?' In answering this question, the forward planning and land use policy of the area must be examined. Therefore, the consistency with the existing approved Spatial Development Framework (SDF), the current Integrated Development Plan (IDP) and other municipal planning policy is important in the consideration of need – refer to Section D of this report.

Further considerations of need include the need of the community/area of the activity & land use – is the development "a societal priority"? The proposed development entails to obtain development rights to legalise the existing activities and obtaining approval for proposed new tented camps on the farm Cairnbrogie (Remainder of The Farm Kranshoek No 432). The application area is located west of Plettenberg Bay, towards Knysna, in the Kranshoek area. The application area is currently zoned as "Agriculture Zone I" and is currently used for agricultural purposes such as dairy activities and grazing for cattle. Other land uses include:

- § a bike park and cycle trails;
- § coffee shop;
- § disused labourers cottages that are used for temporary accommodation;
- § additional farm house and a function venue.

The property is a productive agricultural farm, which wishes to make efficient use of the land, by developing certain tourist facilities on the property. Tourism was identified as the

key driver in the economy of Bitou and on emphasis was placed on the importance of providing growth in this sector to grow the economy and for employment creation. Thus, the proposed development is aimed at the need of unique tourist facilities and to provide sustainable income to several newly appointed employees. It is aimed at providing accommodation and activity opportunities for visiting tourist and to contribute to the ever-expanding tourism sector of Plettenberg Bay. The property is an existing and productive agricultural farm. The proposed development will in no way what-so-ever impact or affect the agricultural component of the property. The proposed development will help fill a gap in the continuous unemployment issue in the country, while appointing skilled and unskilled staff.

Need for a project also relates to the services capacity and consistency with infrastructure planning – this issue will be dealt with by the various engineers involved with this project including the civil, electrical and traffic engineering specialists.

The development aims to promote land development and will make use of existing infrastructure networks without having to expand the services network. The proposal will develop accommodation facilities that is highly environmental sensitive, with little to none effect on the environment. The development will make use of existing local resources and contribute to specialised skills development within the local municipality. There is therefore a strong need for this development at this time.

The southwestern part of the property has recently been proclaimed as a protected area. The proposed tourist accommodation on the edge of the protected area can introduce visitors to the unique biodiversity of the Garden Route and the protected area. The income generated from the tourism accommodation can be ploughed back into alien clearing, especially now after the recent huge fire that went through the protected area.

14.2. Desirability

The desirability of a proposed development also relies heavily on the consistency with policy documentation, but has a distinctly spatial focus. This issue has also been dealt with in Section D above. The guideline on Need and Desirability specifically poses the question “Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?” The information provided in Section D of this report clearly demonstrates that the proposal is in line with the planning policy applicable to the area.

NEMA also links the desirability of a development to the concept of the “best practicable environmental option”; this refers to the option that provides the most benefit and causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as in the short term. The consideration of alternatives is therefore closely related to this concept – because the property is not viable to be used for agricultural activities a realistic option is to develop the property as discussed in the report.

The owners propose to sell bio-degradable soap and shampoos from the reception area. This will also educate visitors on sound environmental management. This also presents an



economic opportunity for local entrepreneurs to produce and sell these products to Cairnbrogie Farm.

Specific locational factors that favour the proposed land-use are also important when desirability is assessed. Very close attention was paid to the location of the site, which considered the wider situation. These factors include:

- § The locality of the proposed development is ideal to use for the unique lodging experience in tented camp sites. The property is adjacent to the airport making it easy for visiting tourists to travel to the accommodation services.
- § A number of other accommodation related services are situated in the surrounding area of the property; thus, the proposal will not be out of character.
- § The property will remain a productive agricultural unit which is also in character of the area, most of the area is still regarded as agricultural land.
- § The property is easily accessible – there is an existing entrance to the property that would allow for easy and safe access.
- § Kranshoek has a unique cultural theme that should be enhanced by creating suitable opportunities for the development of tourist attractions in unique natural environments and settings.
- § Kranshoek is major tourism destination with major related attraction such as overnight accommodation.
- § The proposal will protect and enhance agricultural lands and secure these as productive a land base for food security, employment, etc.

Potential impacts to the character of the area, people's rights, and health and wellbeing are also important considerations of desirability. The proposed development will benefit from the vision to establish a tourist accommodation facility in the area, because it will contribute to the exiting character of the area. The property is an existing and productive agricultural farm. The proposed development will in no way what-so-ever impact or affect the agricultural component of the property. The proposal entails overnight accommodation in the Kranshoek area, which is consistent with the Kranshoek development objectives.

Since the proposal is largely in line with the spatial planning for the area, allows for several positive impacts on the wider and economy it can be concluded that the proposal is desirable for the selected site.

15. CONCLUSION

The purpose of this specialist report was to identify the administrative process, legal requirements and policies that are directly applicable to the proposed development and to ensure compliance with the principles contained therein as for as reasonably possible.

In summary, the proposed development as envisaged is generally consistent with the various policy guidelines of this area. It is the considered opinion that the proposed development will



PROPOSED REMAINDER OF THE FARM KRANSHOEK NO 432, DIVISION KNYSNA (CAIRNBROGIE)

achieve a sensitive balance between the natural environment, the built environment and the social economic environment, that is imperative to ensure sustainable development.

Marika Vreken Urban and Environmental Planners
June 2017

ANNEXURE A.

Copy of Title Deed & Windeed Copy

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Original

24.
FINDLAY & TAIT INCORPORATED
Attorneys
CAPE TOWN

Prepared by me
[Signature]
M F BLACK
CONVEYANCER

BC	000001248/200	VERBIND	MORTGAGED
GEKANSLEERD CANCELLED		VIR	FOR R 200.000,00
REGISTRAR	10 JAN 2001	32129192	<i>[Signature]</i>
	18.05.98		REGISTRAR

FOR FURTHER ENCUMBRANCES SEE
VIA VERHOUDING ENKUMBRANSE REEN *4*

T 28939192

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT **ALBERT ROBERT LOUIS BERTRAND**
appeared before me, the Registrar of Deeds at Cape Town, he the said Appearer
being duly authorised thereto by a power of attorney dated the 14th April 1992
and signed at SANDTON and granted to him by

CAIRNBROGHE ESTATES (PROPRIETARY) LIMITED
(Company No 72/07634/07)

which said power of attorney witnessed in accordance with law has been exhibited
to me on this day.

4- Jan

BD 00001249 / 2005
GEKANSLEER
CANCELLED
REGISTRAR / REGISTRAR

10 JAN VERBIND MORTGAGED
VIR FOR R. 250 000,00
B 85433196
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REGISTRAR / REGISTRAR

BG 00001251 / 2005
00001251 / 2005
GEKANSLEER
CANCELLED
REGISTRAR / REGISTRAR

10 JAN 2005 VERBIND MORTGAGED
VIR FOR R. 250 000,00
00002977 / 2001
2001-01-22
REGISTRAR / REGISTRAR

REGISTRATION
DIE IDENTITEITSNUMMER VAN DIE TRANSFEREE
THE IDENTITY NUMBER OF THE TRANSFEREE
IS VERANDER NA 1990 / 007059
WAS DEEN VERANDER TO 07
2001-01-22
REGISTRAR / REGISTRAR

VIR ENDOSSEMENTE KYK BLADSY 5 FOR ENDORSEMENTS SEE PAGE 5 ET SEQ

AND the Appearer declared that his said Principal had truly and legally sold on 11th March 1992 and that he, in his capacity as Attorney aforesaid, did by these presents cede and transfer in full and free property to and on behalf of

CAIRNBROGIE FARMS (PROPRIETARY) LIMITED
(Company No 90/07059/07)

Or its assigns :

THE REMAINDER OF THE FARM KRANS HOEK NO 432, in the Division of Kaysna

IN EXTENT : 694,4242 (Six Hundred and Ninety Four comma Four Two Four Two) hectares

FIRST REGISTERED by Deed of Grant made in favour of N Coomans on the 30th June 1832 (George Quirens Vol. 5 No. 56) with substituted Diagram No 4529/55 relating thereto and held by Deed of Transfer No T8454/1976.

A SUBJECT to such conditions as are referred to in Deeds of Transfer Nos. 984/1914, 5627/1915, 2138/1916, 2139/1916, 2142/1916, 2677/1917, 2960/1917, 7619/1906, 1515/1925 and 1516/1925.

BC 0001250 / 2005
 GEKANSLEER
 CANCELLED
 REGISTRATEUR/REGISTRAR
 10 JAN 2005

VERBIND MORTGAGED
 VIR FOR R 900 000,00
 B 00045590 / 2001
 2001-08-23
 J. Buschoppe
 REGISTRATEUR/REGISTRAR

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VERBIND MORTGAGED
 VIR FOR R 2 600 000,00

BC 00032858 / 2005
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 CANCELLED
 REGISTRATEUR/REGISTRAR
 18 MAY 2005
 10 JAN 2005
 REGISTRATEUR/REGISTRAR

VERWODSEMENTE KYK BLADSY 6
 ENDORSEMENTS SEE PAGE 6

GETRANSPORTEER AAN TRANSFERRED TO
 Fennell Asset Management Pty Ltd
 RESTANT/REMAINDER 647 9015 Ha
 T 00038054 / 2005
 18 MAY 2005
 REGISTRATEUR/REGISTRAR

VERBIND MORTGAGED
 VIR FOR R 400 000,00
 B 00053325 / 2005
 18 MAY 2005
 REGISTRATEUR/REGISTRAR
 BC 00061358 / 2006
 GEKANSLEER
 CANCELLED
 REGISTRATEUR/REGISTRAR
 31 JUL 2006

Remainder of Farm Krans Hoek No 432

By Notarial Deed of Servitude No. K 1284/2005 the withinmentioned property is subject to the following servitudes:

1. A servitude road, 10 meters wide along the eastern boundary as depicted by the line **JG** on diagram SG No 6497/2004;
2. A right of way and a right to draw water from the servitude borehole as depicted by the figure **L** on diagram SG No 6497/2004;
3. A general services servitude 5 meters wide for electrical and pipeline services depicted by the broken curvilinear line **XY** on diagram SG No 6497/2004;
4. A servitude of line of sight whereby no buildings, etc visible from the dominant property shall be erected on the servient property that is situated to the west of the western boundary of the dominant property as depicted by the line a **middle of stream J** on diagram SG No 6497/2004.

In favour of Portion 30 (a ptn of Remainder) of the Farm Krans Hoek No 432, extent 46,5227 ha, with ancillary rights as will more fully appear from the said Notarial Deed of Servitude.

DEEDS REGISTRY
CAPE TOWN

22 MAY 2008


REGISTRAR OF DEEDS

8

VERBOD		MORTGAGED	
VE FOR R 2 500 000 -00			
B	001297/09	<i>[Signature]</i>	
21 JAN 2009		REGISTRAR/REGISTRAR	

Reminuer :

VERBOD		MORTGAGED	
VE FOR R 600 000,00			
B	009694/09	<i>[Signature]</i>	
08 APR 2009		REGISTRAR/REGISTRAR	

For Information Only

8.9

REMAINDER

By virtue of Deed of Transfer No. T 34251/2008 the within property is subject to a Servitude road, 8,00 metres wide, the southern boundary which is depicted by the line AB and Bc on Diagram 6451/2007, in favour of Portion 31 of the Farm Kranshoek No. 432, measuring 3,8555 hectares and held under abovementioned title.

As will more fully appear from said Deed of Transfer

DEEDS OFFICE
CAPE TOWN


REGISTRAR OF DEEDS

REMAINDER

By virtue of Deed of Transfer No. T 34251/2008 the within property is subject to a Servitude Road, 8,00 metres wide, the centre line which is depicted by the broken line xy on Diagram 6452/2007, in favour of Portion 32 of the Farm Kranshoek No. 432, measuring 42,4669 hectares and held by abovementioned title.

As will more fully appear from said Deed of Transfer

DEED OFFICE
CAPE TOWN

22 MAY 2008


REGISTRAR OF DEEDS


19

CERTIFICATE

By Notarial Deed of Servitude No K 571/2008 /2008 of the within mentioned property (Remainder of Farm Krans Hoek No 432) is subject to:

1. A servitude road, 10 (ten) metres wide, the eastern boundary which is depicted by the line JG on diagram SG No 6497/2004 annexed to Deed of Transfer No T38054/2005;
2. A servitude road, 8 (eight) metres wide, the north-western boundary which is depicted by line EF, the south-western boundary which is depicted by lines FG and GH, the western boundary which is depicted by line HJ, the southern boundary of which is represented by lines JK and KL on diagram SG No 6453/2007 annexed to Certificate of Consolidated Title No T /2008.
3. A servitude road, 8 (eight) metres wide, the centre line which is depicted by the broken line xy on diagram SG No 6453/2007;
4. A servitude right of way and a right to draw water from a circular borehole servitude, 10 metres in diameter, the centre of which depicted by the letter L on diagram SG No 6497/2004;
5. A general services servitude for electrical and pipeline purposes, 5 metres wide, the centre line which is depicted by the broken curvilinear line xy on diagram SG No 6497/2004;
6. A servitude line of sight as contemplated in the deed of sale entered into between the parties on 6 February 2008 whereby no building, development, structure or other improvement of whatsoever nature shall be erected or permitted, or any landscaping undertaken or the disturbance of the natural environment be allowed, at any time, on certain areas of the servient property without the prior written consent of the grantee and/or his successors in title or assigns, which consent may be granted or withheld in their discretion.

In favour of Portion 33 of Farm Krans Hoek No 432, together with ancillary rights as will more fully appear from the said Notarial Deed of Servitude.



REGISTRAR OF DEEDS

CAPE TOWN

WHEREFORE the Appearer, renouncing all the right and title

THE SAID TRANSFEROR

heretofore had to the premises; did in consequence also acknowledge

THE SAID TRANSFEROR

to be entirely dispossessed of and disentitled to the same; and that by virtue of these presents the said

TRANSFeree,

Or its assigns now is and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights;

AND finally acknowledging the the said Transferor to be satisfactorily paid the whole of the purchase price amounting to R2 025 900,00 (Two Million and Twenty Five Thousand Nine Hundred Rand).

IN WITNESS whereof I, the said Registrar, together with the Appearer, have subscribed to these presents and have caused the seal of office to be affixed thereto.

THIS DONE and executed at the Office of the Registrar of Deeds at Cape Town in the Province of the Cape of Good Hope, on the 15th day of the month of MAY in the Year of Our Lord One Thousand Nine Hundred and Ninety Two (1992).

Albert B. ...

CONVEYANCER, q.q.

In my presence

[Signature]
REGISTRAR OF DEEDS

7

VERBIND	MORTGAGED
VIR FOR R 400 000 00	

B 0001387 / 2005	16 NOV 2005	REGISTRAR
GEKANSLEER CANCELLED		
REGISTRAR		

BC 038495 / 08	22 MAY 2008	REGISTRAR
GEKANSLEER CANCELLED		
REGISTRAR		

Reservat

VERBIND	MORTGAGED
VIR FOR R 6 500 000 00	
B 000077195 / 2006	31 JUL 2006
REGISTRAR	

① PIN 31 = 3,8555 ha (2) PIN 32 = 42,669 ha

GETRASPORTEER AAN	TRANSFERRED TO
<i>Genoet Cozzell Management (Pty) Ltd</i>	
RESTANT/REMAINDER	601,5791 ha.
T 000034251 / 2008	22 MAY 2008
REGISTRAR	

VIR ENDOSSEMENTE KYK BLADSY FOR ENDORSEMENTS SEE PAGE 70

Deeds Office Property



KRANS HOEK, 432, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Deeds Office CAPE TOWN
Date Requested 2017/01/23 14:40
Information Source DEEDS OFFICE
Reference POTENTIAL 16/95



PROPERTY INFORMATION

Property Type FARM
Farm Name KRANS HOEK
Farm Number 432
Portion Number 0 (REMAINING EXTENT)
Local Authority MUN PLETTENBERG BAY
Registration Division KNYSNA RD
Province WESTERN CAPE
Diagram Deed GEQ5-56/1832
Extent 447.1374H
Previous Description -
LPI Code C039000000004320000

OWNER INFORMATION

Owner 1 of 1

Company Type COMPANY
Name CAIRNBROGIE FARMS PTY LTD
Registration Number 199000705907
Title Deed T28939/1992
Registration Date 1992/05/15
Purchase Price (R) 2,025,900
Purchase Date 1992/03/11
Share
Microfilm Reference 2009 0210 0925
Multiple Properties NO
Multiple Owners NO

ENDORSEMENTS (9)

#	Document	Institution	Amount (R)	Microfilm
1	B1297/2009	FIRSTRAND BANK LTD	2,500,000	2009 0105 2832
2	B9694/2009	FIRSTRAND BANK LTD	600,000	2009 0210 1293
3	EX107/2015	CAIRNBROGIE FARMS PTY LTD	UNKNOWN	
4	K424/2005S	-	UNKNOWN	2008 0521 2219
5	K571/2008S	-	UNKNOWN	2008 0516 3679
6	VA7615/2015	CAIRNBROGIE FARMS PTY LTD	UNKNOWN	
7	FARM KN 432	-	UNKNOWN	1985 0039 2377
8	PTN'S KN RD 432/1-18	-	UNKNOWN	
9	PTNS KN RD 432/1-18	-	UNKNOWN	

HISTORIC DOCUMENTS (10)

#	Document	Owner	Amount (R)	Microfilm
1	B32129/1992	FIRST NAT BANK	200,000	2005 0406 1795
2	B85433/1996	FIRST NAT BANK	250,000	2005 0406 1798
3	B45558/2001	-	UNKNOWN	2005 0406 1801
4	B2977/2001	-	UNKNOWN	2005 0406 1804
5	B1522/2005	-	UNKNOWN	2005 1183 4549
6	B122714/2005	-	UNKNOWN	2006 1913 1139

7	B53325/2005	-	UNKNOWN	2006 1913 1142
8	B77106/2006	-	UNKNOWN	2008 0522 4590
9	B25212/2010	-	UNKNOWN	
10	T8454/1976	CAIRNBROGIE ESTATES PTY LTD	UNKNOWN	1992 0455 4470

DISCLAIMER

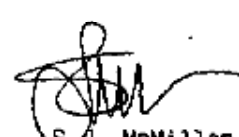
This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).

ANNEXURE B.

SG Diagram (SG 5385/1945) & SG No
6497/2004

S.J. McMillan
Professional Land Surveyor

OFFICE COPY

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG 23°x		S.G. No.
		Constants		± 0, 00 +3700000, 00		6497/2004
AB	24, 60	313	27 30	A	-25866, 82	+73833, 13
BC	142, 45	32	11 20	B	-25884, 68	+73850, 05
CD	155, 06	292	10 40	C	-25808, 79	+73970, 60
DE	88, 49	321	47 00	D	-25952, 38	+74029, 13
EF	246, 01	4	50 00	E	-26007, 12	+74098, 66
FG	435, 09	268	26 30	F	-25986, 39	+74343, 79
GH	445, 34	9	24 00	G	-26421, 47	+74338, 55
				H	-26348, 72	+74778, 91
Hh		9	24 00			
KJ	1064, 97	275	14 59	K	-25775, 14	+71740, 44
JH	2991, 07	9	24 02	J	-26835, 64	+71837, 88
SERVITUDE DATA						
				L	-25965, 86	+73519, 75
		(11)	Knys 55	△	-27480, 89	+73721, 18
		(113)	Knys 57	△	-36858, 07	+75311, 70
Beacon Description						
A, B, C, D, E, F, G, L	Iron standards					
H	Iron standard in large cairn of stones					
J	Planted stone					
K	Square concrete beacon 75cm high					
Servitude Notes:						
1. The line JB represents the eastern boundary of a servitude road 10m wide.						
2. L is the centre of a circular borehole and electrical servitude area having a radius of 10 metres.						
3. The curvilinear line xy represents the centre line of a general services servitude 5 metres wide, where x is the intersection of the circumference of the circle and the general services servitude.						
all over the Remainder as illustrated on Sheet 2.						
The figure abcdefgh high water mark of Indian Ocean) middle of stream represents 46,5227 hectares of land, being Portion 38 (a portion of the Remainder) of the Farm Krans Hoek No. 432 situate in Bitou Municipality Administrative District of KNYSNA Province of the Western Cape Surveyed in January - December 2004 by me						
				 S.J. McMillan 0910 Professional Land Surveyor		
This diagram is annexed to		The original diagram is		File No Knys.432 Vol.2		
No: T38054/2005 dated 18.05.2005 i.f.o.		No. 4529/55 annexed to Transfer Geo Q 5-56 No. 1992-28998		S.P.No. E 3032/2004 Comp. AM-18C (3609) AMNB-349(M4808) LPI 00990000 AMNB - 346 (M4807)		
Registrar of Deeds						

Approved
S.J. McMillan
for Surveyor-General
24-2-2005

SHEET 1 OF
2 SHEETS

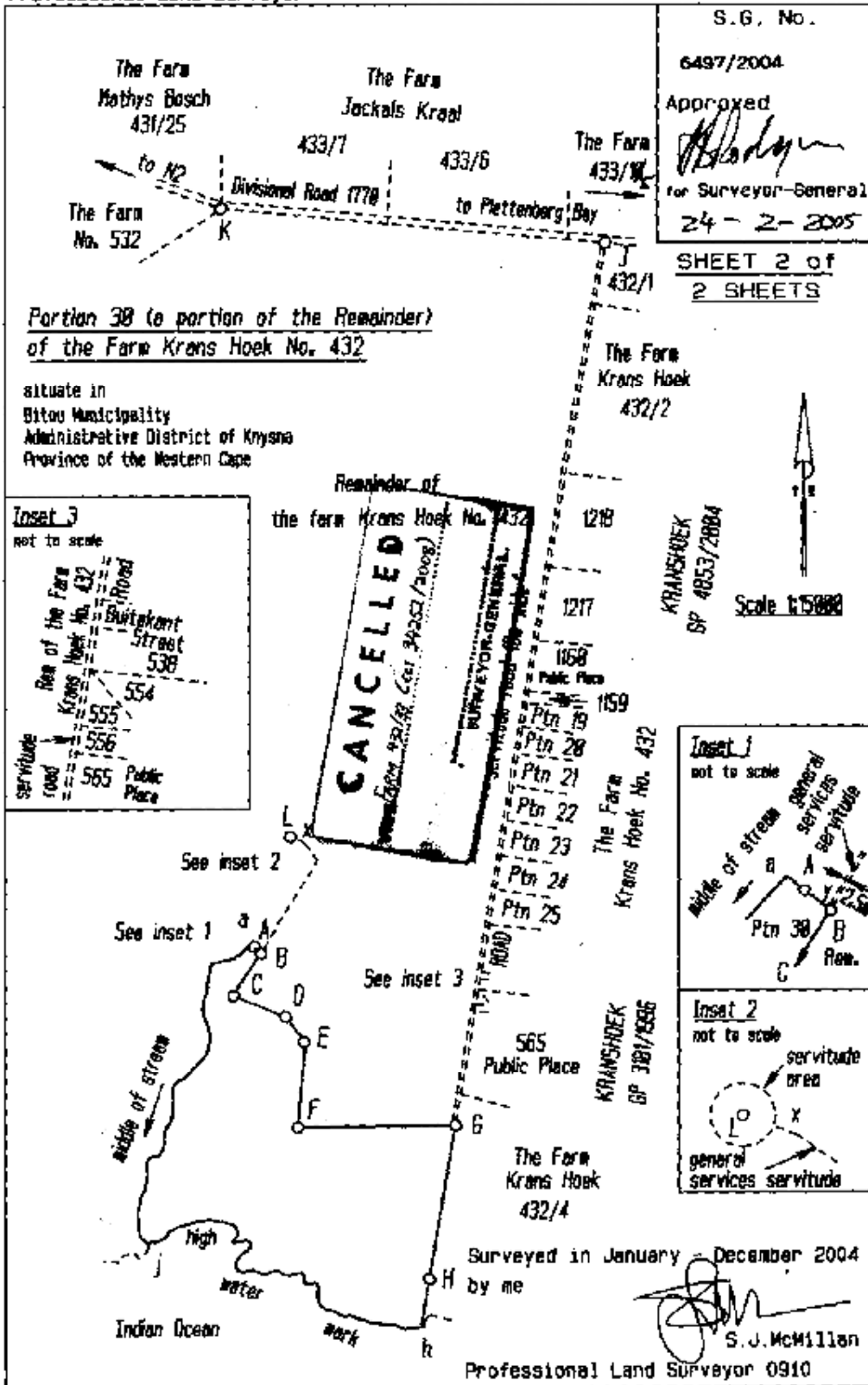
THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECT. 11 (b) OF ACT 21/1980.

APPROVED IN TERMS OF SECT. 4 OF ACT 70/1970
REF. 37220
DATE 2004-12-07

APPROVED IN TERMS OF SECT. 35 OF ORD. 15/1985
REF. T/38054/2005
DATE 2004-12-07

S. J. McMillan
Professional Land Surveyor

OFFICE COPY



FARM 432/30
KNYSNA

The figure a edge of cultivated land to middle of stream c high water mark of Indian Ocean d represents approximately 104 hectares of land, being

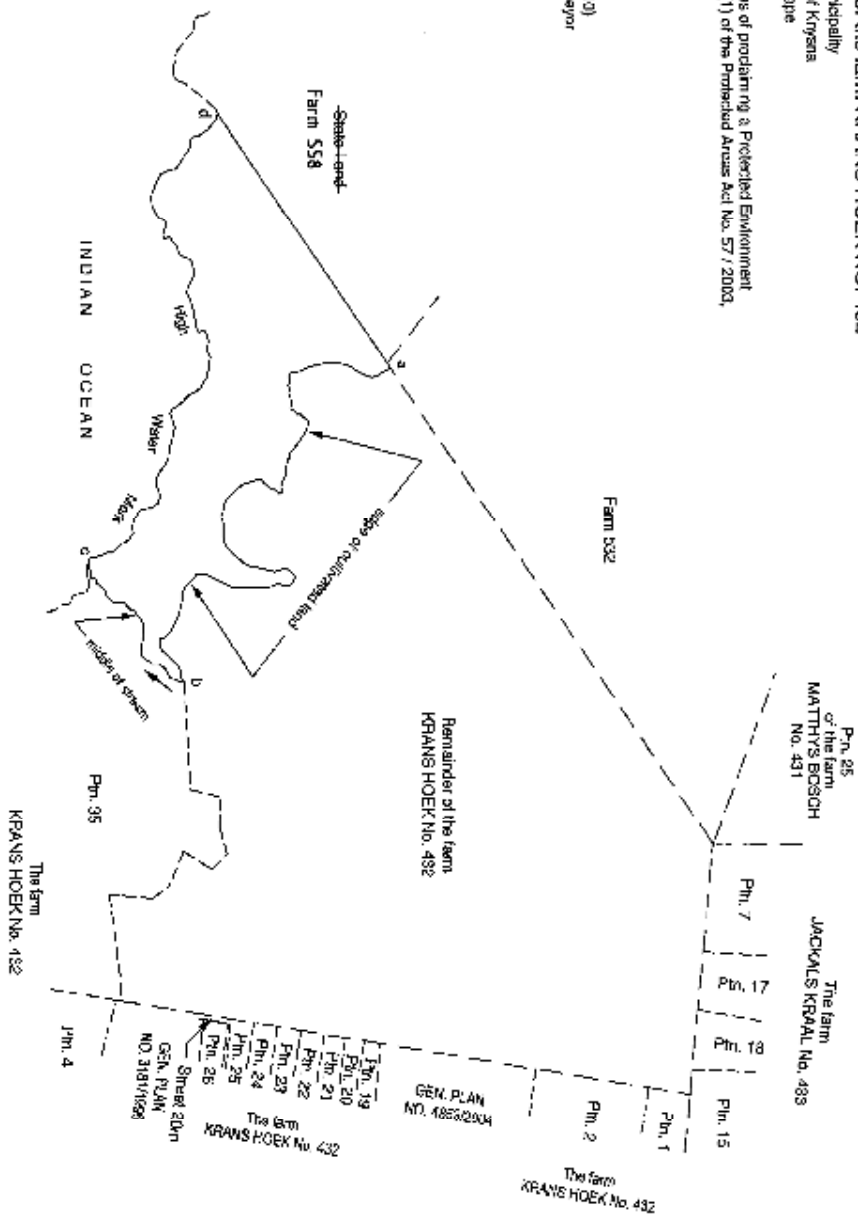
**A PROTECTED ENVIRONMENT
over Remainder of the farm KRANS HOEK NO. 432**

Situate in the Eden Municipality
Administrative District of Krystna
Province of Western Cape

Framed for the purposes of proclaiming a Protected Environment
in terms of Section 28 (1) of the Protected Areas Act No. 57 / 2002,
in January 2013 by me



S.J. McMillan (PLS 0910)
Professional Land Surveyor



S.G. No.
2794/2013
APPROVED
for
Surveyor-General
Date 24/5/13 (1)



This diagram is annexed to
Deed of
Number
dated
i.o.
Register of Deeds

Fig. Krans 432 (No. 3)
SITE No. FRAMED
Camp: AM-1BC (9500)
AM-1AD (9500)

LPI 00393000

SCALE : 1:20000

ANNEXURE C.

Power of Attorney & Company Resolution

SPECIAL POWER OF ATTORNEY

We CATRIBROGIE FARMS 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 AND CONSENT USES

on

REMAINDER OF THE FARM KRANSHOEK NO 432, 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 PLETTENBERG BAY on this 16 day of February 2017

SIGNED: [Signature]

SIGNED: [Signature]

SIGNED: [Signature]

In the presence of the undersigned witnesses:

AS WITNESSES:

1.

2.

CAIRNBROGIE FARMS PTY LTD
Reg No 199000705907

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

RESOLUTION

Resolution passed at the meeting of the Shareholders/ Partners/ Trustees/ Members held in 11111 on the 16 day of FEBRUARY 2017.

Resolved that Andrew Hill in his capacity as DIRECTOR 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:

REMAINDER OF THE FARM KRANSHOEK NO 432, DIVISION KNYSNA

NATURE OF APPLICATION:

REZONING AND CONSENT USES

SIGNATURE OF SHAREHOLDERS/ PARTNERS/ TRUSTEES/ MEMBERS:

NAME:

ANDREW HILL

ROBERT OLIVER HILL JNR

ROBERT OLIVER HILL SNR

SIGNATURE:

[Signature]
[Signature]
[Signature]

ANNEXURE D.

Proclaimed Protected Area

WESTERN CAPE NATURE CONSERVATION BOARD

NOTICE

PROVINCE OF THE WESTERN CAPE

**NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, NO. 57 OF 2003:
DECLARATION OF THE ROBBERG COASTAL CORRIDOR PROTECTED ENVIRONMENT**

I, Anton Bredell, Provincial Minister of Local Government, Environmental Affairs and Development Planning in the Western Cape, under section 28(1) of the National Environmental Management: Protected Areas Act, No. 57 of 2003, declare a protected environment on:—

- Remainder of Portion 6 (a portion of Portion 2) of the Farm Jackalskraal No. 433, situated in the Bitou Municipality, Division of Knysna, Western Cape Province, measuring 21, 8284 (Twenty One comma Eight Two Eight Four) hectares in extent and held by Deed of Transfer No. T60256/2011.
- Remainder of the Farm Krans Hoek No. 432, situated in the Bitou Municipality, Division of Knysna, Western Cape Province; measuring 694, 4242 (Six Hundred and Ninety Four comma Four Two Four Two) hectares in extent and held by Deed of Transfer No. T28939/1992.
- Portion 5 of the Farm Krans Hoek No. 432, situated in the Bitou Municipality, Division Knysna, Western Cape Province, measuring 30,8818 (Thirty comma Eight Eight One Eight) hectares in extent and held by Deed of Transfer No. T13894/1999.
- Portion 45 (a portion of Portion 8) of the Farm Roedfontein No. 440, situated in the Bitou Municipality, Division of Knysna, Western Cape Province, measuring 75,6807 (Seventy Five comma Six Eight Zero Seven) hectares in extent and held by Deed of Transfer No. T20560/1953.
- Portion 35 of the Farm Krans Hoek No. 432, situated in the Bitou Municipality, Division of Knysna, Western Cape Province measuring 117,2672 (One Hundred and Seventeen comma Two Six Seven Two) hectares in extent and held by Certificate of Consolidated Title No T3782/2012.

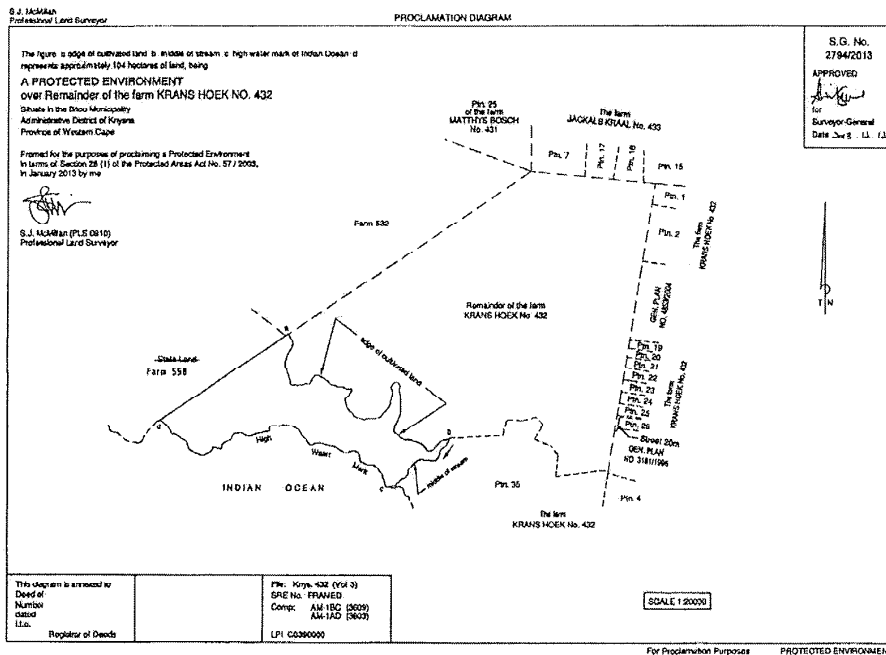
The boundary of the protected environment is reflected on Diagram Numbers 6820/1969, 2794/2013, 1319/2014, 3882/2011 and 5444/1952 as set out in the Schedule, and I assign the name "Robberg Coastal Corridor Protected Environment" to it.

Signed at Cape Town this 19th day of August 2015.

A BREDELL, MINISTER OF LOCAL GOVERNMENT, ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

SCHEDULE

DESCRIPTION OF PROPERTY



PLAN 1.

Locality Plan



SCALE 1:50 000

PLAN 1

LOCALITY PLAN

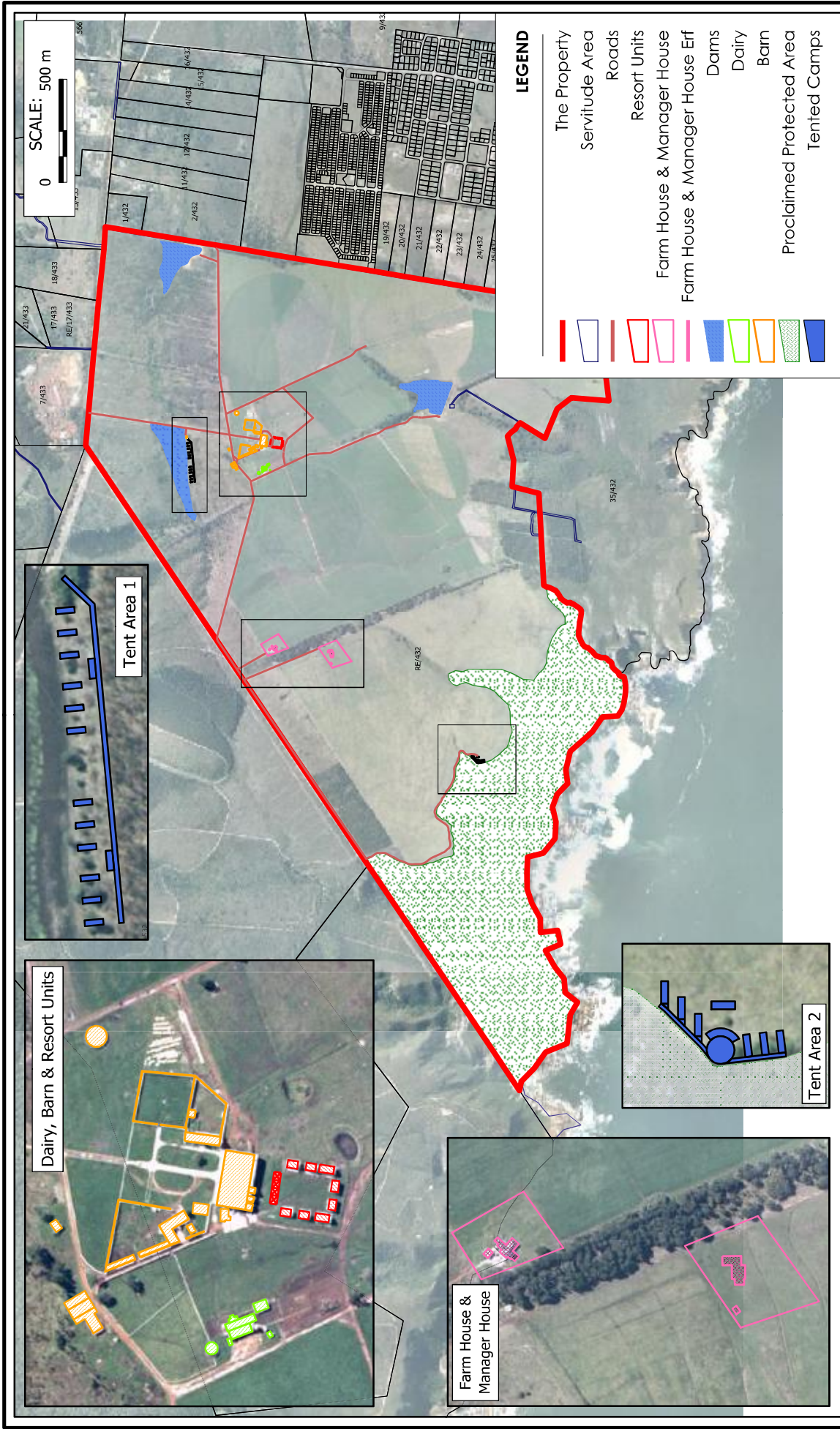
REMAINDER OF THE FARM CAIRNBROGIE NO 432,
DIVISION KNYSNA, IN THE BITOU MUNICIPALITY



21 Trotter Street, PO Box 2180
KNYSNA 6570
044 382 0420
086 459 2987
e-mail: marika@vrekens.co.za
www.vrekens.co.za

PLAN 2.

Alternative 1: Preferred Alternative Layout Plan



21 Trotter Street, P.O. Box 2190
 ASHBURGH, 6070
 ☎ (041) 382 0420
 ☎ (086) 439 2997
 e-mail: info@vredem.co.za
 web: www.vredem.co.za

Stads & Omgewingskeiens
Maritke Vredem
 Urban & Environmental Planners

Projection: Transverse Mercator
 Centre Lon: 23°15'54" E
 Centre Lat: 34°05'15" S
 Created: 2017/06/05
 Scale: 1:25000

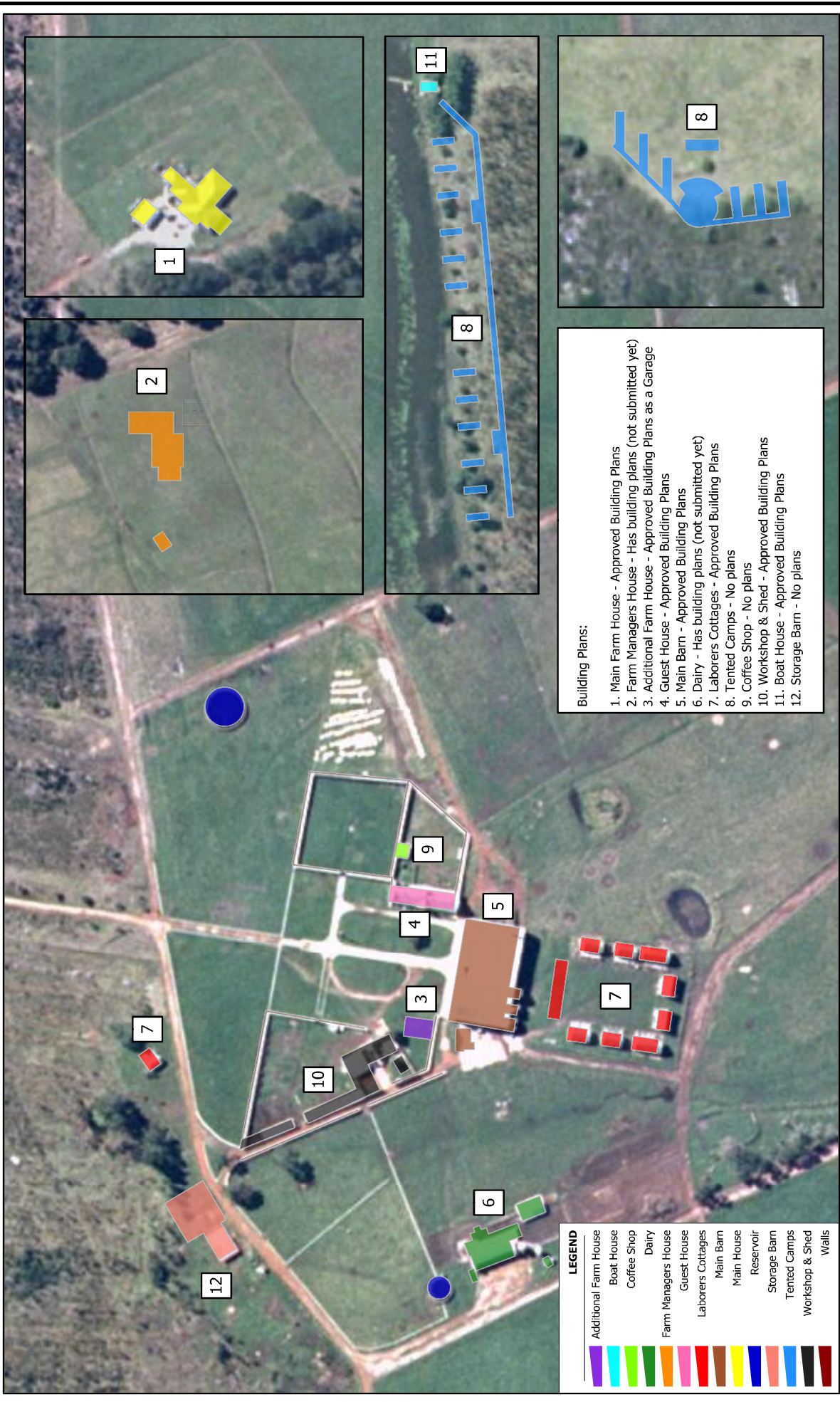
Stads & Omgewingskeiens
 Project: 1710 - Farm Kranshoek No 432/1601 - Cairnbrogie

SITE DEVELOPMENT PLAN

REMAINDER OF THE FARM KRANSHOEK NO 432 - CAIRNBROGIE















PLAN 3.

Site Development Plan (Buildings)

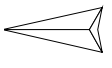


- Building Plans:**
1. Main Farm House - Approved Building Plans
 2. Farm Managers House - Has building plans (not submitted yet)
 3. Additional Farm House - Approved Building Plans as a Garage
 4. Guest House - Approved Building Plans
 5. Main Barn - Approved Building Plans
 6. Dairy - Has building plans (not submitted yet)
 7. Laborers Cottages - Approved Building Plans
 8. Tented Camps - No plans
 9. Coffee Shop - No plans
 10. Workshop & Shed - Approved Building Plans
 11. Boat House - Approved Building Plans
 12. Storage Barn - No plans

LEGEND

	Additional Farm House
	Boat House
	Coffee Shop
	Dairy
	Farm Managers House
	Guest House
	Laborers Cottages
	Main House
	Main Barn
	Reservoir
	Storage Barn
	Tented Camps
	Workshop & Shed
	Walls


Projection: Transverse Mercator
 Centre Lon: 23°16'52" E
 Centre Lat: 34°04'48" S
 Created: 2017/05/30
 Scale: 1:2500



Sheet: Y1050(Approved - Project)01710 - Beauvaler Farm Cottage - No.4321/Trans Comp - City Map

SITE DEVELOPMENT PLAN - BUILDINGS

REMAINDER OF THE FARM KRANSHOEK NO 432 - CAIRNBROGIE



Urban & Environmental Planners
 21 Truster Street, P.O. Box 2180
 KENYON, 6150
 Phone: (011) 382 0150
 Fax: (011) 382 2987
 Email: info@maritkevreken.co.za
 web: www.maritkevreken.co.za

PLAN 4.

Tented Camps

LOCALITY



Phase 1

Phase 2

LEGEND



Ablution Area
Tents
Walkways (Decks)

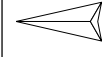
Development Parameters:

Tents:
Dimensions - (3,5m x 11,25m) = 40m²
Area: (12 x 40m²) = 480m²

Ablution:
Dimensions: (4m x 12m) = 48m²
Area: (2 x 48m²) = 96m²

Walkways (Decks):
Dimensions: (3m wide)
Area = 648m²

Total Area = 1224m²

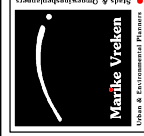


Projection: Transverse Mercator
Centre Lon: 23°16'44" E
Centre Lat: 34°04'37" S
Created: 2017/05/23
Scale: 1:400

Source: Y:\GIS\Applied Projects\PI-0 - Remainder Farm Campaign\No-432\Tent Camps.mxd

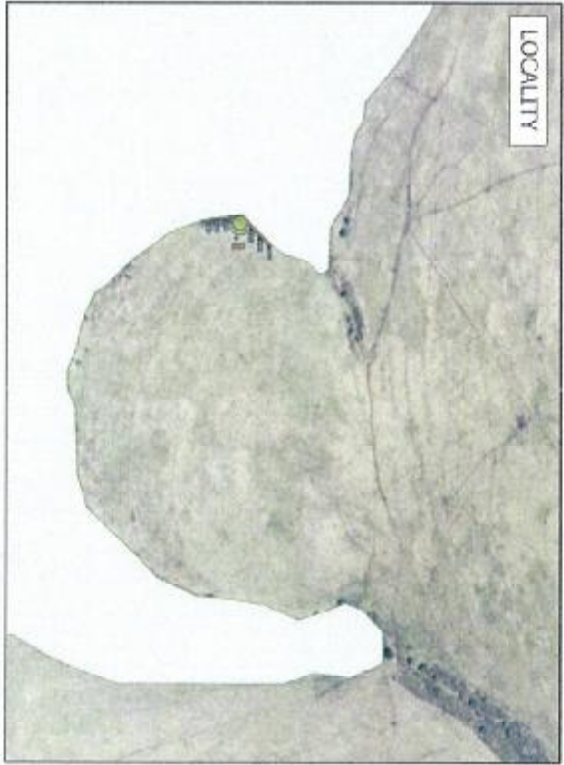
TENTED CAMPS (SITE 1)

**REMAINDER OF
THE FARM KRANSHOEK
NO 432 - CAIRNBROGIE**

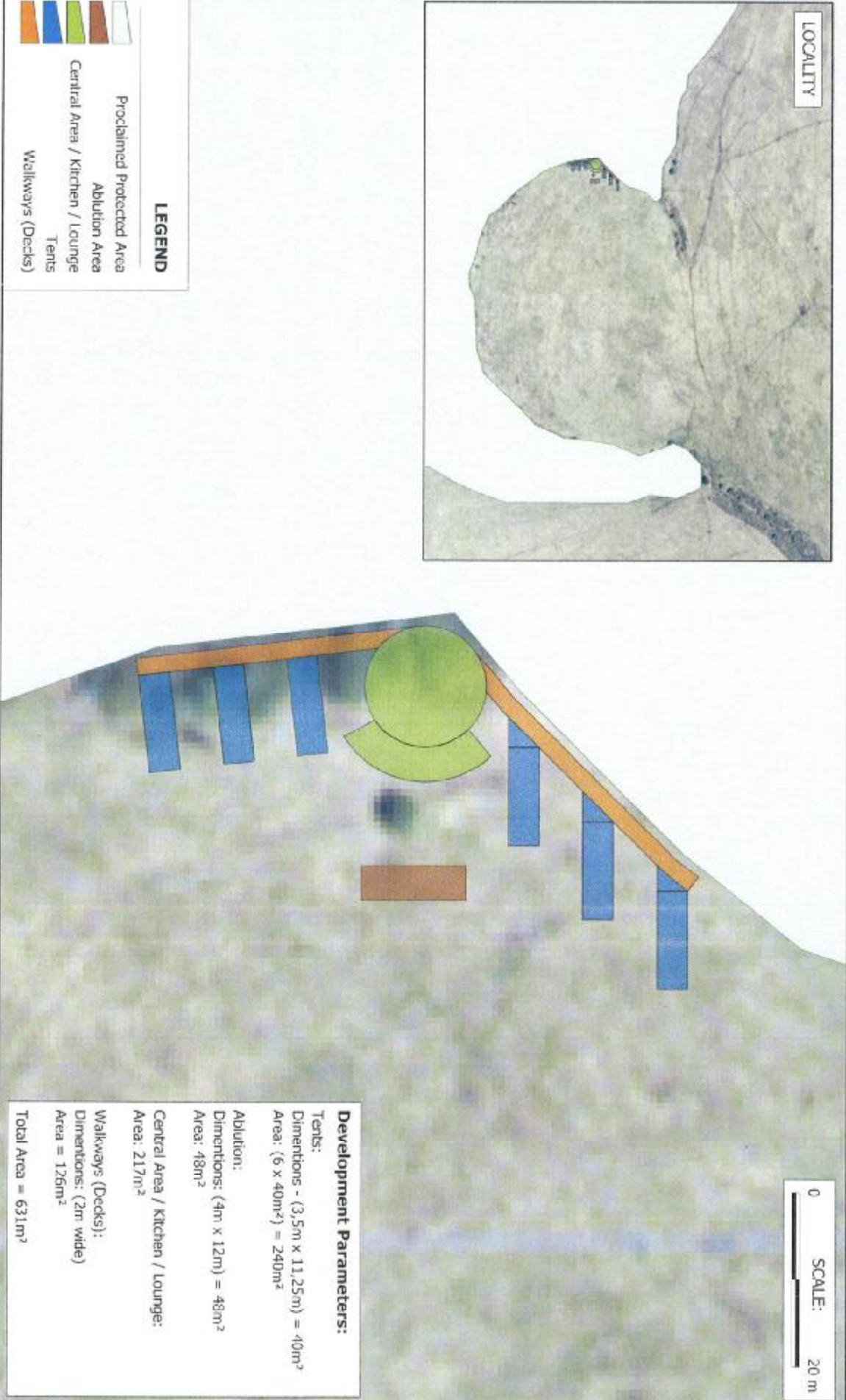


21 Tenter Street, P.O. Box 21806
NINTSA, 6170
☎ (064) 952 0420
☎ (060) 450 2987
✉ info@vreken.co.za
web: www.vreken.co.za

LOCALITY



0 SCALE: 20 m



- LEGEND**
- Proclaimed Protected Area
 - Ablution Area
 - Central Area / Kitchen / Lounge
 - Tents
 - Walkways (Decks)

Development Parameters:

- Tents:**
Dimensions - (3,5m x 11,25m) = 40m²
Area: (6 x 40m²) = 240m²
- Ablution:**
Dimensions: (4m x 12m) = 48m²
Area: 48m²
- Central Area / Kitchen / Lounge:**
Area: 217m²
- Walkways (Decks):**
Dimensions: (2m wide)
Area = 126m²
- Total Area = 631m²**

REMAINDER OF
THE FARM KRANSHOEK
NO 432 - CAIRNBROGIE

TENTED CAMPS (SITE 2)



Projection: Transverse Mercator
Centre Loc: 23°15'46" E
Centre Lat: 34°05'25" S
CRS Code: 2017/05/23
SCALE: 1:600



211 Eerste Street, P.O. Box 2156
WOLFSBURG, 8136
081 551 555 555
081 551 555 555
www.menthavryken.com

PLAN 5.

Tent Layout

