



# agriculture

Department  
Agriculture  
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria, 0001  
Deisen Building, Clo Anna Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management  
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Enquiries: Help Desk Ref: 2009\_02\_0290

Messrs Integrated Development Expertise  
P O Box 26275  
**MONUMENT PARK**  
0105

2008-09-14

Dear Sirs

## APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, 1970: PORTION 1 OF THE FARM NO 1080; DIVISION EAST LONDON, EASTERN CAPE PROVINCE

Your letter Palm Springs of 15 August 2008 refers.

With reference to the above-mentioned subject I wish to inform you that the application has been granted.

Consent No. 1492 issued in terms of section 4 of the Act, is enclosed in duplicate.

The Conveyancer must lodge the signed copy of the Consent with the Registrar of Deeds together with the documents for registration.

Regarding the condition imposed in subparagraph 3.2, the contact person at the Buffalo City Municipality is Mr K Chetty, Tel. no.: (043) 705 2485, Ref. no.: 1494/TP.

Kindly note that the properties concerned are subject to the provisions of the Conservation of Agricultural Resources Act 1983 (Act 43 of 1983).

Yours faithfully

**DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT**



# agriculture

Department  
Agriculture  
REPUBLIC OF SOUTH AFRICA

VERWIREF.

2009\_03\_0290

**TOESTEMMING**  
KRAGTENS DIE WET OP DIE ONDERVERDELING  
VAN LANDBOUGROND, 1970

**CONSENT**  
IN TERMS OF THE SUBDIVISION OF  
AGRICULTURAL LAND ACT, 1970

44222

By virtue of the powers delegated to me by the Minister of Agriculture consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

**PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES**

PORTION 1 OF THE FARM NO 1080, IN EXTENT 10, 3623 HECTARES; DIVISION EAST LONDON, EASTERN CAPE PROVINCE

**PARAGRAPH 2: CONSENT GRANTED**

The subdivision of the above-mentioned agricultural land into 48 portions of which 40 is measuring in total approximately 3,09 hectares, one is measuring approximately 0,20 hectares, four is measuring in total approximately 6,15 hectares, one is measuring approximately 0,001 hectares, one is measuring approximately 0,04 hectares and one is measuring approximately 0,85 hectares respectively represented by the figures marked Ptn 1-40, Staff housing, Private Open Space, Gate House, Reservoir and Private Roadway as shown on the sketch plan which is attached to this Consent.

**PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT**

- 3.1 Simultaneously with registration of transfer, a condition must be registered against the title deeds to the effect that the proposed portions may only be used for Resort Zone 2 and related purposes.
- 3.2 Simultaneously with registration of transfer, a condition must be registered against the title deeds to the effect that the conditions pertaining to the Rezoning permit shall stay applicable to each portion.
- 3.3 Simultaneously with registration of transfer, written proof will have to be submitted that the conditions imposed by the Buffalo City Municipality have been complied with.
- 3.4 This Consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.

- 3.5 This Consent does not exempt any person from any provision of any other law, with special reference to the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.6 This Consent is valid for 5 years from date of this Consent.

2009-10-14

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DATE



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DELEGATE OF THE MINISTER:  
LAND USE AND SOIL MANAGEMENT

FARM No. 1080

FARM No. 1082

FARM No. 1081



# SUBDIVISION OF PORTION 1 OF FARM 1080, PALM SPRINGS

## PROPOSED SUBDIVISIONAL LAYOUT PLAN

Plan 1081 A/1.1

### LEGEND

AREA (m <sup>2</sup> )	NUMBER	NO. OF LOTS	AREA (m <sup>2</sup> )	%
Shedding and Wash Building	Area 1	1	1000.00	28.58
Early Youth Private Open Space	Area 2	4	1000.00	28.58
Open Space	Area 3	1	86.71	2.45
House 1	Area 4	1	415.00	11.84
House 2	Area 5	1	1117.84	31.57
TOTAL		8	3416.54	98.02

▭ Boundary of Portion 1 of Farm 1080

••• 1:100 Year Floodline

— 1m Contours

— Surrounding Cadastrals

### SERVITUDES

— Servitude Area (if parking)

— 0.85m Servitude Right of way

— River (Part of Private Open Space)

SKETCHED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 4/2/12

Scale 1 : 1 500



Produced for:  
Shell Case 263  
(Pty) Ltd

Produced by:



4887 LONDON AVE, 7th FLOOR, CAPE TOWN, SOUTH AFRICA

**Notes of Liability and Warranty**  
The undersigned hereby certifies that the information contained in this plan is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which, if known or ascertained, would render the information contained in this plan misleading or incomplete.  
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FARM No. 1080

FARM No. 19

UMLELI RIVER

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