

# **PROPOSED SUBDIVISION AND REZONING OF PORTIONS 7 AND 8 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD**





APPLICATION FOR:

**Proposed Subdivision and Rezoning of  
Portions 7 and 8 of the Farm Kranshoek No. 432, Knysna Road**

PREPARED FOR:

**Krans Development Pty Ltd**

**Can Prop Group Pty Ltd  
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**February 2024**

FILE REF.:

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## ***APPLICATION FORM***

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**APPLICATION IN TERMS OF THE LAND USE PLANNING APPLICATION FORM -  
BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW**



**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)	LANCE ANTHONY		
Surname	DEL MONTE		
South African Council for Planners (SACPLAN) registration number (if applicable)	A/117/1985		
Company name (if applicable)	METROPLAN TOWN & REGIONAL PLANNERS		
Postal Address	P O BOX 12313, CENTRAL, PORT ELIZABETH	Postal Code	6000
E-mail	lance@mplan.co.za / plan@mplan.co.za		
Tel	041 373 1843	Cell	082 572 3257

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)			
Name of registered owner(s)	<u>PORTION 7</u> , FARM KRANSHOEK NO 432: KRANS DEVELOPMENT 7 PTY LTD (REG NO 2023/569794/07) <u>PORTION 8</u> , FARM KRANSHOEK NO 432: KRANS DEVELOPMENT 8 PTY LTD (REG NO 2023/544711/07)		
E-mail	andre@canprop.co.za		
Tel	012 993 2989	Cell	082 787 2520

PART C: PROPERTY DETAILS (in accordance with title deed)	
Property Description (Erf No / Farm No):	<u>PORTION 7</u> OF THE FARM KRANSHOEK NO 432, SITUATE IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE <u>PORTION 8</u> OF THE FARM KRANSHOEK NO 432, SITUATE IN THE BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE
Physical/ Street Address (if available)	OFF TREKKERPAD AND STELLA DRIVE, KRANSHOEK
Town	KRANSHOEK, PLETTENBERG BAY
Current Zoning	AGRICULTURAL ZONE I
Land Use	<u>PORTION 7</u> , FARM KRANSHOEK NO 432: DWELLINGS & LIMITED CULTIVATION <u>PORTION 8</u> , FARM KRANSHOEK NO 432: VACANT
Extent	<u>PORTION 7</u> , FARM KRANSHOEK NO 432: THE EXTENT OF PORTION 7 IS OFFICIALLY REGISTERED AS BEING 38,5125HA BOTH IN THE DEED REGISTRY AND ATTACHED TITLE DEED. THIS IS BELIEVED TO BE AN ERROR. REFER TO ANNEXURE L WHICH IS AN ARTICLE BY PROFESSOR MIKE BARRY OF UCT, EXPLAINING THE ORIGIN OF THIS PRACTICE AND INACCURACY. PORTION 7 OF THE FARM KRANSHOEK NO 432 WAS SUBDIVIDED OFF LOT G OF KRANSHOEK MEASURING 44 MORGEN, 578 SQUARE ROODS (APPROXIMATELY 38,5125HA) IN DECEMBER 1924. PORTION 7 OF THE FARM KRANSHOEK NO 432 BECAME 30 MORGEN, 178 SQUARE ROODS (APPROXIMATELY 25,9341HA).



	<b>THIS IS THE EXTENT OF THE LAND PORTION WHICH IS THE SUBJECT OF THIS LAND USE PLANNING APPLICATION. A DIAGRAMME OF SUBSTITUTION WILL BE FRAMED SHOWING THE CORRECT SURVEYED AREA ONCE THE LAND USE PLANNING APPLICATION IS APPROVED.</b> <b>PORTION 8, FARM KRANSHOEK NO 432: 14,3879HA</b>			
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme Section 7	X		
	Lupo Scheme Regulations: Section 8	X		
Are there existing buildings?	YES, ON PORTION 7 ONLY.	Y	N	
Title Deed number & date	• PORTION 7 FARM KRANSHOEK NO 432: T50123/2023, 22/11/2023 • PORTION 8 FARM KRANSHOEK NO 432: T23351/2023, 12/06/2023			
Are there any restrictive conditions in the title deed that prohibit the proposed use/ development? If Yes, list such condition(s) N/A		Y	N	
Are the restrictive conditions in favour of a third party(ies)? If Yes, list the party(ies) N/A		Y	N	
Is the property bonded? If yes, attach proof. If no proof is provided upon submission a copy of Bondholders Consent must be provided prior to decision being taken.		Y	N	
Are there any existing unauthorized buildings and/or land use/s 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**

Was a pre-application consultation held with the Municipality?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name	MRS ADEL SANCHEZ ASENSIO		Date of consultation
			27 NOVEMBER 2023

**PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW (tick applicable application/s)**

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



**APPLICATION AND NOTICE FEES** (please note the following)

1. Application fees are determined by Council annually in terms of the approved Municipal tariffs. An invoice will be sent to the applicant after an application is confirmed to be complete.
2. Application fees that are paid to the Municipality are non-refundable. Applications will only be processed after the application fees are paid in full and proof of payment is submitted to the Municipality.
3. The applicant is liable for the cost of publishing and serving notice of an application by.
4. The Municipality may request the applicant to undertake the publication and serving of notices.
5. The Municipality will be responsible to serve notices to External Commenting Authorities, if necessary.

**PART F: ATTACHMENTS AND SUPPORTING INFORMATION & 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 has been submitted.

**Primary Documentation**

<b>Y</b>	<b>N</b>	Power of Attorney
<b>Y</b>	<b>N</b>	Company Resolution
<b>Y</b>	<b>N</b>	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
<b>Y</b>	<b>N</b>	Executive Summary of the Motivation
<b>Y</b>	<b>N</b>	Locality plan
<b>Y</b>	<b>N</b>	Site development plan or conceptual layout plan
<b>Y</b>	<b>N</b>	Full copy of Title Deed
<b>Y</b>	<b>N</b>	S.G. diagram / General plan extract
<b>Y</b>	<b>N</b>	Bondholders Consent ( <b>NO BOND</b> )

**Supporting Information & Documentation (if applicable)**

<b>Y</b>	<b>N</b>	Land use plan / Zoning plan
<b>Y</b>	<b>N</b>	Consolidation plan
<b>Y</b>	<b>N</b>	Proposed subdivision plan
<b>Y</b>	<b>N</b>	Proof of agreement or permission for required servitude
<b>Y</b>	<b>N</b>	Copy of any previous land development approvals (i.e. Rezoning, consent use departures)
<b>Y</b>	<b>N</b>	Abutting owner's consent
<b>Y</b>	<b>N</b>	Services Report or indication of all municipal services / registered servitudes
<b>Y</b>	<b>N</b>	Conveyancer's certificate
<b>Y</b>	<b>N</b>	Street name and numbering plan (Applicable to Subdivision Only)
<b>Y</b>	<b>N</b>	1:50 / 1:100 Flood line determination (plan / report) ( <b>WETLANDS</b> )
<b>Y</b>	<b>N</b>	Landscaping Plan (if applicable)
<b>Y</b>	<b>N</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	Proof of failure of Home Owner's association
<b>Y</b>	<b>N</b>	Other (Specify)

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

<b>Y</b>	<b>N</b>	National Environmental Management Act, 1998 (Act 107 of 1998). ( <b>CURRENTLY BEING CONDUCTED.</b> )
<b>Y</b>	<b>N</b>	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). ( <b>PART OF THE CURRENT EIA PROCESS.</b> )
<b>Y</b>	<b>N</b>	National Heritage Resources Act, 1999 (Act 25 of 1999). ( <b>PART OF THE CURRENT EIA PROCESS.</b> )
<b>Y</b>	<b>N</b>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) ( <b>APPLICATION FOR EXEMPTION AFTER LAND DEVELOPMENT APPLICATION APPROVAL.</b> )
<b>Y</b>	<b>N</b>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)



Y	N	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc. <b>(SHARPLES ENVIRONMENTAL SERVICES CONDUCTING THE PROCESS.)</b>
Y	N	If required, do you want to follow an integrated application procedure in terms of <a href="#">section 44(1) of Bitou Municipality: Land Use Planning By-Law?</a> If yes, please attach motivation.
Y	N	Other (specify)

#### PART H: SUBMISSION OF APPLICATION

The application together with supporting information and documentation should be electronically lodged on the AFLA PORTAL system. This AFLA PORTAL has been designed and developed by Esri South Africa to assist Bitou Municipality to diminish queues and promote faster turnaround times on land development applications.

The AFLA system is accessible to members of the public, enabling online submission of town planning applications at Bitou Municipality using GIS.

A profile by either the owner or agent needs to be created before an application can be lodged on the Portal. Below is a link to the AFLA Portal.

<https://maps.bitou.gov.za/aflaportal/>

Hard copies will not be accepted by the Municipality unless supporting documentation and information may only be provided upon request by the Municipality.

#### SECTION I: DECLARATION

I hereby 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 in terms of the Bitou Municipality: Land Use Planning Bylaw (2015) as amended.
6. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services may be payable by the owner as a result of the proposed development.
7. I am aware that by lodging an application, the information in the application and obtained during the process, may be made available to the public.

#### SUBMISSION REQUIREMENTS

Y	N	Soft copy of the application submitted on the AFLA PORTAL (see Part H)
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Applicant's  
signature:



Date: **08 FEBRUARY 2024**

Full name:

**LANCE ANTHONY DEL MONTE**

Professional  
capacity:

**TOWN PLANNER & DIRECTOR - METROPLAN TOWN PLANNERS**



# MOTIVATION REPORT

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# APPLICATION FOR THE SUBDIVISION AND REZONING OF PORTIONS 7 AND 8 OF THE FARM KRANSHOEK NO. 432, KNYSNA ROAD, PLETTENBERG BAY

## 1 BACKGROUND

### 1.1 Appointment

Krans Development (Pty) Ltd has commissioned Metroplan Town & Regional Planners to submit land development applications to the Bitou Municipality on behalf of the owners of Portion 7 and 8 of the Farm Kranshoek No 432, Knysna Road, to obtain the appropriate land use development rights. The authorisations to submit applications for Portions 7 and 8 of the Farm Kranshoek No 432 registered respectively under Krans Development 7 Pty Ltd and Krans Development 8 Pty Ltd was obtained through Company Resolutions and Powers of Attorney enabling Metroplan to act as their agent. Refer to **Annexure A** for the Company Resolutions and Powers of Attorney, and **Annexure B** for the Title Deeds.

Appropriate land use rights will be obtained within the provision of the Bitou Local Municipality Zoning Scheme By-Law which came into effect on 26 September 2023.

### 1.2 Integrated Development Process

Krans Development 7 Pty Ltd and Krans Development 8 Pty Ltd have respectively acquired Portions 7 and 8 of the Farm Kranshoek No 432, Knysna Road. These two portions together with Portion 9 over which a Land Development Application was approved by Bitou Planning Tribunal on 9 February 2023 (refer to **Annexure C**) form part of a larger integrated development adjacent and east of the town Kranshoek in Plettenberg Bay. A Framework Plan showing the planning intent for all three portions and their connections and context within Kranshoek and beyond, will be discussed later in the report.

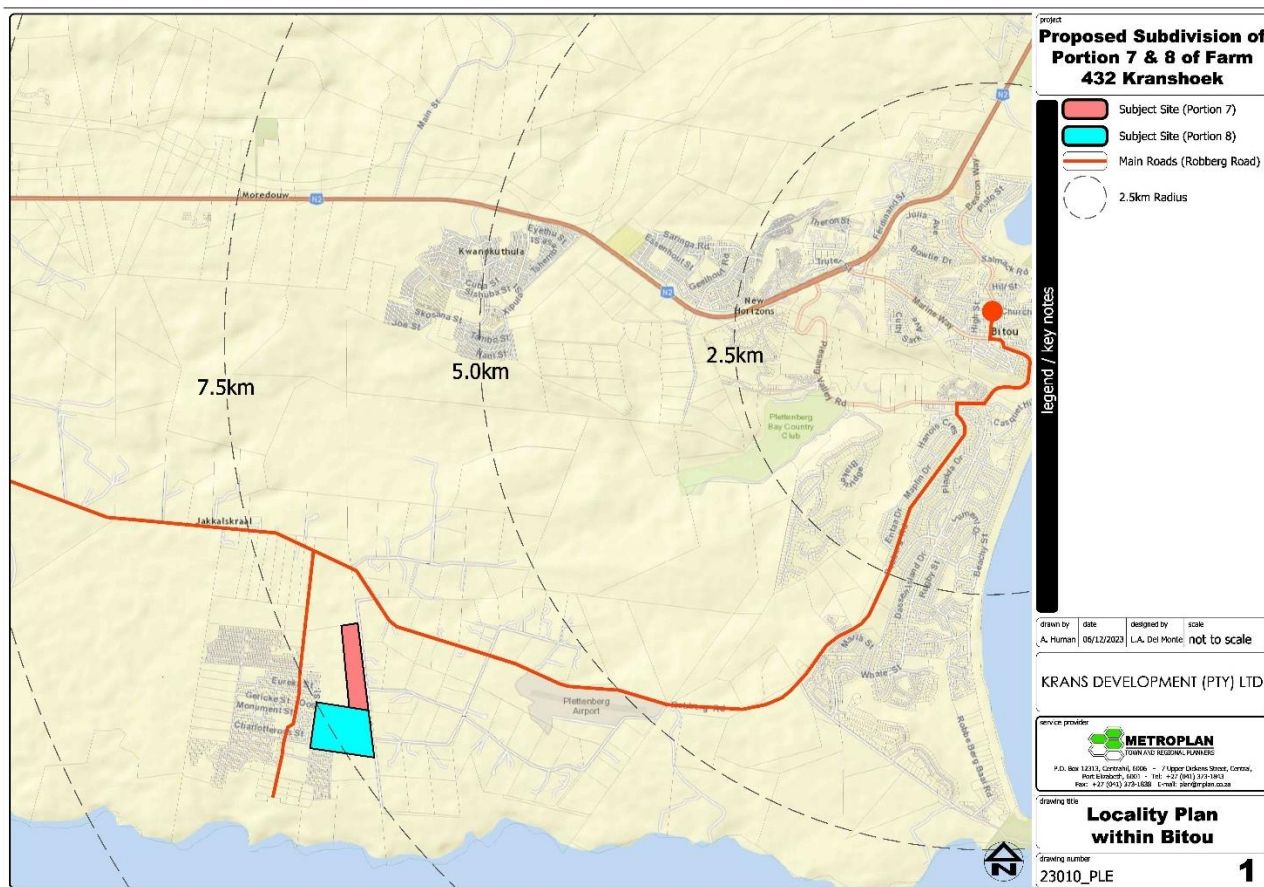
### 1.3 Position of the Site Within Context of Plettenberg Bay

Kranshoek is situated approximately 8km by road from the Town Centre of Plettenberg Bay off the Robberg Road which connects western portions of Plettenberg Bay through the Robberg Road to the N2 further west. (Refer to **Plan 1**.)





## PLAN 1

**Plan 23010\_Ple-01: Locality within Bitou**

Kranshoek itself comprises a number of township extensions linked together by a network of tar and gravel roads set back at approximately 1km from Robberg Road and accessed by Trekkerpad.

The three land portions incorporated within the Urban Edge, approximately 66,27ha in total, would in future accommodate a significant amount of the housing backlog. Preliminary planning of the three portions recorded a potential of approximately 1 682 housing units.

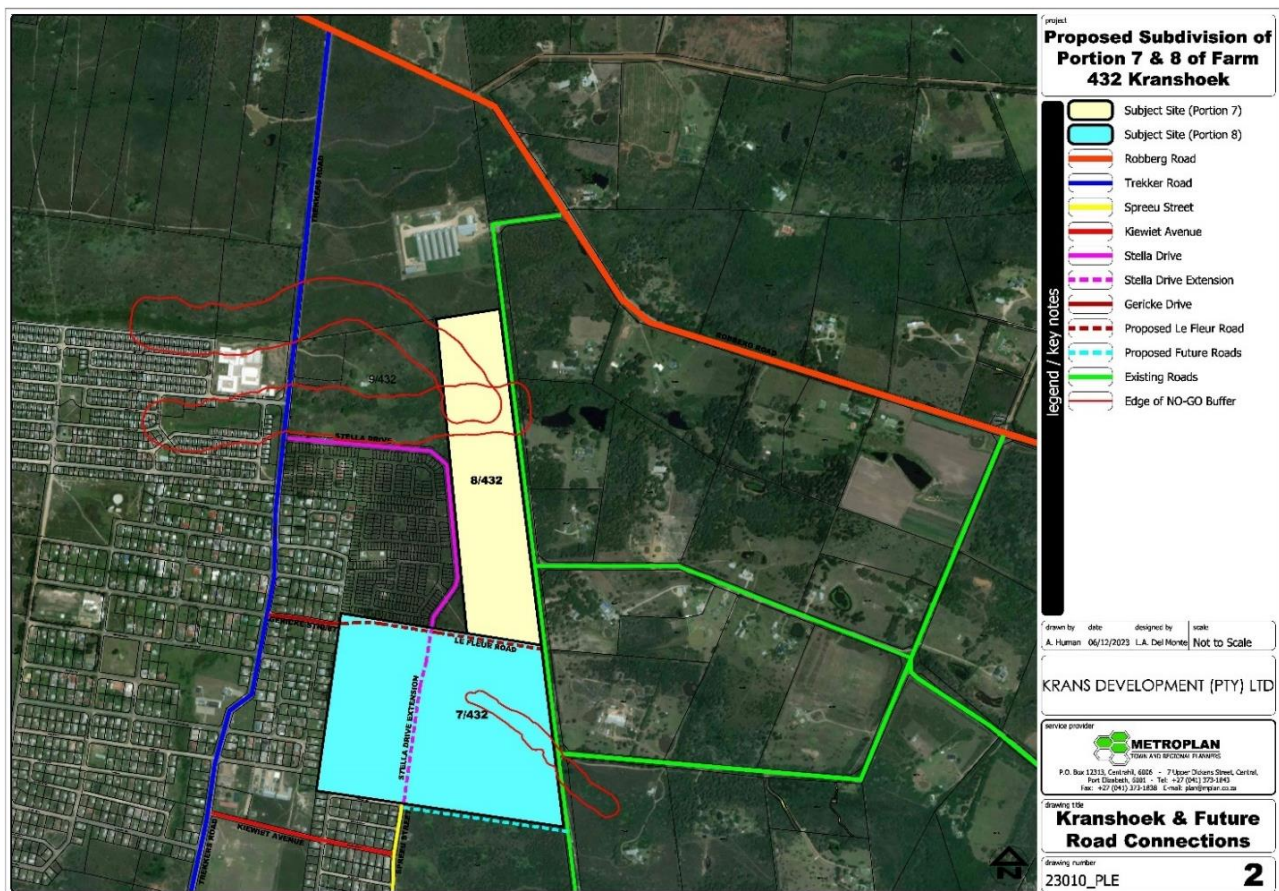
Although Kranshoek is 8km from Plettenberg Bay, it is viewed as a node and despite the limitation and the friction of distance, i.e. not within 10-minute walking distance from critical economic and social infrastructure nodes, it is within walking distance of a growing public transport system which still is within 10-minute driving distance from the main economic and social nodes.



## 1.4 Locality of the Site

The farm portions (Portion 7 and 8) are positioned to the east of the town of Kranshoek and will gain access to Trekkerpad, the main entrance to Kranshoek via Stella Drive and Loop Street further South. Urban development consisting of affordable housing can be found to the west of the site with mostly vacant land to the north and agricultural farm portions to the east and south. A number of existing farm roads to the east of Portions 7 and 8 will further connect Kranshoek with Plettenberg Bay as development moves in a easterly direction. (Refer to **Plan 2.**)

### PLAN 2



Plan 23010\_Ple-02: Future Road Connections



## 2 EXISTING SITUATION

### 2.1 Cadastral Details and Extent of Area

The following table reflects the extent of the two farm portions as seen on the Surveyor General Diagrams in **Annexure D**.

PORTION OF FARM KRANSHOEK NO 432	Ha
Portion 7	*25.9341
Portion 8	14.3879
<b>TOTAL AREA</b>	<b>40.3220</b>

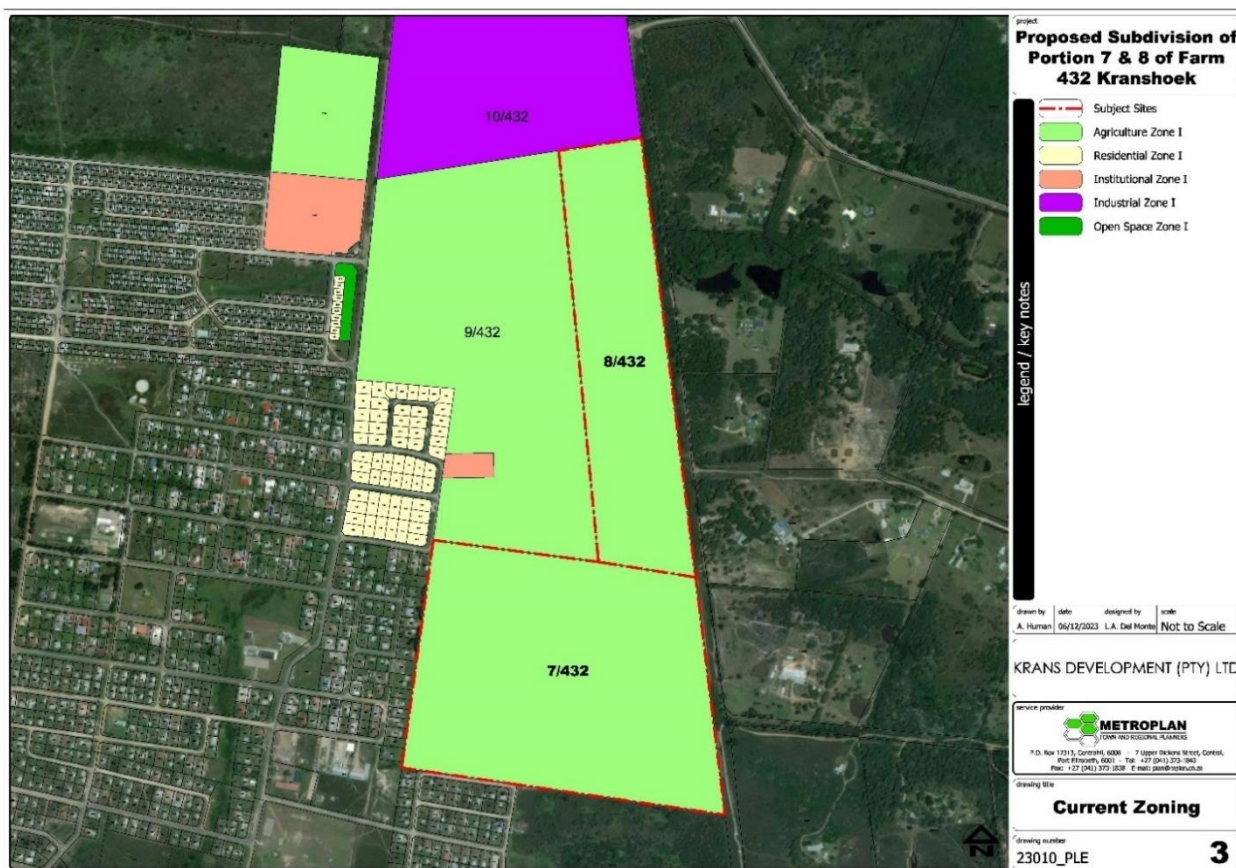
**\*Note:** The extent of Portion 7 is officially registered as being 38,5125ha both in the Deed Registry and attached Title Deed. This is believed to be an error. Refer to **Annexure E** which is an article by Professor Mike Barry of UCT explaining the origin of this practice and inaccuracy. Portion 7 of the Farm Kranshoek No 432 was subdivided off LOT G of Kranshoek measuring 44 Morgen, 578 Square Roods (approximately 38,5125ha) in December 1924. Portion 7 of the Farm Kranshoek No 432 became 30 Morgen, 178 Square Roods (approximately 25,9341ha). This is the extent of the land portion which is the subject of this Land Use Planning Application. A diagramme of substitution will be framed showing the correctly surveyed area once the Land Use Planning Application is approved.

### 2.2 Current Zoning

Portions 7 and 8 are currently zoned "Agriculture" in terms of Section 8 of the LUPO Scheme Regulations. This zoning transitions to Agricultural Zone I in terms of the Bitou Integrated Scheme and does not permit the mix of uses envisaged in the proposed development. Application will be made for portions 7 and 8 to be exempted from the provisions of the Subdivision of Agricultural Land Act 1970 (Act 70 of 1970). This can only be done after the Land Development Application has been approved by Bitou Municipality. (Refer to **Plan 3**.)





**PLAN 3****Plan 23010\_Ple-03: Current Zoning****2.3 Existing Land Use**

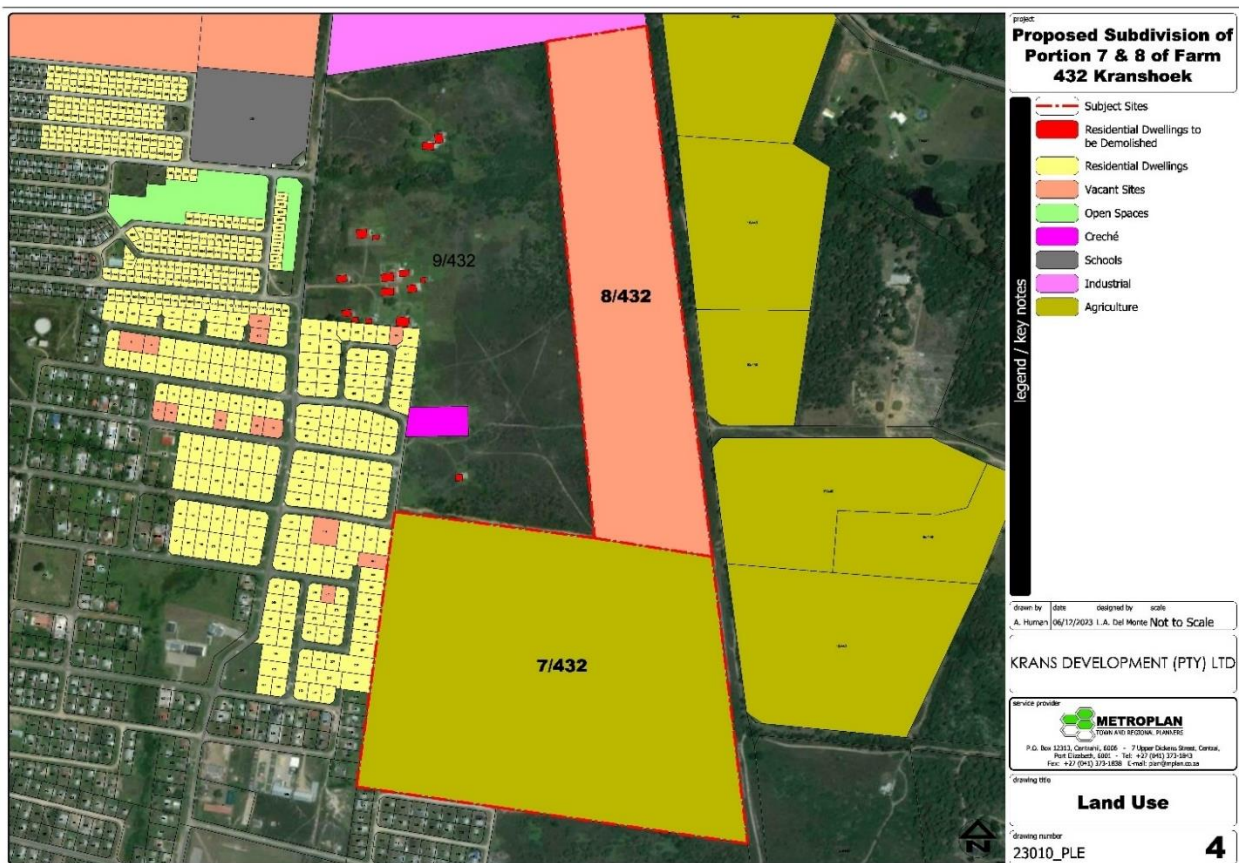
Portion 7 of the Farm Kranshoek No 432 has a cluster of buildings associated with Agricultural practices to the east of the site. These buildings have not been taken into consideration in the proposed layout and will be demolished.

A building on the north western side of Portion 7 which is currently being used as a place of worship will be retained within a separate erf created for it and zoned Community Zone II to regularise the current place of worship usage. Portion 8 of the Farm Kranshoek No 432 is completely undeveloped and vacant. Refer to Plan 4 for the current land use.

Refer to **Annexure F** for the Site Plan which was procured from the Bitou Municipality showing the buildings on Portion 7.



## PLAN 4



Plan 23010\_Ple-04: Land Use

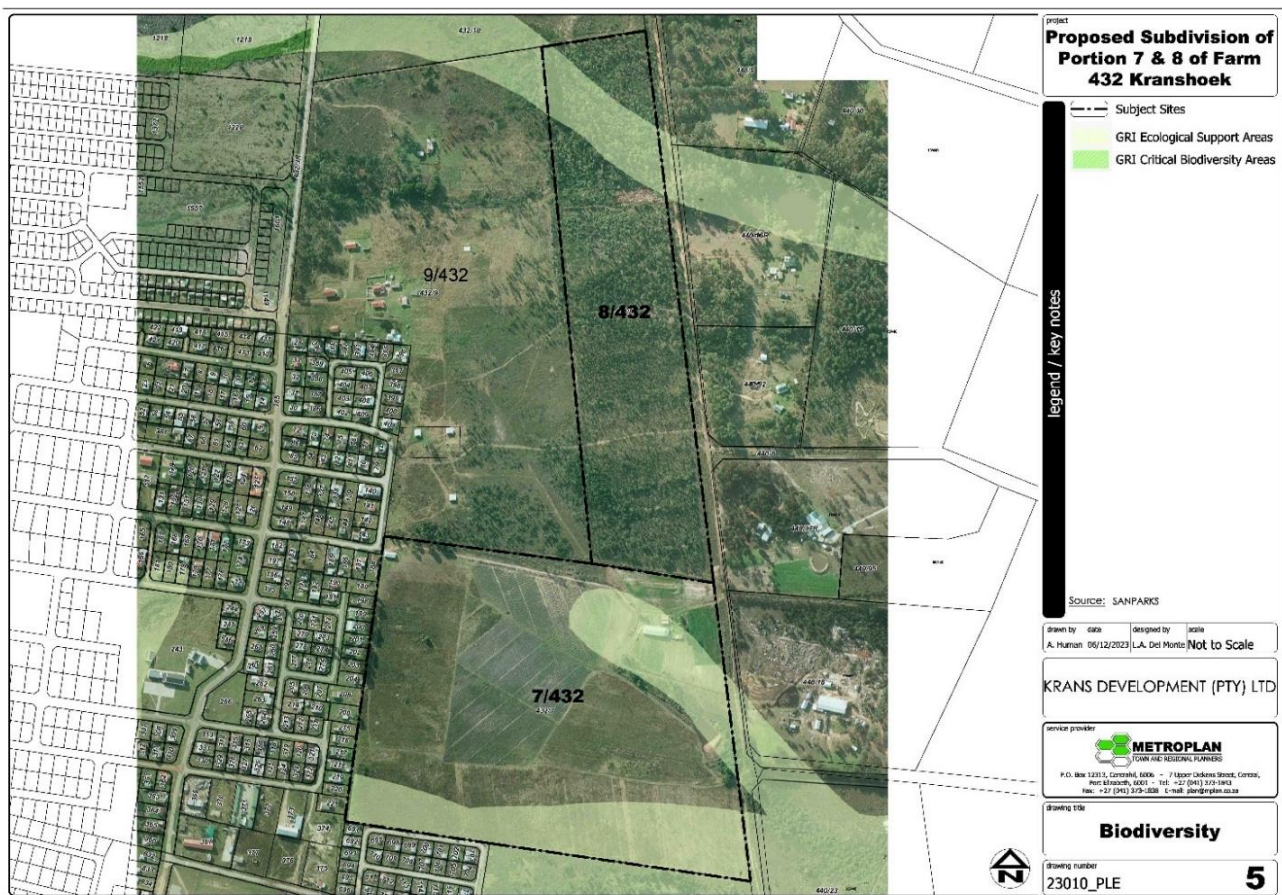


## 2.4 Biophysical Environment

### 2.4.1 General

The north-eastern tip of Portion 8 falls within an area classified by SANPARKS in terms of their Critical Biodiversity Areas Map of the Garden Route, as an Ecological Support Area (ESA). The ESA are supporting zones or areas which must be safeguarded as they are needed to prevent degradation of Critical Biodiversity Areas and formal Protected Areas. (Refer to **Plan 5**.)

### PLAN 5



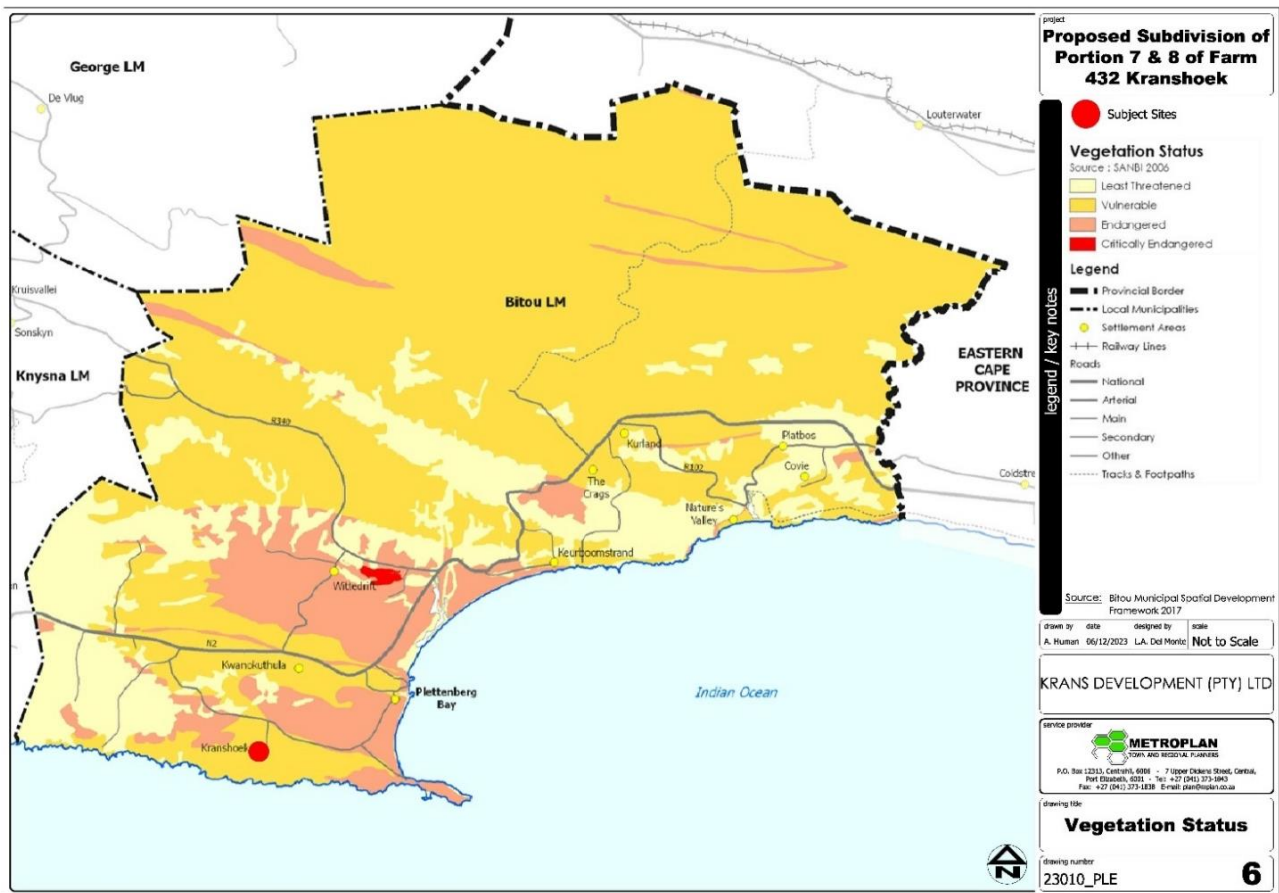
### Plan 23010\_Ple-05: Biodiversity

The rest of Portion 8 and the entire Portion 7 was used for Extensive Agriculture (stock farming) and consists mainly of a mixture of non-indigenous trees such as Pines, Bluegums and Wattle interspersed with grassland (grazing) and areas of Fynbos. Crop farming is evident on Portion 7.

SANBI in 2006 classified the vegetation status of the area around Kranshoek as vulnerable. (Refer to **Plan 6**.) The ENPAT report of 2003 classifies the area to the east of Kranshoek as Grass and Shrub. An Environmental Impact Assessment is currently being conducted by Sharples Environmental Services (SES). (Refer to **Annexure G**.)



## PLAN 6



Plan 23010\_Ple-06: Vegetation Status



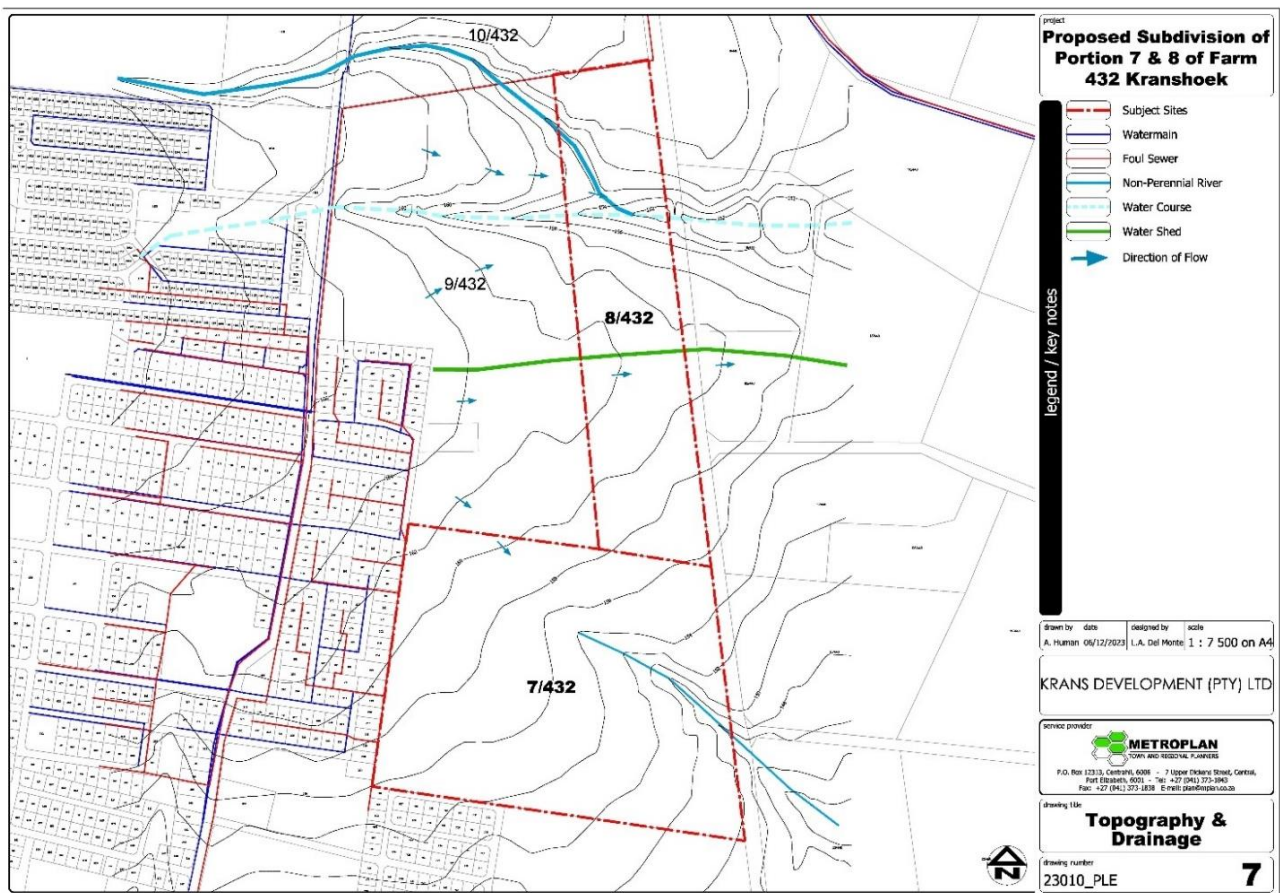


## 2.5 Physical Environmental Situation

### 2.5.1 Topography and Drainage

Both Portions 7 and 8 slope gently to the east and south-east, with two non-perennial water courses traversing the sites with a west to east flow pattern for Portion 8, and north west to south-east flow pattern for Portion 7. (Refer to **Plan 7**.)

#### PLAN 7



**Plan 23010\_Ple-07: Topography & Drainage**

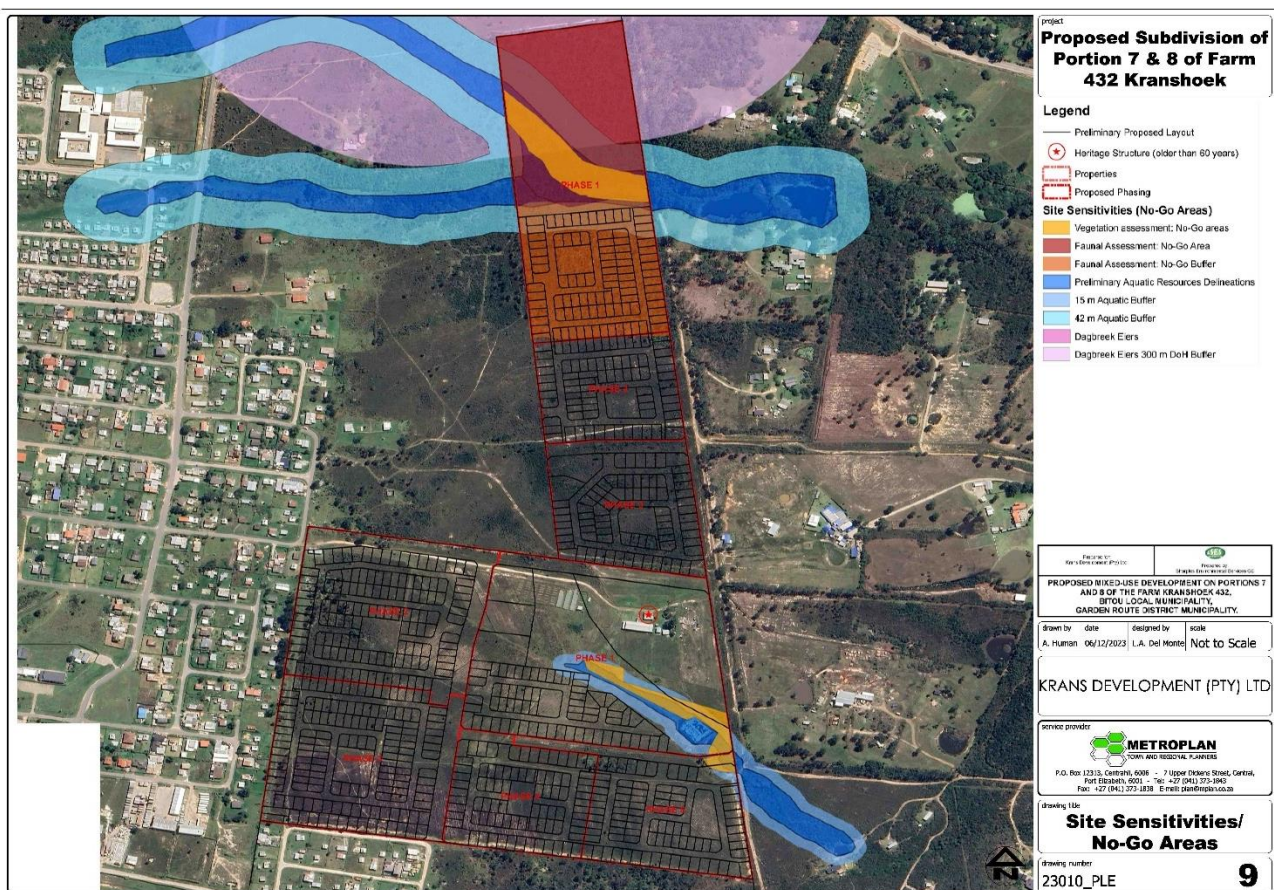






- **Aquatic:** The wetland systems were mapped and delineated along the two water courses. The entire northern portion of Portion 8 was considered a no-go area. Urban development will only be considered to the south on roughly two thirds of Portion 8. A 15m aquatic buffer was determined for the southern wetland on Portion 7 and 42m aquatic buffer was determined for the northern wetland on Portion 8.
- **Heritage:** One Heritage Structure (older than 60 years) was identified on Portion 7. It was proposed that the structure either be demolished, requiring a demolition permit which would include public participation or be incorporated into the subdivisional design. Support for the demolition of the building has already been obtained from the local community. (Refer to **Annexure H.**)
- **Faunal Biodiversity:** A community of Duthie Golden Moles was found on Portion 8 and the habitat within which it was found (mostly alien vegetation) was suggested to require a 200m buffer around it.
- **Odour Zone:** The odour zone of 300m from Dagbreek Eiers also skirts the northern part of Portion 8. This however co-incides with the other no-go areas as described above.

## PLAN 9



Plan 23010\_Ple-09: Site Sensitivities / No Go Areas



#### 2.5.4 Revised Subdivision

At a virtual meeting held on 30 August 2023 attended by all the Specialists who contributed to the determination of the Servitude / No-Go Areas, it was decided that:

- The northern wetland and north of the wetland of Portion 8 would have to be a completely no-go area.
- A compromise was reached on the 200m buffer for the Golden Mole. The school proposed in the first revision could be moved south of the northern wetland with sports fields on the school site being permitted in the 200m buffer zone. This together with the positions of the future school buildings needed to be indicated on the site plan. No structure would be permitted on the northern part of the site.
- A subsequent revision was produced and circulated and on 2 October 2023 and confirmation was received that the specialist had no further concerns (refer to **Annexure G**).

#### 2.5.5 Restrictive Conditions in Title

The Title Deeds for both Portions 7 and 8 do not contain any Restrictive Title Deed Conditions to be removed. Refer to **Annexure I** for the Conveyancer's Certificates.

### 2.6 Engineering Utilities

Information on the Civil Engineering Services was prepared and provided through a report entitled a Preliminary Civil Engineering Services Report by FRAME Group (Pty) Ltd Consulting Engineers and is attached as **Annexure J**.

The report is the result of a collaboration between the Town Planning Consultant and the Civil Engineering Consultant and assisted in shaping the Subdivision Proposals on Portion 7 and 8 of the Farm Kranshoek as depicted on **Plan 23010\_PLE 14 Revision 6**.









- Eastern boundary - Rural developed area
- Southern boundary - Portion 8 of Farm 432

**Portion 8** of Farm 432 is bounded by the following:

- Western boundary - Urban developed area
- Northern boundary - Portions 7 and 9
- Eastern boundary - Rural developed area
- Southern boundary - Urban and rural developed areas

### ➤ **Geotechnical**

A geotechnical investigation was done on portion 9 of Farm 432 and it is assumed, for planning purposes, that the soil profiles of portion 7 and 8 will be similar. It is therefore expected that the site most likely consist of:

- Clayey silty sand from 0 to 300mm with plant roots up to 200mm deep.
- Sandy clayey silt to silty clayey soils is found from 300mm to 1 400mm deep.
- Below this layer, a 150mm to 500mm thick pebble marker calcrete/ ferricrete layer is present. This layer is typically found between 1 000 mm and 1 600 mm deep.
- The soil found below the pebble marker layer is a stiff to very stiff sandy clay-silt. No bedrock was encountered.

#### **2.6.1.2 Proposed Development**

As per Annexure B, portion 7 of Farm 432 is divided into 4 phases and portion 8 into 2 phases consisting of:

- Single residential zone 1 (841)
- Business zone 1 (1)
- Community zone 1 (3)
- Community zone 2 (4)
- Open space zone 1 (1)
- Open space zone 2 (5)
- Transport zone 2 (4)
- Transport zone 3 (6)





## 2.6.2 Engineering Services (Civils)

### 2.6.2.1 Specifications and design guidelines

The local authority, Bitou Municipality, has special design requirements and criteria over-and-above that which is provided in the following guidelines:

- The “New Red Book” - Guidelines for Human Settlement Planning and Design.
- UTG - Urban Transport Guidelines.
- SARTSM - South African Road Traffic Signs Manual.
- SABS/ SANS 2001 - South African Bureau of Standards/ South African National Standards
- TRH17 - Geometric design of rural roads
- Storm water Management - Storm water Management Planning and Design for New Developments

### 2.6.2.2 Roads

There are several informal roads on both portions and one gravel access road along the Northern boundary of the property. Access to the properties is from Oos Street to the West of portion 7.

The proposed development will require the construction of new private and public roads. The public roads will be constructed at the cost of the developer and be transferred to Bitou municipality. The first proposed public road will be in an East-West direction and tie into Oos Street and terminate at the Eastern boundary of portion 7 for future extension. The second public road will gain access from the first road at its Northern most end and run in a North-South direction. It will terminate at the Southern boundary of portion 7. The 4 phases of portion 7 are proposed to gain access from the second public road. The private roads on the development on portion 8 will gain access from Stella Road on portion 9.

The entrance to each development is 15m wide with splays. The internal road reserves are 10m wide with 6m wide local accesses servicing one to three properties each.

It is proposed that a traffic impact assessment should be undertaken to determine the impact of the proposed development on the existing road infrastructure, analyse proposed intersections, roads and other infrastructure and recommend any required upgrades to existing infrastructure.





### 2.6.2.3 Stormwater

The sites are located in a region with a MAP of 1030mm. Farm 7/432 has a natural low point at the wetland located midway at its Eastern boundary. The site has a natural fall towards this wetland. Farm 8/432 has a high point midway at its Western boundary with a fall to the Northeastern and to the Southeastern direction from this point.

The pre- and post-development stormwater discharge and required attenuation for the two portions can be seen in Table 1 and Table 2 below:

**Table 1: Stormwater discharge for Farm 7/432**

Pre Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m <sup>3</sup> /s):	1,612	2,342	3,149	4,117	5,649	7,318
Post Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m <sup>3</sup> /s):	2,338	3,183	4,029	4,974	6,466	7,958
Attenuation required						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Volume (m <sup>3</sup> ):	652,891	757,314	791,756	771,649	735,568	575,990

**Table 2: Stormwater discharge for Farm 8/432**

Pre Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m <sup>3</sup> /s):	0,654	0,944	1,262	1,642	2,243	2,895
Post Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m <sup>3</sup> /s):	0,851	1,177	1,512	1,895	2,501	3,123
Attenuation required						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Volume (m <sup>3</sup> ):	177,770	210,056	225,334	228,168	231,590	204,999



For new developments, it is required to attenuate stormwater to allow a discharge that does not exceed the flow from the site prior to development. The attenuation ponds are proposed in the areas denoted "Pond 1" and "Pond 2" on the Site Development plan 23010\_Kra 12 revision 6, with title *Proposed Subdivision & Rezoning of Portion 7 & Portion 8 of the Farm Kranshoek No. 432, Knysna Road*. From the above tables, Pond 1 and 2 will be required to attenuate 967 kl.

The outflow and overflow of both ponds will be into the wetlands area located between them on Farm 7/432. The stormwater from Farm 8/432 will be channelled along a minor system and overland via roads (major system) towards the Southeastern corner of Farm 8/432. A culvert will be implemented starting from the development, passing beneath Le Fleur Road, and extending through Farm 7/432 along its easternmost road toward pond 1. This culvert will be designed to accommodate the 1:50 year post development flood. Farm 7/432 will channel stormwater along a minor system and along the road network towards the two ponds.

#### 2.6.2.4 Water

The water demand calculations are based on the Guidelines for human Settlement Planning and Design (Red Book). The water demand summary for the proposed development can be seen in Tables 2 and 3:

**Table 2: Farm 7/432 – Water Demand**

Land use		Erf.	Category	Quantity		Water Demand						
						Water Demand AADD		Real Losses	PF	Peak hour Demand		Fire Demand
				Amount	Unit	kL/ unit / day	kL/ day	15%		kl/ day	L/ s	L/ s
PHASE 1	General residential Zone GRZI	163	Domestic Fire	163	units	0,3	48,9	7,34	3,6	202,45	2,34	25
	Business Zone BZIII	1	Domestic Fire	0,34624	ha	21	7,27104	1,09	3,3	27,59	0,32	25
	Community Zone CZII	1	Domestic Fire	0,2517	ha	20	5,034	0,76	3,3	19,10	0,22	15
	Open Space Zone OSZII	1	Irrigation Fire	0,6387	ha	12	7,6644	1,15	2,0	17,63	0,20	0
PHASE 2	General residential Zone GRZI	134	Domestic Fire	134	units	0,3	40,2	6,03	3,6	166,43	1,93	25
	Community Zone CZI	1	Domestic Fire	98	student	0,06	5,88	0,88	3,3	22,31	0,26	15
	Community Zone CZII	1	Domestic Fire	0,1869	ha	20	3,738	0,56	3,3	14,19	0,16	15
	Open Space Zone OSZII	1	Irrigation Fire	0,2372	ha	12	2,8464	0,43	2,0	6,55	0,08	0
PHASE 3	General residential Zone GRZI	158	Domestic Fire	158	units	0,3	47,4	7,11	3,6	196,24	2,27	25
	Open Space Zone OSZII	1	Irrigation Fire	0,2372	ha	12	2,8464	0,43	2,0	6,55	0,08	0
PHASE 4	General residential Zone GRZI	184	Domestic Fire	184	units	0,3	55,2	8,28	3,6	228,53	2,65	25
	Community Zone CZI	1	Domestic Fire	120	student	0,06	7,2	1,08	3,3	27,32	0,32	15
	Utility Zone UZ	1	Domestic Fire	1	units	0,6	0,6	0,09	3,6	2,48	0,03	15
	Open Space Zone OSZII	4	Irrigation Fire	1,0127	ha	12	12,1524	1,82	2,0	27,95	0,32	0
Total										965,32	11,17	





**Table 3: Farm 8/432 – Water Demand**

Land use		Erf.	Category	Quantity		Water Demand						
						Water Demand AADD		Real Losses	PF	Peak hour Demand		Fire Demand
				Amount	Unit	kL/unit/day	kL/day	15%		kL/day	L/s	L/s
PHASE 1	General residential Zone G.R.Z.I	72	Domestic Fire	72	units	0,3	21,6	3,24	3,6	89,42	1,04	
												25
	Community Zone C.Z.I	1	Domestic Fire	841,25	Students	0,06	50,475	7,57	3,3	191,55	2,22	
												15
	Open Space Zone O.S.Z.I	1	Irrigation Fire	1,7147	ha	12	20,5764	3,09	2,0	47,33	0,55	
												0
	Open Space Zone O.S.Z.II	1	Irrigation Fire	3,068	ha	12	36,816	5,52	2,0	84,68	0,98	
												0
PHASE 2	General residential Zone G.R.Z.I	96	Domestic Fire	96	units	0,3	28,8	4,32	3,6	119,23	1,38	
												25
	Open Space Zone O.S.Z.II	1	Irrigation Fire	0,2624	ha	12	3,1488	0,47	2,0	7,24	0,08	
												0
	Total									539,45	6,24	

The average annual daily water demand and peak flows for each phase are presented in Tables 1 and 2 above. The following assumptions were made for the calculation of these demands:

- The SDP drawing 23010\_Kra 14 revision 6 was used to determine the land uses of the development.
- Places of institution are assumed to have 1 student per 10m<sup>2</sup> for Farm 7/432 and 1 student per 25m<sup>2</sup> for Farm 8/432.
- The protected areas zoned as open spaces are considered not to contribute to water demand.
- The utility zone allocated for the sewer pumpstation will have the same water demand as a single residential unit.

New water infrastructure will be required to service the various phases of Farms 7/432 and 8/432. A municipal pipeline will be installed in Le Fleur and Stella Roads with 6 separate metered connections, one for each phase.

Currently there is no information available regarding the existing services or water capacity. A global analysis should be performed by Bitou or GLS to determine the capacity of existing infrastructure and upgrades that may be required.

The water network is proposed to connect to the existing water network towards the West of the proposed development. A GLS report will be required to confirm the water network capacity, connection points and any possible upgrades required on the sewer infrastructure of Bitou Municipality.

#### 2.6.2.5 Sewer

The sewer from Farms 7/432 and 8/432 will discharge into one pumpstation at the Eastern boundary of Farm 7/432. The pumpstation will be located on the designated utility zone erf. Below is a table summary of the expected sewer flows.





**Table 3: Sewer Demand**

Land Use	Quantity		Sewer Demand						
			ADDWF	PDDWF	IPDWF		GW	SW	IPWWF
	Amount	Unit	kL/ unit/ day	kL/ day	L/ unit/ s	L/ s	L/ s	L/ s	L/ s
General residential Zone GRZI	807	units	0,29	310,46	0,005	3,650	0,56	0,6315	4,841
Business Zone BZIII	43,28	100m²	0,52	130,92	0,010	0,435	0,0024	0,0656	0,503
Community Zone CZI	76,006	100m²	0,39	464,35	0,105	7,987	0,02	8,6037	65,962
Community Zone CZII	43,86	100m²	0,48	104,48	0,009	0,407	0,025	0,0647	0,496
Open Space Zone OSZI	171,47	100m²	0	0,00	0,000	0	0	0	0
Open Space Zone OSZII	653,83	100m²	0	0,00	0,000	0	0	0	0
Utility Zone UZ	2,36	100m²	0	0,00	0,000	0	0	0	0
<b>Total</b>			<b>1,68</b>	<b>905,73</b>	<b>0,12</b>	<b>12,07</b>	<b>0,58</b>	<b>9,30</b>	<b>71,31</b>

A gravity sewer network on farm 8/432 will collect sewer from all the erven on this farm. This sewer network will accumulate into a single pipe at the Southern boundary where it will exit between plots 105 and 106 on Farm 8/432 and cross Le Fleur Road entering Farm 7/432, between plots 206 and 207. This portion of the sewer pipe on farm 7/432 will be a shared sewer pipe between farm 8/432 and 7/432 and should be routed along the roads of Farm 7/432 and through the open space O.S.Z.II. It will cross the open space from between plots 229 and 230 to between plots 296 and 297. From here the sewer will be routed to the pump station along the development roads.

The sewer pump station is proposed to discharge into the sewer network towards the Western direction of the proposed development. A GLS report will be required to confirm the sewer network capacity, connection points and any possible upgrades required on the sewer infrastructure of Bitou Municipality.

There is no information at this time.

#### **2.6.2.6 Refuse Collection**

The Department of Solid Waste Management will collect solid waste at the entrance to each development phase.

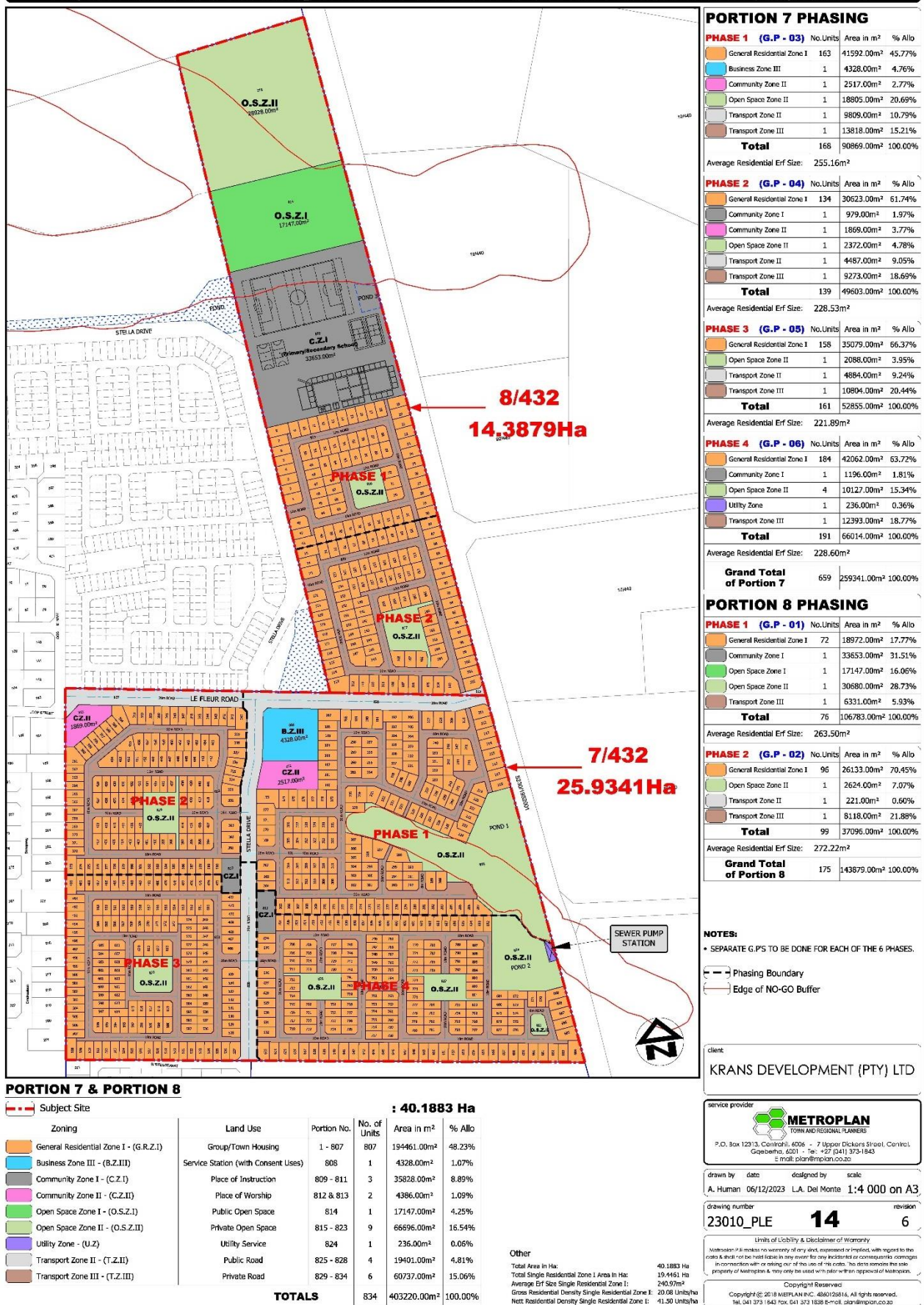
#### **2.6.2.7 Development Charges**

Development charges for the proposed development to be calculated and approved by Bitou Municipality. The development charges should be determined separately for each phase.



## PLAN 14

## Proposed Subdivision &amp; Rezoning of Portion 7 &amp; Portion 8 of the Farm Kranshoek No. 432, Knysna Road



## Plan 23010\_Ple-14: Proposed Subdivision and Rezoning





### 2.6.3 Electrical Engineering Services

Frame Consulting Engineers was appointed by PROPCAN (Pty) Ltd to do the proposed electrical engineering services report for the proposed development on Portions 7 and 8 of the Farm Kranshoek No 432. The proposed development falls within the Eskom electrical infrastructure region.

The report entitled: "Electrical Preliminary Service Report" prepared by Frame Group (Pty) Ltd Consulting Engineers is attached as **Annexure K**. It must be emphasised that the availability of capacity is still to be confirmed by Eskom.

#### 2.6.3.1 General Specifications and design guidelines

The local authority, Eskom, has special design requirements and criteria over-and-above that which is provided in the following guidelines:

- SANS507-1:2007 / NRS034-1:2007 - Electricity Distribution - Guidelines for the provision of electricity distribution networks in residential areas.
- SANS 10098 Part 1 - Public Lighting: The Lighting of Public Thoroughfares.
- SANS 10142-1 – The wiring of premises - latest edition

#### 2.6.3.2 Existing Electrical Services

There are no existing electrical Eskom 22kV overhead lines within portion 8 and 9, according to the Eskom information of existing services. The existing 22kV overhead lines run between portion 7 and 8 and on the western boundary of portion 8.

#### 2.6.3.3 Electrical Demand

Based on site plan 23010\_Kra 14 rev 6 from Metroplan the total proposed estimated maximum demand after diversity for this development is shown in the table below





Erf No. SDP Plan	Zoning	Quantity	Total Building Area (m <sup>2</sup> )	Power (kVA)/m <sup>2</sup> or unit	Estimated Load ADMD (kVA)	Total NMD after diversity (kVA)
<b>PORTION 7</b>						
Phase 1	General Residential Zone I	163		3	489.00	489.00
Phase 1	General Business Zone III	1	1731.20	0.085	147.15	103.01
Phase 1	Community Zone II	1	1006.80	0.075	75.51	52.86
Phase 1	Sub-Total					644.86
Phase 2	General Residential Zone I	134		3	402.00	402.00
Phase 2	Community Zone I	1	391.60	0.085	33.29	26.63
Phase 2	Community Zone II	1	747.60	0.075	56.07	44.86
Phase 2	Sub-Total					473.48
Phase 3	General Residential Zone I	158		3	474.00	474.00
Phase 4	General Residential Zone I	184		3	552.00	552.00
Portion 7	Sub-Total					2144.35
<b>PORTION 8</b>						
Phase 1	General Residential Zone I	72		3	216.00	216.00
Phase 1	Community Zone I - Primary School	1			150.00	120.00
Phase 1	Sub-Total					336.00
Phase 2	General Residential Zone I	96		3	288.00	288.00
Portion 8	Sub-Total					624.00
			<b>TOTAL Portion 7 &amp; 8</b>			<b>2768.35</b>

**Table 1: Electrical Load Calculation Summary**

The developer will apply to Eskom for this additional capacity.

#### 2.6.3.4 Availability of Capacity

Eskom to confirm if there is sufficient spare capacity from the existing 22kV overhead line network.





### **2.6.3.5 Servicing of the Proposed Development**

The same design guidelines as per portion 9 will be implemented for Portion 7 and 8. Eskom will provide a bulk low voltage main supply metering point for each phase, close to the entrance of each phase. Eskom to confirm the bulk supply points for each phase.

The external medium voltage (MV) work, transformer and bulk supply meter box will be installed as part of Eskom's scope of works.

The internal electrical low voltage reticulation infrastructure will be taken over by the body corporate / home owners association of each phase. The end user will have a private electricity meter in the respective kiosks and managed by a private metering company.

Bulk supplies will be provided to the Shopping Centre, School, Social Housing and other non- residential erven.

The internal street lighting installation will also be taken over by the body corporate / home owners association of each phase. The external street lighting along main roads will be done by Bitou Municipality.

It is expected that the internal electrical services as well as the link services work will be undertaken by a private Electrical Contractor to be appointed by the Developer under the management and supervision of Frame Consulting Engineers.

A registered Electrical Engineer will have to be appointed for the full design of the electrical infrastructure.

### **2.6.3.6 Electrical Reticulation Design Guidelines**

The low voltage electrical reticulation installation will consist of underground cables and ground mounted distribution kiosks. The LV cable type will be PVC insulated, PVC bedded, galvanised steel wire armoured 600/1000V with four copper or aluminium conductors. The LV distribution kiosks will be polyethylene type with doors both front and back, and will be installed to act as the distribution points for the service connections. The main consumer circuit breaker and kWh consumption meter for each service connection will be installed inside these kiosks.

Service connection cables will be installed from the kiosks up to 1 metre inside each erf boundary. At this point a 1 metre coil of cable will be buried below ground level and marked for future extension. The Builder's Electrical contractor will join the cable at this point and extend it to the House DB. All buildings' internal electrical installation and earthing will be the responsibility of the Builder's Electrical contractor.

The street lighting design for private road and walkway lights will be the post top Led type with galvanised steel pole.





### **2.6.3.7 Telecommunication**

Sleeves will be placed at road crossings for a future telecommunication network. The selected service provider will install further sleeves and manholes as per their design.

### **2.6.3.8 Electrical Network Contribution Costs**

Eskom's standard connection fee and shared network cost according to the latest standard Eskom tariff's is applicable. A formal supply application for each phase will be submitted to Eskom and they will provide a cost estimate of each main bulk connection.

The external medium voltage (MV) work, transformer and bulk supply meter box costs to be included in their quote.



### 3 POLICY FRAMEWORK

#### 3.1 Bitou Local Municipal Spatial Development Framework (2022) (BLMSDF)

##### 3.1.1 Housing Demand and Land Required

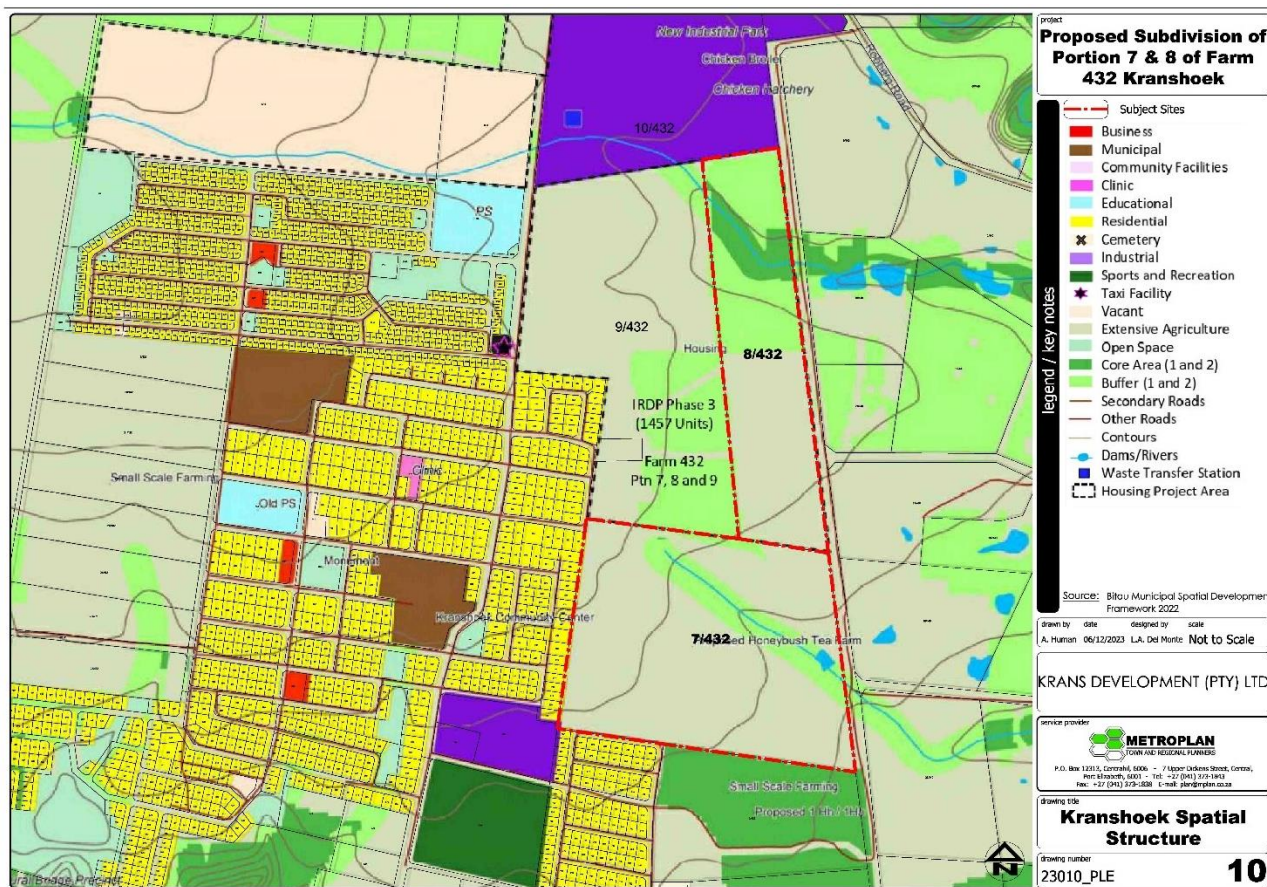
In order to understand the overall Future Land Use Policy Framework of the Bitou Municipality, the BLMSDF of 2022 was used as a reference. The proposals around the Kranshoek area in particular have been used to inform the planning proposals on Portions 7 & 8. Whereas the majority of the population resides in Plettenberg Bay, Kranshoek is a significant node of population concentration and growth, consistent with the trend in Bitou as a whole. With a growing population, improvement in infrastructure will be necessary together with increasing pressure for housing.

In the BLMSDF of 2022 under Housing (3.4.4, page 55) the Western Cape Provincial Department of Human Settlements provided the backlog figures of 8 238 housing units. However, the SDF states that the actual demand could be significantly higher than reflected in the Demand Data Base. Of the 8 238 off the Western Cape Housing Data Base, the housing demand for Kranshoek was calculated at 1 207 units.

Bitou Local Municipality calculate the current project pipeline for the period 2018 – 2021 for Kranshoek at 1 457 units and indicate that this will largely be provided on Portions 7, 8 and 9 of the Farm Kranshoek No 432 (page 57).

Reference should also be made to Figure 47 (**Plan 10**) entitled Kranshoek Spatial Structure which indicates that the IRDP to Phase 3 comprising 1 457 units will be accommodated on Portions 7, 8 and 9 of the Farm Kranshoek No 432. The SDF also states that Kranshoek comprises approximately 820 households with a current housing demand for the area starting at approximately 1 207 units.



**PLAN 10****Plan 23010\_Ple-10: Kranshoek Spatial Structure (BLMSDF 2022)**

An important statement in the BLMSDF of 2022 makes reference to Kranshoek as being isolated with a very fragmented incoherent land use pattern.

The already approved Portion 9 and the proposal for Portions 7 and 8 when seen as one continuous development aims to achieve consolidation of Kranshoek and promoting not only wider connection within the Town, but also predominantly in an easterly direction towards the Airport and Plettenberg Bay. This addresses the secondary connections which add support to the Robberg Airport and Kranshoek Corridor. The proposal will still rely on Trekkerspad as the main connecting element from Robberg Road.

Finally, the BLMSDF of 2022 proposes a Land use Budget up to 2040 from 2016. A number of scenarios are put forward based on population growth. The estimated spatial requirement for Kranshoek is 110ha up to 2040.

**Table 3** below provides the areas of Portion 7, 8 and 9 together with their respective residential potentials based on a gross residential density of 20 and 25 units per hectare, as well as a residential potential based on the approved Portion 9 and on the Portions 7 and 8 proposals.



**TABLE 3**

Portion of the Farm Kranshoek 432	Gross Area in Ha	Gross Residential Potential @ 20 units per ha	Gross Residential Potential @ 25 units per ha	Residential Potential Based of Approved and Proposed Layouts	Gross Residential Density – units per ha	Note
7	25,93	519	648	672	25,9	Pending
8	14,39	288	360	169	11,7	Pending
9	25,95	519	649	770	29,7	Approved
<b>TOTAL</b>	<b>66,27</b>	<b>1325</b>	<b>1657</b>	<b>1611</b>	<b>24,3</b>	

***Residential Potential – Portions 7, 8 and 9 of the Farm Kranshoek No 432***

Significant is the fact that Portions 7, 8 and 9 make up 66,27ha collectively rendering 1 657 units at a gross density of 25 units per hectare and 1 611 based on approved (Portion 9) and proposed subdivision plans (Layouts). This is well within the requirement of 110ha up to 2040 and will satisfy the current registered housing demand of 1 207 units and the future demand up until 2040 estimated to be of least 2 750 units at a gross residential density of 25 units per hectare.

**3.1.2 Kranshoek's Importance in the Greater Plettenberg Bay**

The land development objectives as it applies to Kranshoek through the BLMSDF proposes that Kranshoek develops as a future growth node (development occurring towards to Plettenberg Bay along the airport road corridor) with growth commencing from the Kranshoek node eventually linking Kranshoek with Plettenberg Bay. The BLMSDF further suggests that residential development around Kranshoek should be on land continuous with Kranshoek with development upwards of 1 000 units at a maximum density of 25u/Ha gross.

Kranshoek should be promoted as a balanced, self-sufficient settlement with commercial and retail frontages on the main road (especially Trekkerpad) and a possible resort onto the coast to the south. Some of the principles to give effect to this broad objective would be the need to develop an economic base in Kranshoek itself, improve accessibility into the larger system between Plettenberg Bay and balance the constraints and opportunities created by the airport which is seen as an economic catalyst halfway between the two settlements.

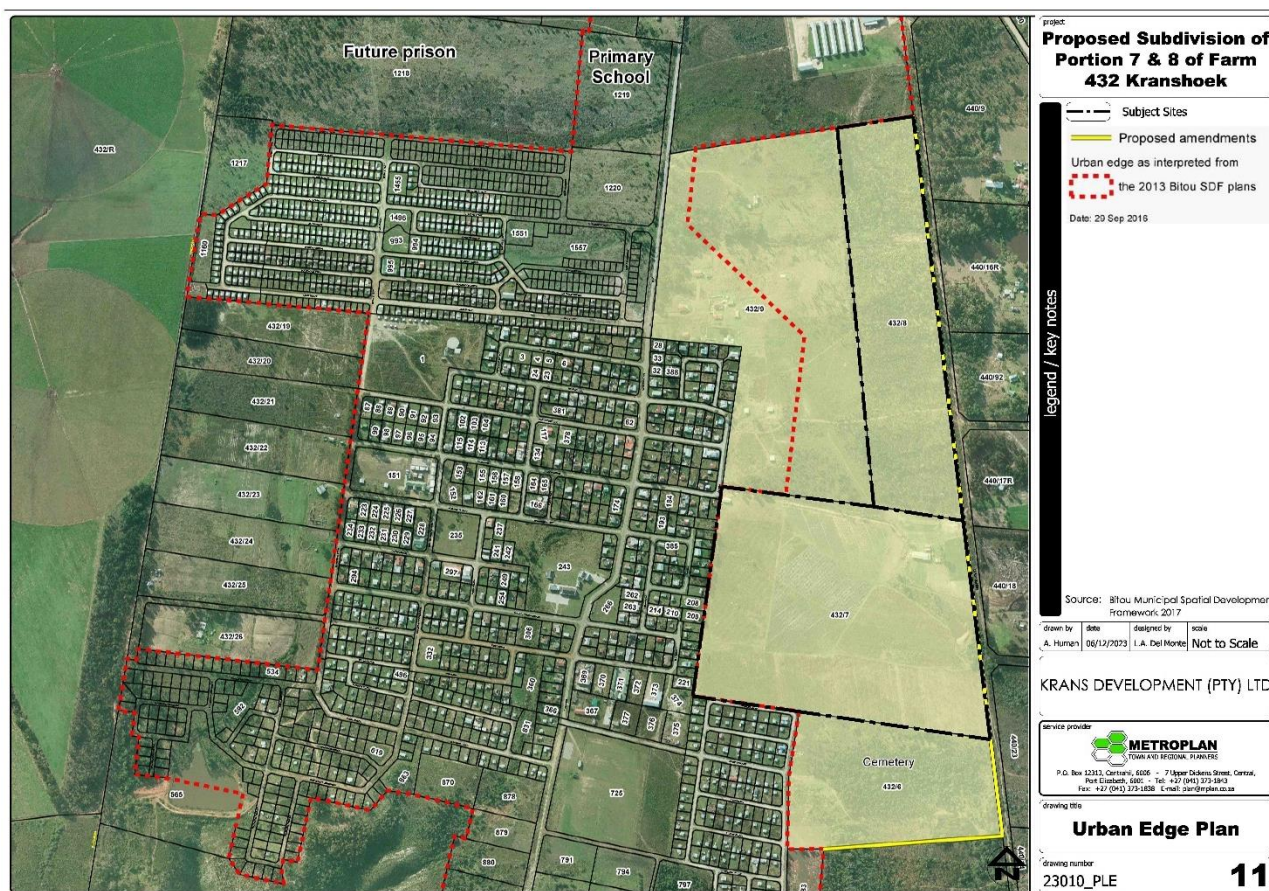
**3.2 The Urban Edge**

During October 2016 an amendment to the BLMSDF of 2013 was initiated by the Bitou Municipality which involved adjusting the Urban Edge to incorporate Portions 7, 8 and 9 of the Farm Kranshoek No. 432. This was prompted by the ever-increasing demand for housing in Bitou in general and Kranshoek in particular. These three land portions now incorporated within the Urban Edge, have a particularly high residential development potential because of their proximity, accessibility and level topography suited for the development of affordable housing. (Refer to **Plan 11.**) In the Report on Amendment of the BLMSDF of October 2016 compiled by W. M. De Kock and Associates, emphasis was placed on the need to promote higher residential densities with the planning of sites within the Urban Edge aimed at higher residential densities.





## PLAN 11



Plan 23010\_Ple-11: Urban Edge

## 4 PROPOSED LAYOUT OF THE DEVELOPMENT

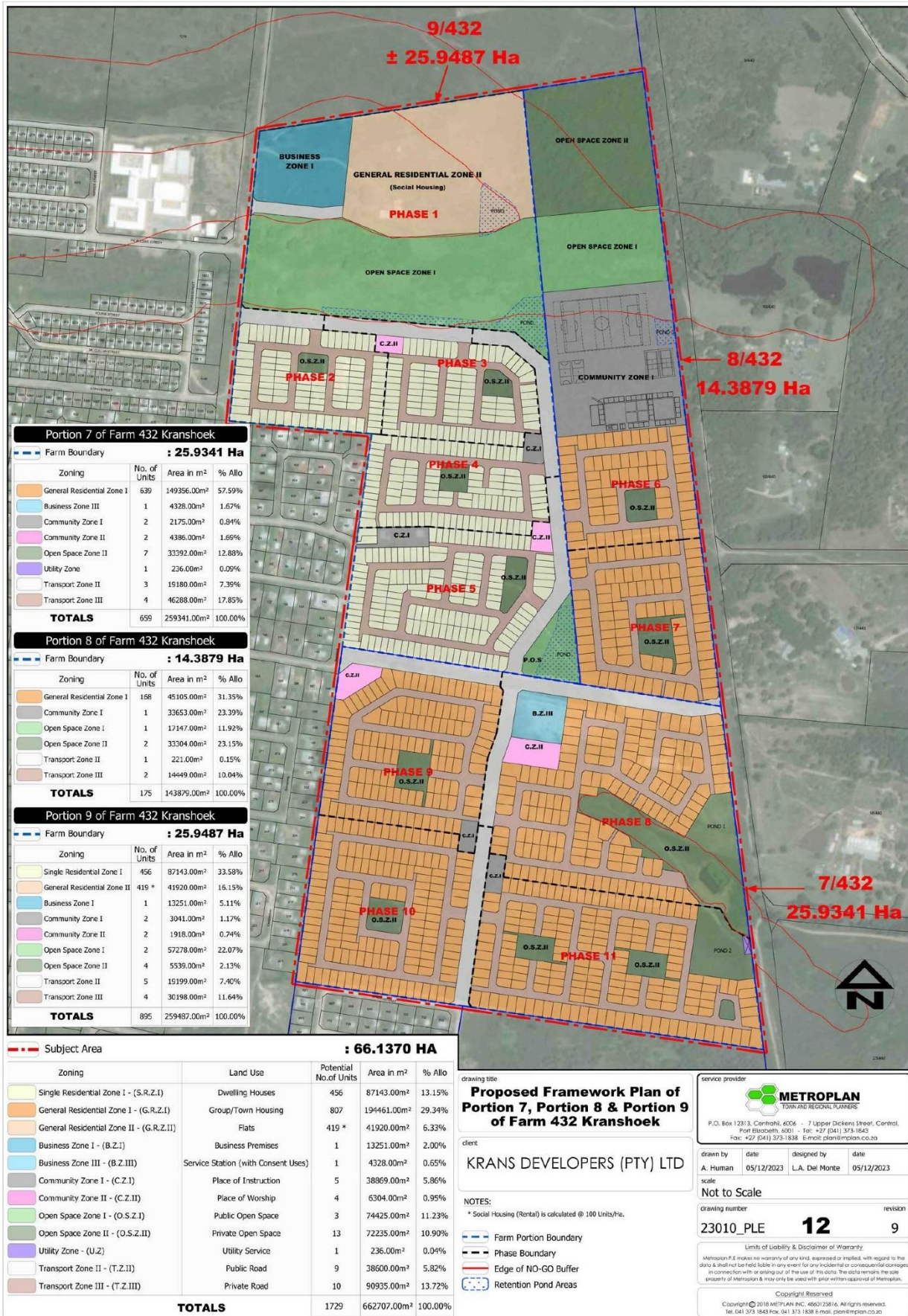
### 4.1 Proposed Framework Plan for the Development of Portion 7, 8 and 9 of the Farm Kranshoek No 432

Reference should be made to **Plan 12**. In order to place Portions 7 and 8 into the context of the broader development, a Framework Plan has been compiled to better understand the direction and nature of the entire potential development, now within the Urban Edge. Portion 9 which has already been approved is included. This Framework Plan also derives information from a plan compiled by W. M. De Kock and Associates which provides a broad framework of land uses required in the planning of the entire area (refer to **Plan 13**). The combined portions make up 66,12ha.





## PLAN 12



Plan 23010\_Ple-12: Proposed Framework





**Kranshoek Preliminary Framework & Rezoning**

- ESKOM 22
- Single storey semi or single units (11ha)
- High density 2 storey units (20ha)
- Community uses (existing buildings on the sites)
- Place of Worship
- Health Clinic
- Early Childhood Dev. Centre
- Community Hall
- Secondary School (3ha)
- Business
- Formal playing field
- Public open space
- Roads

January 2017  
Draft for discussion purposes only

1:5 000

**Proposed Framework Plan of Portion 7, Portion 8 & Portion 9 of Farm 432 Kranshoek - (W.M. De Kock)**

client  
**KRANS DEVELOPERS (PTY) LTD**

service provider  
**METROPLAN**  
TOWN AND REGIONAL PLANNERS  
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drawn by date designed by scale  
A. Human 06/12/2023 L.A. Del Monte Not to Scale

drawing number  
**23010\_PLE**

**13**

**Plan 23010\_Ple-13: Proposed Framework (W M De Kock)**



Provision is made for the following in the Framework Plan:

➤ **Residential**

- Approximately 1 682 residential units are provided at a gross residential density of approximately 25 units per hectare. These will be registered to potential beneficiaries under Free Hold Title, making use of both Government Housing Subsidies such as BNG, FHF, and Social Housing and non-subsidised commercial affordable housing.
- Provision is also made for an erf for Social (Rental Housing) with approximately 335 to 419 walk up rental apartments for both subsidised and non-subsidised development. This site is adjacent to the business site and provides an intensification of the node along Trekkerspad. A Land Development Proposal has already been approved.

➤ **Business**

- A business site of 1,32Ha to house a shopping centre is located in Portion 9 on Trekkerspad to accommodate the expanding demand for retail. A Land Development Proposal has already been approved.
- One other lower-level business site is strategically positioned within the Framework on Portion 7. This is planned to accommodate a Service Station and other Business Uses under a Consent Use application.

➤ **Institutional Sites**

- Eight Community / Institutional sites are provided for Places of Worship, a Health Clinic, Crèches and other unanticipated community social facilities.
- Provision is also made for a centrally located school closely associated with a large open space.

➤ **Open Space**

- Provision has been made for parks within ten definable residential clusters.
- Open spaces are also created to accommodate non-perennial water courses and the Ecological Support Area to the north and south.
- Open Space accounts for 17,49% of the total area.





➤ **Road Network**

- The area is traversed by a main spine road intersecting with Du Plessis Street and running due south providing access to all the residential clusters.
- Other main roads running west-east intersect with road reserves to the east and in the direction of Plettenberg Bay. This provides greater connectivity to the surrounding area. Refer to Plan 2.
- Internal road systems giving direct access to the residential clusters consist of closed loops and short stub roads.
- Restricted access is placed along all the major roads to prevent traffic conflict.
- Road reserves account for 20% of the total area.

## **4.2 Proposed Subdivision and Rezoning of Portions 7 and 8 of the Farm Kranshoek No 432**

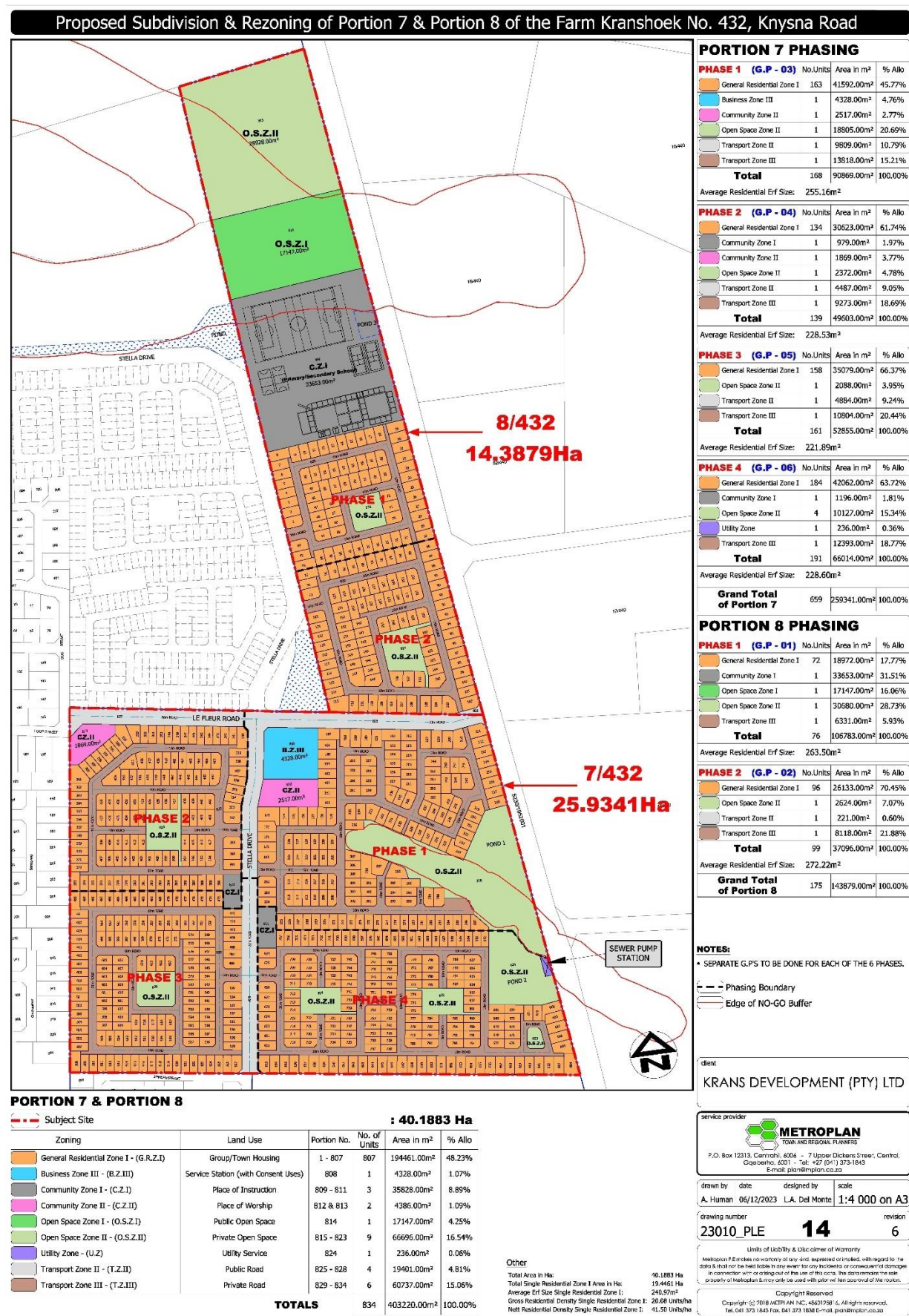
For the purposes of brevity Portions 7 and 8 will be treated as one subdivision in describing the motivation.

Refer to **Plan 14** when reading this section. The CSIR Guidelines for the Provision of Social Facilities in South African Settlements was used as a reference document for the supply of appropriate land uses.





## PLAN 14



Plan 23010\_Ple-14: Proposed Subdivision and Rezoning





### 4.2.1 Residential Development

Provision is made for 807 General Residential Zone I erven. It is proposed that a range of housing typological options be made available within is area. The predominant mix will be:

- Single and double storey, free standing and semi-detached houses.
- Single and double storey, row houses.

The following income groups are to be catered for:

**TABLE 4**

Monthly Income	Funding Instrument	Tenure
<b>R3 501 – R22 000</b>	FIRST HOME FINANCE (FHF) GRANT & BOND	OWNERSHIP
<b>&gt; R15 000</b>	BONDED NON-SUBSIDISED	OWNERSHIP

#### **Income Groups**

The General Residential Zone I units have a gross residential density of 20 units per hectare, with average erf sizes ranging from 222m<sup>2</sup> to 272m<sup>2</sup>. No Single Residential I Zone erf is smaller than 8m x 20m (160m<sup>2</sup>).

The General Residential Zone I erven are divided into 6 Phases. This is consistent with the philosophy of developing incrementally and in keeping with a dynamic market where “real demand” is difficult to predict over the long term.

All phases will be developed as separate “Grouped Housing” Schemes, each with their own Home Owners Association which will charge a levy for the maintenance of the Private Open spaces and Private Roads within each Phase. Six Home Owner Associations are envisaged. Consideration will also be given to one overarching Home Owners Association.

The six Phases will constitute six separate erven (General Plans) which will be subdivided further into 807 erven.





## 4.2.2 Business

Provision is made for one Business Zone III site of 4 328m<sup>2</sup>. This site is situated at the intersection of Stella Drive and Le Fleur Road, making it centrally accessible to all the units. This Zoning will allow a Service Station. An application will also be made for Consent Uses under Business Zone III to allow for a Motor Repair Garage, Open Air Vehicle Displays and a Shop.

## 4.2.3 Open Space

### 4.2.3.1 Public and Private Open Spaces

Provision is made for a Public Open space to be zoned Open Space Zone I encompassing a wetland to the north of Portion 8 (site 814) and a Private Open Space to be zoned Open Space II to the north of this (site 815) both to accommodate stormwater runoff and Open Space for recreation.

In order to manage stormwater, three stormwater attenuation ponds are proposed. Pond 1 is proposed on Portion 8 and will be situated on the Community Zone I (Place of Instruction) Site. Ponds 2 and 3 will be positioned on Portion 7 and located north and south of the wetland. These ponds are to be zoned Open Space Zone II. A separate site will also contain a Sewerage Pump Station and zoned Utility Zone (refer to **Plan 15**).

## PLAN 15



**Plan 23010\_Ple-15: Proposed Layout - Storm Water and Sewer Main Lines**





#### **4.2.3.2 Private Open Spaces within Residential Clusters**

Within each of the residential clusters, provision is made for Private Open Spaces zoned Open Space II. Within all the phases, private open spaces will be for the exclusive use of each Phase and managed by the Home Owners Association.

#### **4.2.4 Roads**

The layout of the road network is based on a hierarchy of roads. These range from the arterials to the local access roads.

Provision is made for a 20m wide road reserve (Stella Drive) which will serve as the main access road to Portions 7 and 8 of the Farm Kranshoek. This 20m Road Reserve will provide direct access to all of the Phases including Portion 9. The road system internal to the various phases, provides direct access to residential erven which will be by way of 10m Private Road Reserves to be zoned Transport Zone III.

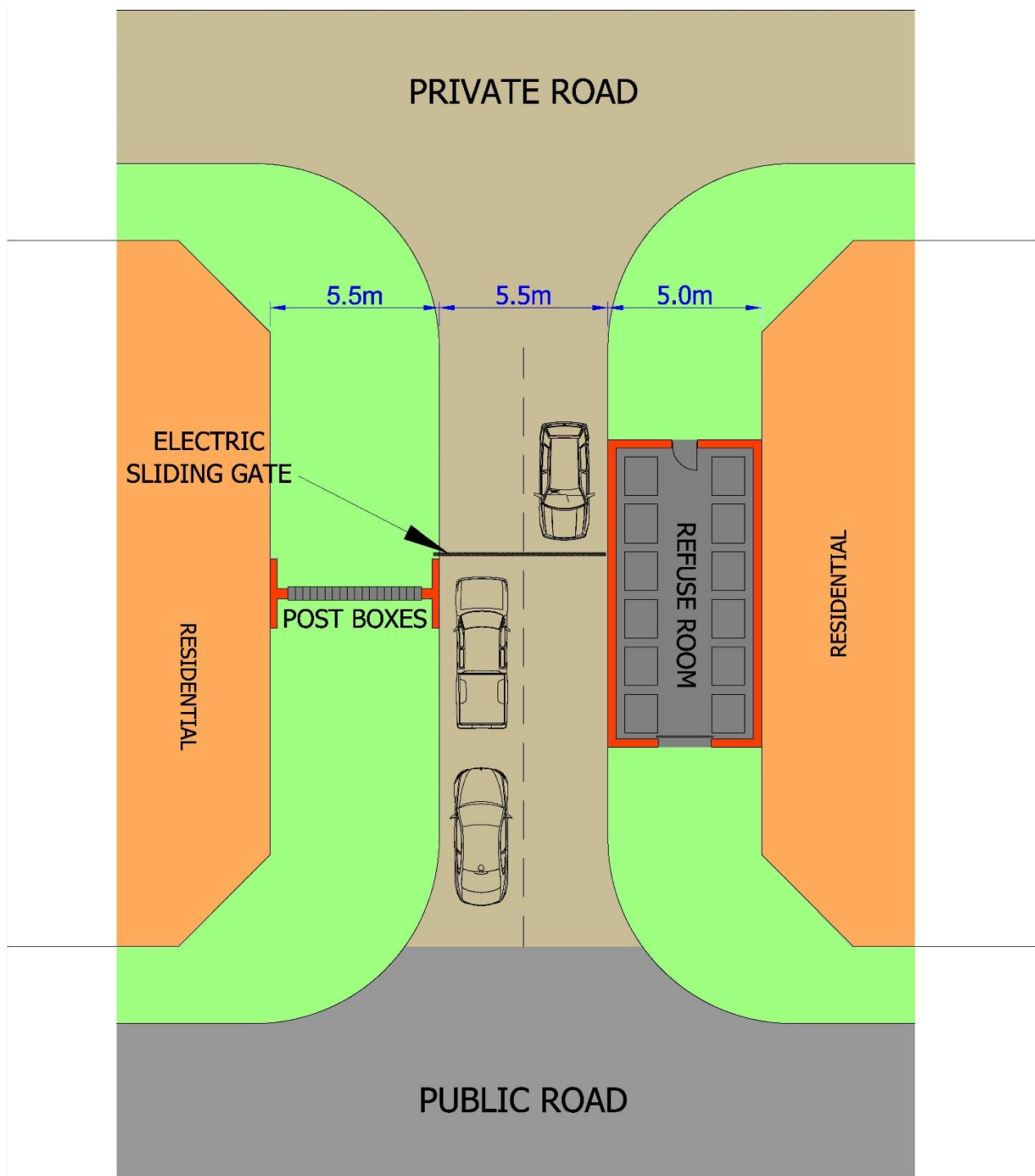
A 20m road on the northern boundary of Portion 7 (Le Fleur Road) provides a west to east connection with Loop Street. Entrance to the six clusters is provided with 16m wide reserves to accommodate refuse and security infrastructure, should the communities wish to be gated at a later stage.

Refer to **Figure 1** which shows the way in which a refuse room, electric gates and post boxes can be accommodated at the entrance to the Grouped Housing Clusters.





FIGURE 1

*Typical Entrance to Group Housing Cluster*



#### **4.2.5 Community Facilities (Public and Social)**

Three Community Zone I sites to house Places of Instruction are strategically placed along the spine route. Two sites are to be zoned as Community Zone II for Places of Worship. One of the sites accommodates an existing church on Portion 7 while the other is planned to be in close proximity to the Business Zone III site at the intersection of Stella Drive and Le Fleur Road.

Two of these sites are designed to accommodate creche / playschools and one of 3,3653ha will accommodate a school. The school is accessible from Stella Drive and in close proximity to the residential development.

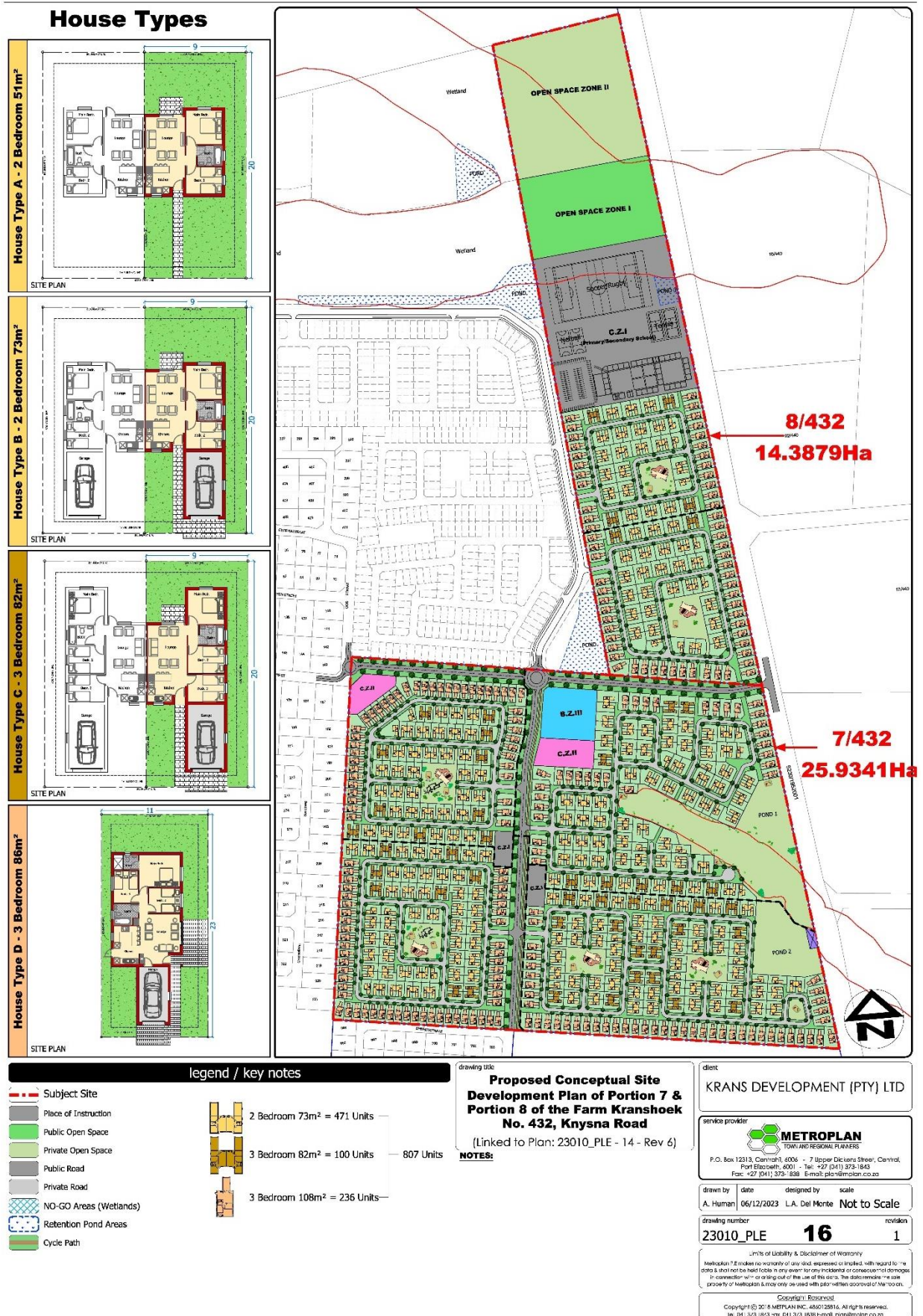
### **4.3 Site Development Plan**

**Plan 16** of 6 December 2023 is a conceptual Site Development Plan which provides a proposed view of mostly the housing mix. The house types chosen are all single storey, free standing and semi-detached two- and three-bedroom units, ranging from 73m<sup>2</sup> to 108m<sup>2</sup> in extent and serves to indicate the feasibility of accommodating affordable housing units on the freehold sites.





## PLAN 16



Plan 23010\_Ple-16: Proposed Conceptual Site Development Plan





#### 4.4 Departure from Building Lines Under Group Housing

The development parameters under Group/Town Housing provides under Clause (f)(i), Building Lines within a group/own housing site, that street building lines on internal roads are 0 meters, provided that any garage door facing the road must be set back at least five meters from the kerb of the internal road. To attain a higher density, narrower sites have been designed which requires the garage to be placed at the front of the site and not more than one meter from the site boundary. To give effect to this, an application is being made for the relaxation of this five meter building line condition through a Departure application which allows the garage door to be not less than one meter from the boundary of the erf. Refer to **Figures 2 and 3** for a typical building plan layout on a narrow erf.

**FIGURE 2**



**1m Building Line Setback**





FIGURE 3



*1m Building Line Setback*

#### 4.5 Spatial Budget

Table 2 shows the Zoning, Land Use and Spatial Budget for the proposed development on Portions 7 and 8, and is based on the Bitou Local Municipality Zoning Scheme By-Law.

The tables depict Portion 7 and 8 individually with their respective phases and the sum of the respective individual phases. Also depicted is the sum of the two Portions.



The following is of importance:

- The average residential erf size is 241m<sup>2</sup> with a nett density of 41,5 units per hectare and a gross density of 20 units per hectare.
- Both Public and Private Open Space make up 18% of the total area.
- Public and Private roads make up 21% of the total area.
- The smallest average residential erf size is 221m<sup>2</sup> with the largest average being 266m<sup>2</sup>. Residential erf dimensions do not go below 9m street front and 20m erf depth (180m<sup>2</sup>).

Table arranged by individual Portions and Phasing and the sum of the Portions and Phases. (Refer to **Plan 23010\_Ple 14 Revision 6** of 6 December 2023.)

**TABLE 5: KRANSHOEK LAND USE TABLE & SPATIAL BUDGET: PORTIONS 7 & 8 KRANSHOEK 432**

PORTION 7 - PHASE 1									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN7	1	General Residential Zone I	Group/Town Housing	163	41592	45,77	255,17	39,19	17,94
PTN7	1	Business Zone III	Service Station/Consent Uses	1	4328	4,76			
PTN7	1	Community Zone II	Place of Worship	1	2517	2,77			
PTN7	1	Open Space Zone II	Private Open Space	1	18805	20,69			
PTN7	1	Transport Zone II	Public Road	1	9809	10,79			
PTN7	1	Transport Zone III	Private Road	1	13818	15,21			
<b>PTN7</b>	<b>1</b>		<b>TOTAL</b>	<b>168</b>	<b>90869</b>	<b>100,00</b>			
PORTION 7 - PHASE 2									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN7	2	General Residential Zone I	Group/Town Housing	134	30623	61,74	228,53	43,76	27,01
PTN7	2	Community Zone I	Place of Instruction	1	979	1,97			
PTN7	2	Community Zone II	Place of Worship	1	1869	3,77			
PTN7	2	Open Space Zone II	Private Open Space	1	2372	4,78			
PTN7	2	Transport Zone II	Public Road	1	4487	9,05			
PTN7	2	Transport Zone III	Private Road	1	9273	18,69			
<b>PTN7</b>	<b>2</b>		<b>TOTAL</b>	<b>139</b>	<b>49603</b>	<b>100,00</b>			





PORTION 7 - PHASE 3									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN7	3	General Residential Zone I	Group/Town Housing	158	35079	66,37	222,02	45,04	29,89
PTN7	3	Open Space Zone II	Private Open Space	1	2088	3,95			
PTN7	3	Transport Zone II	Public Road	1	4884	9,24			
PTN7	3	Transport Zone III	Private Road	1	10804	20,44			
<b>PTN7</b>	<b>3</b>		<b>TOTAL</b>	<b>161</b>	<b>52855</b>	<b>100,00</b>			
PORTION 7 - PHASE 4									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN7	4	General Residential Zone I	Group/Town Housing	184	42062	63,72	228,60	43,74	27,87
PTN7	4	Community Zone I	Place of Instruction	1	1196	1,81			
PTN7	4	Open Space Zone II	Private Open Space	4	10127	15,34			
PTN7	4	Utility Zone	Utilities	1	236	0,36			
PTN7	4	Transport Zone III	Private Road	1	12393	18,77			
<b>PTN7</b>	<b>4</b>		<b>TOTAL</b>	<b>191</b>	<b>66014</b>	<b>100,00</b>			
TOTAL of PORTION 7 - PHASES 1 to 4									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN7	1-4	General Residential Zone I	Group/Town Housing	639	149356	57,59	233,73	42,78	24,64
PTN7	1-4	Business Zone I	Business Premises	1	4328	1,67			
PTN7	1-4	Community Zone I	Place of Instruction	2	2175	0,84			
PTN7	1-4	Community Zone II	Place of Worship	2	4386	1,69			
PTN7	1-4	Open Space Zone II	Private Open Space	7	33392	12,88			
PTN7	1-4	Utility Zone	Utilities	1	236	0,09			
PTN7	1-4	Transport Zone II	Public Road	3	19180	7,40			
PTN7	1-4	Transport Zone III	Private Road	4	46288	17,85			
<b>PTN7</b>	<b>1-4</b>		<b>TOTAL PTN 7</b>	<b>659</b>	<b>259341</b>	<b>100,00</b>			





PORTION 8 - PHASE 1									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN8	1	General Residential Zone I	Group/Town Housing	72	18972	17,77	263,50	37,95	6,74
PTN8	1	Community Zone I	Place of Instruction	1	33653	31,52			
PTN8	1	Open Space Zone I	Public Open Space	1	17147	16,06			
PTN8	1	Open Space Zone II	Private Open Space	1	30680	28,73			
PTN8	1	Transport Zone III	Private Road	1	6331	5,93			
<b>PTN8</b>	<b>1</b>		<b>TOTAL</b>	<b>76</b>	<b>106783</b>	<b>100,00</b>			

PORTION 8 - PHASE 2									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN8	2	General Residential Zone I	Group/Town Housing	96	26133	70,45	272,22	36,74	25,88
PTN8	2	Open Space Zone II	Private Open Space	1	2624	7,07			
PTN8	2	Transport Zone II	Public Road	1	221	0,60			
PTN8	2	Transport Zone III	Private Road	1	8118	21,88			
<b>PTN8</b>	<b>2</b>		<b>TOTAL</b>	<b>99</b>	<b>37096</b>	<b>100,00</b>			

TOTAL of PORTION 8 - PHASES 1 to 2									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN 8	1-2	General Residential Zone I	Group/Town Housing	168	45105	31,35	268,48	37,25	11,68
PTN 8	1-2	Community Zone I	Place of Instruction	1	33653	23,39			
PTN 8	1-2	Open Space Zone I	Public Open Space	1	17147	11,92			
PTN 8	1-2	Open Space Zone II	Private Open Space	2	33304	23,15			
PTN 8	1-2	Transport Zone II	Public Road	1	221	0,15			
PTN 8	1-2	Transport Zone III	Private Road	2	14449	10,04			
<b>PTN 8</b>	<b>1-2</b>		<b>TOTAL PTN 7</b>	<b>175</b>	<b>143879</b>	<b>100,00</b>			





TOTAL OF PORTION 7 PHASE 1 to 4 and PORTION 8 - PHASES 1 to 2									
Portion	Phase	Zoning	Land Use	Units	Area m2	%	Avg. Res. Erf Size	Nett Residential Density Units/Ha	Gross Residential Density Units/Ha
PTN 7 & 8	ALL	General Residential Zone I	Group / Town Housing	807	194461	48,23	240,97	41,50	20,01
PTN 7 & 8	ALL	Business Zone I	Business Premises	1	4328	1,07			
PTN 7 & 8	ALL	Community Zone I	Place of Instruction	3	35828	8,89			
PTN 7 & 8	ALL	Community Zone II	Place of Worship	2	4386	1,09			
PTN 7 & 8	ALL	Open Space Zone I	Public Open Space	1	17147	4,25			
PTN 7 & 8	ALL	Open Space Zone II	Private Open Space	9	66696	16,54			
PTN 7 & 8	ALL	Utility Zone	Utilities	1	236	0,06			
PTN 7 & 8	ALL	Transport Zone II	Public Road	4	19401	4,81			
PTN 7 & 8	ALL	Transport Zone III	Private Road	6	60737	15,06			
<b>PTN 7 &amp; 8</b>	<b>ALL</b>		<b>TOTAL PTN 7</b>	<b>834</b>	<b>403220</b>	<b>100,00</b>			





## 5 PROPOSED APPLICATION – REZONING, SUBDIVISION, DEPARTURE & CONSENT USE

Application is made for the following:

1. Subdivision of Portions 7 and 8 of the Farm Kranshoek No 432 into 6 Portions to co-incide with the 6 Phases on the proposed **Plan 23010\_Ple-14 Revision 6** of 6 December 2023 so that six General Plans can be created for each Phase.
2. Subdivide the six General Plans created under point one, into 834 portions which will include individual Residential, Business, Community / Institutional, Open Space and Transportation and Utility erven in a phased approach.
3. Rezone Portions 7 and 8 of the Farm Kranshoek No. 432, in terms of the Bitou Local Municipality Zoning Scheme By-Law, from Agricultural Zone I to:
  - General Residential Zone I (with a building line Departure)
  - Business Zone III (with a Consent Use)
  - Community Zone I
  - Community Zone II
  - Open Space Zone I
  - Open Space Zone II
  - Utility Zone
  - Transport Zone II; and
  - Transport Zone IIIas depicted in **Plan 23010\_Ple-14 Revision 6** of 6 December 2023
4. A Departure to allow the relaxation of the 5m set back from the garage door facing the road to the kerb of the internal road, to 1m from the erf boundary. The setback of 5m is a provision of Group / Town Housing under Building Lines within a Group / Town Housing site Clause (f)(i).
5. Approve a Consent Use under Business Zone III to permit the operation of a Motor Repair Garage, Open Air Vehicle Display, and a Shop.
6. Approve Le Fleur Road as the name of the public road on Portion 7.
7. Public Roads and Public Open Spaces will vest in the Bitou Municipality on confirmation of the Plan and the registration of the first erf.





## **6 PROPOSED APPLICATION – DEVELOPMENT PRINCIPLES**

### **6.1 Character of the Surrounding Area**

Greater demand for a variety of housing options in the area is contained in the BLMSDF 2022.

The proposed development is in keeping with the character of the surrounding area which is largely residential. The added facilities such as a small Business Site, Places of Worship and Instruction (School) and Crèches will help in achieving the aim of promoting a balanced, self-sufficient settlement with commercial and retail frontages on the main street providing a stronger sense of place.

### **6.2 Location and Accessibility**

Kranshoek is 8km from the Centre of Plettenberg Bay and its location requires the improvement of accessibility as expounded in the BLMSDF. It finds itself as a node at the end of a corridor which will be linked into the Plettenberg Bay system. Road access (Robberg Road) is good despite the distance between the two nodes.

However, vehicle travel time ought not to be more than 15 minutes to the main economic centres to make further expansion of Kranshoek viable. The subject sites connect directly to the access road and onto Robberg Road. The upgrade of the adjacent farm/service road to the east of Portions 7 and 8 could enhance accessibility to the area.

### **6.3 Development Potential**

Portions 7 & 8 are unique in their development potential being relatively flat and immediately adjacent to the existing development of Kranshoek. Most of Portions 7 and 8 can be utilised for development rendering a reasonable amount of residential opportunities. Collectively a gross residential density of 20 units per hectare is achieved.

### **6.4 Functional Integration**

The proposal extends the notion of creating integrated environments as advocated by the BLMSDF through the creation of a mixed-use area. The development has a mixed-use component incorporating a residential, recreational, and education, and retail. This provides a functionally integrated environment that enables the interaction of the living, working and recreational areas which are all accessible to the residents.





## **6.5 Residential Market**

A significant increase in housing demand over the past years and the subsequent focus on affordable housing at National and Local levels has led to neglect of lower / middle income groups. Thus, the development seeks to cater for this neglected group whose demand for houses has also increased over the years.

## **6.6 Consistency with SPLUMA Principles**

### **6.6.1 Spatial Justice**

The principle of spatial justice promotes the equitable access to land through land use management and spatial planning policies. It emphasises the redress of past imbalances and promotes the inclusion of persons and communities previously excluded from development opportunities.

The proposed rezoning and subdivision promotes spatial justice through the provision of a variety of housing tenures and typologies for residents of Bitou and beyond, thus, providing access to land to a majority of people who otherwise might not have been able to afford homes. Access to land is also made available to a majority of previously excluded individuals.

The Bitou Municipality has a housing backlog of over 8 238 units, and partnership with the private sector is required to address this need. The proposed development will assist in reducing the backlog by providing much needed housing for the Gap market who cannot access fully subsidised government housing.

### **6.6.2 Spatial Sustainability**

The principle of spatial sustainability promotes the harmonious interaction between the built and natural environments. It ensures the protection of sustainable use of natural resources.

A section of both Portions 7 and 8 falls within an area known as an Ecological Support Area (ESA) as outlined in the BLMSDF (2022). An Environmental Impact Assessment is currently being undertaken to determine environmental impact and care will be taken to preserve existing indigenous vegetation and natural environment. The development of the site will be guided by environmental policies and will be in line with the outcomes of the Environmental Authorisation where applicable. Progress has already been made on the identification of sensitive areas which are a no-go for development and revisions to the subdivision plan have already been made.

The inclusion of Business Use, a School Site and Open Space is aimed at creating an integrated sustainable human settlement. The proposed subdivision and rezoning will not impact negatively on the natural environment, it however promotes the integration of the natural and built environment.





### 6.6.3 Efficiency

The principle of efficiency highlights the need for optimal utilisation of existing resources and infrastructure. The proposed layout provides a road network that promotes internal circulation and linkages to the existing road network. The area is accessible from Robberg Road via Trekkerspad.

The proposed development is easily accessible and will efficiently utilise existing resources.

The proposed infrastructure and services will enable the development of a sustainable settlement. Provision will be made for access to municipal bulk services. Substations will be identified for bulk electricity connections.

### 6.6.4 Spatial Resilience

Spatial resilience ensures that the development of the area is within the existing policy guidelines. The proposed development is in line with existing policy and structure plans which propose housing and community development on the eastern side of Kranshoek. A potential density of 20 units per hectare is proposed for the area, which on 40,32ha, the impact will therefore be minimal.

## 7 CONCLUSION

The proposed development will address the ever-increasing demand for residential accommodation in the Bitou. It is also consistent with Bitou's future plans for the residential development on the subject site and surrounding areas in Kranshoek.

The development is also desirable as it is accessible from existing and proposed arterial roads. The intensification of Kranshoek through the proposed development not only on Portions 7 and 8, will provide impetus to the plan to provide an elevated level of self-sufficiency also linking the node to Plettenberg Bay along a corridor of mixed use and increased residential density making a viable and efficient public transport system possible. This will largely overcome the friction of distance that Kranshoek currently experiences.



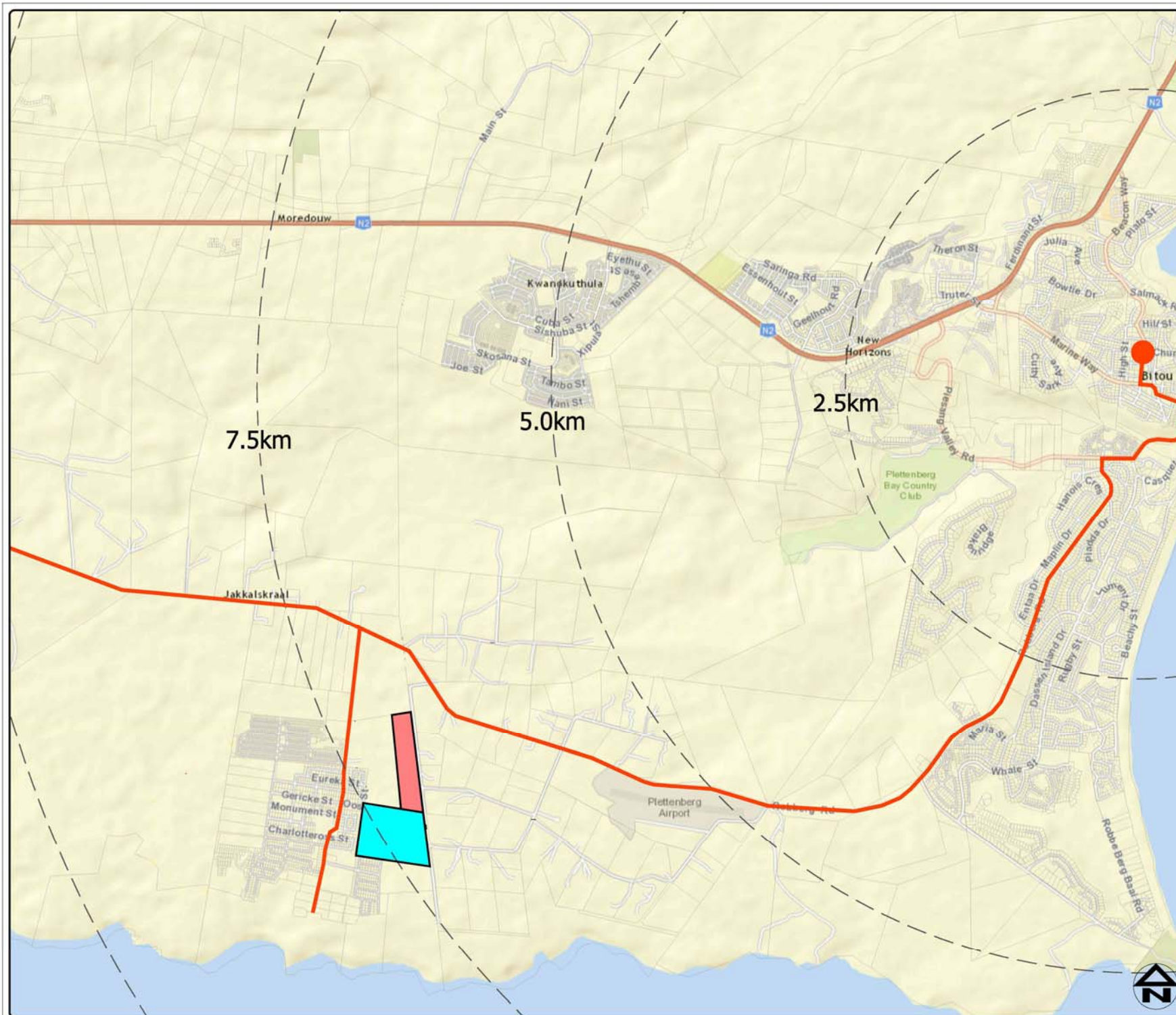


## **PLANS**

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<b>23010_Ple-01</b>	LOCALITY WITHIN BITOU
<b>23010_Ple-02</b>	KRANSHOEK & FUTURE ROAD CONNECTIONS
<b>23010_Ple-03</b>	CURRENT ZONING
<b>23010_Ple-04</b>	LAND USE
<b>23010_Ple-05</b>	BIO-DIVERSITY
<b>23010_Ple-06</b>	VEGETATION STATUS - SANBI CLASSIFICATION (BLMSDF) 2006
<b>23010_Ple-07</b>	TOPOGRAPHY & DRAINAGE
<b>23010_Ple-08</b>	GEOLOGY
<b>23010_Ple-09</b>	SITE SENSITIVITIES / NO-GO AREAS
<b>23010_Ple-10</b>	KRANSHOEK SPATIAL STRUCTURE (BLMSDF 2022)
<b>23010_Ple-11</b>	URBAN EDGE
<b>23010_Ple-12</b>	PROPOSED FRAMEWORK
<b>23010_Ple-13</b>	FRAMEWORK PLAN - W M DE KOCK & ASSOCIATES
<b>23010_Ple-14</b>	PROPOSED SUBDIVISION & PHASING – PORTIONS 7 & 8 OF THE FARM KRANSHOEK NO 432
<b>23010_Ple-15</b>	PROPOSED LAYOUT – SEWER & STORMWATER MAIN LINES
<b>23010_Ple-16</b>	PROPOSED SITE DEVELOPMENT PLAN – PORTIONS 7 & 8 OF THE FARM KRANSHOEK NO 432





project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

- Subject Site (Portion 7)
- Subject Site (Portion 8)
- Main Roads (Robberg Road)
- 2.5km Radius

legend / key notes

drawn by	date	designed by	scale
A. Human	06/12/2023	L.A. Del Monte	not to scale

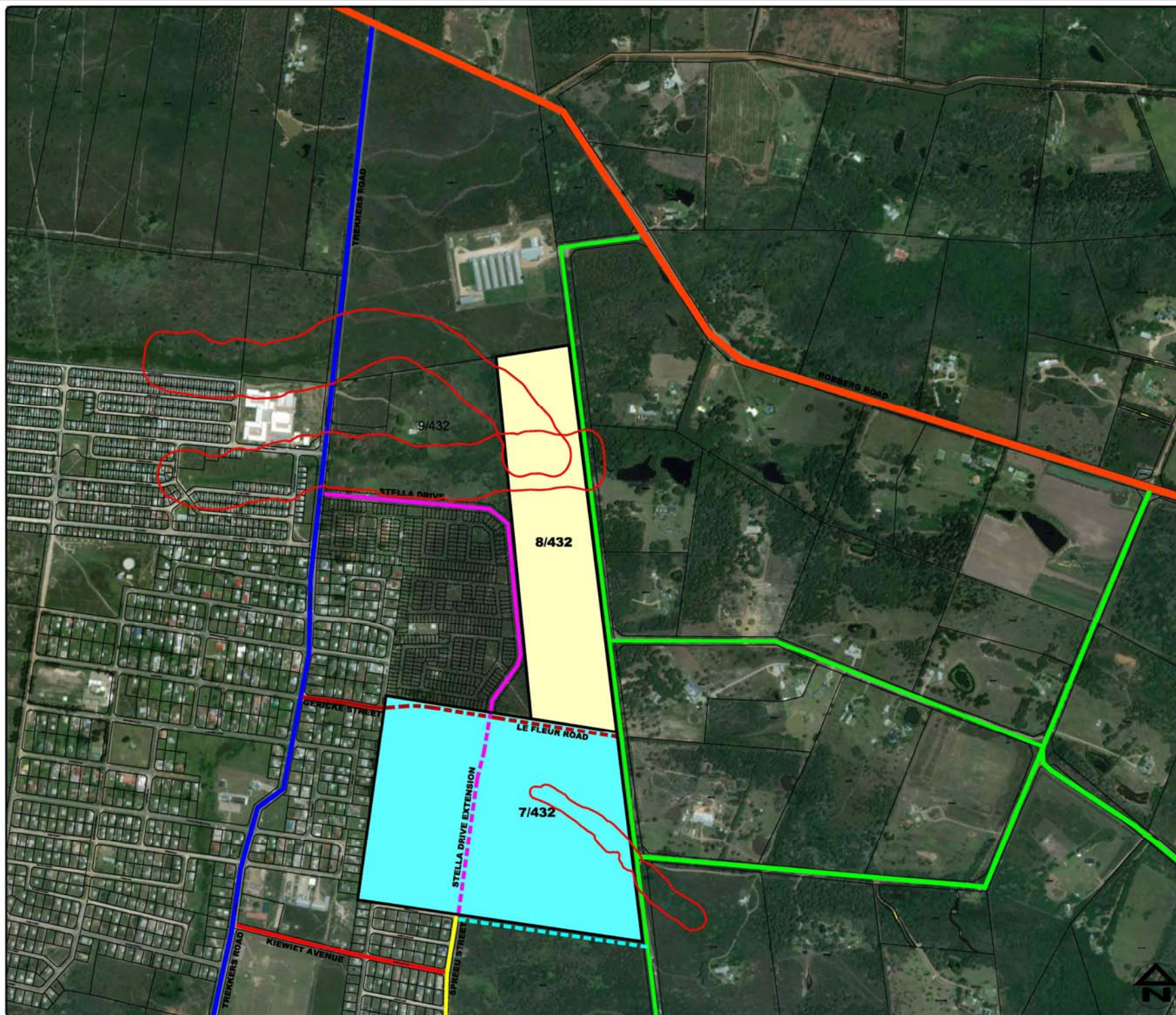
**KRANS DEVELOPMENT (PTY) LTD**

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drawing title  
**Locality Plan  
 within Bitou**

drawing number  
**23010\_PLE**





project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

- legend / key notes
- Subject Site (Portion 7)
  - Subject Site (Portion 8)
  - Robberg Road
  - Trekker Road
  - Spreeu Street
  - Kiewiet Avenue
  - Stella Drive
  - Stella Drive Extension
  - Gericke Drive
  - Proposed Le Fleur Road
  - Proposed Future Roads
  - Existing Roads
  - Edge of NO-GO Buffer

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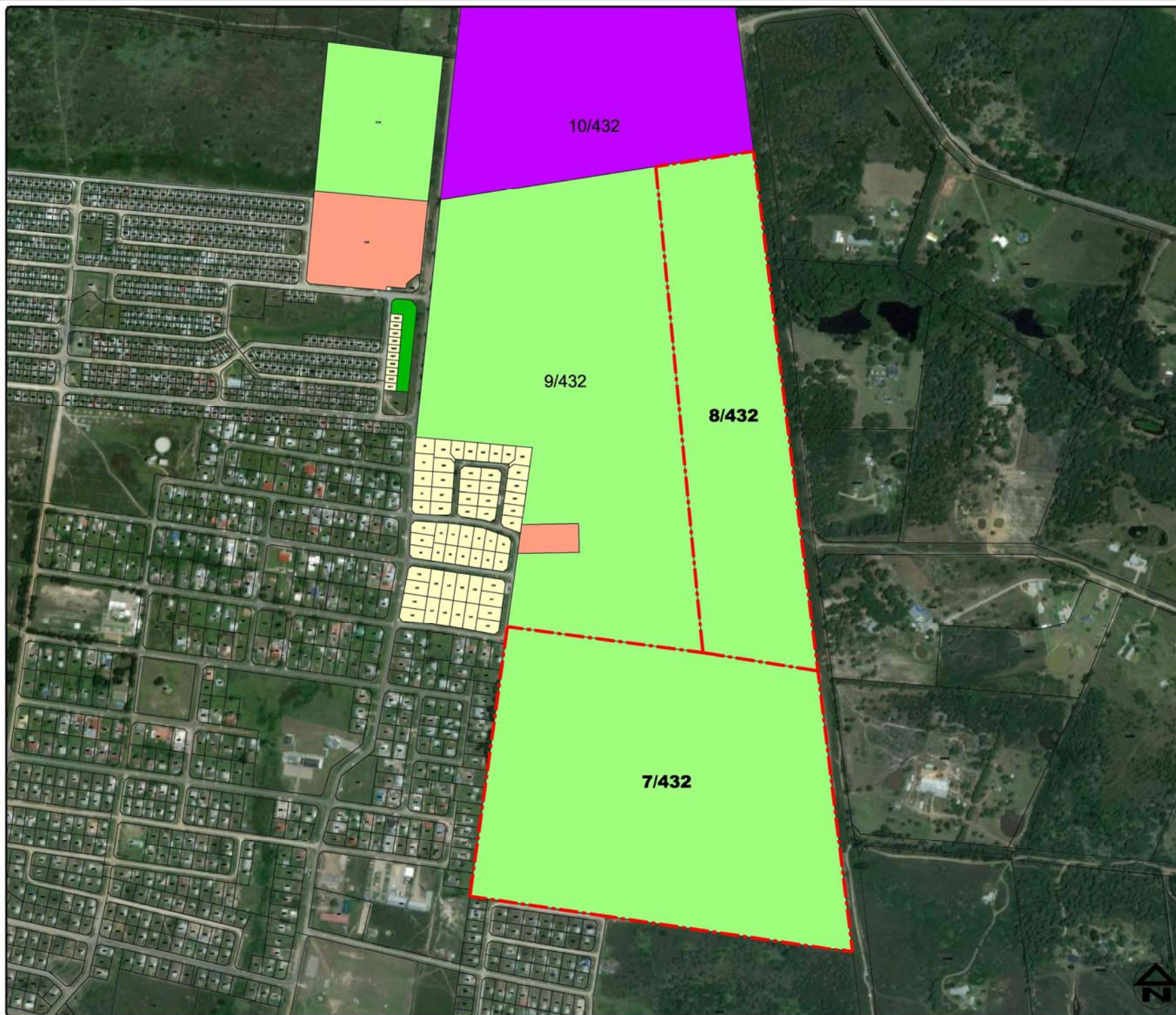
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drawing title  
**Kranshoek & Future  
 Road Connections**

drawing number  
 23010\_PLE 2





project  
**Proposed Subdivision of  
Portion 7 & 8 of Farm  
432 Kranshoek**

- legend / key notes
- Subject Sites
  - Agriculture Zone I
  - Residential Zone I
  - Institutional Zone I
  - Industrial Zone I
  - Open Space Zone I

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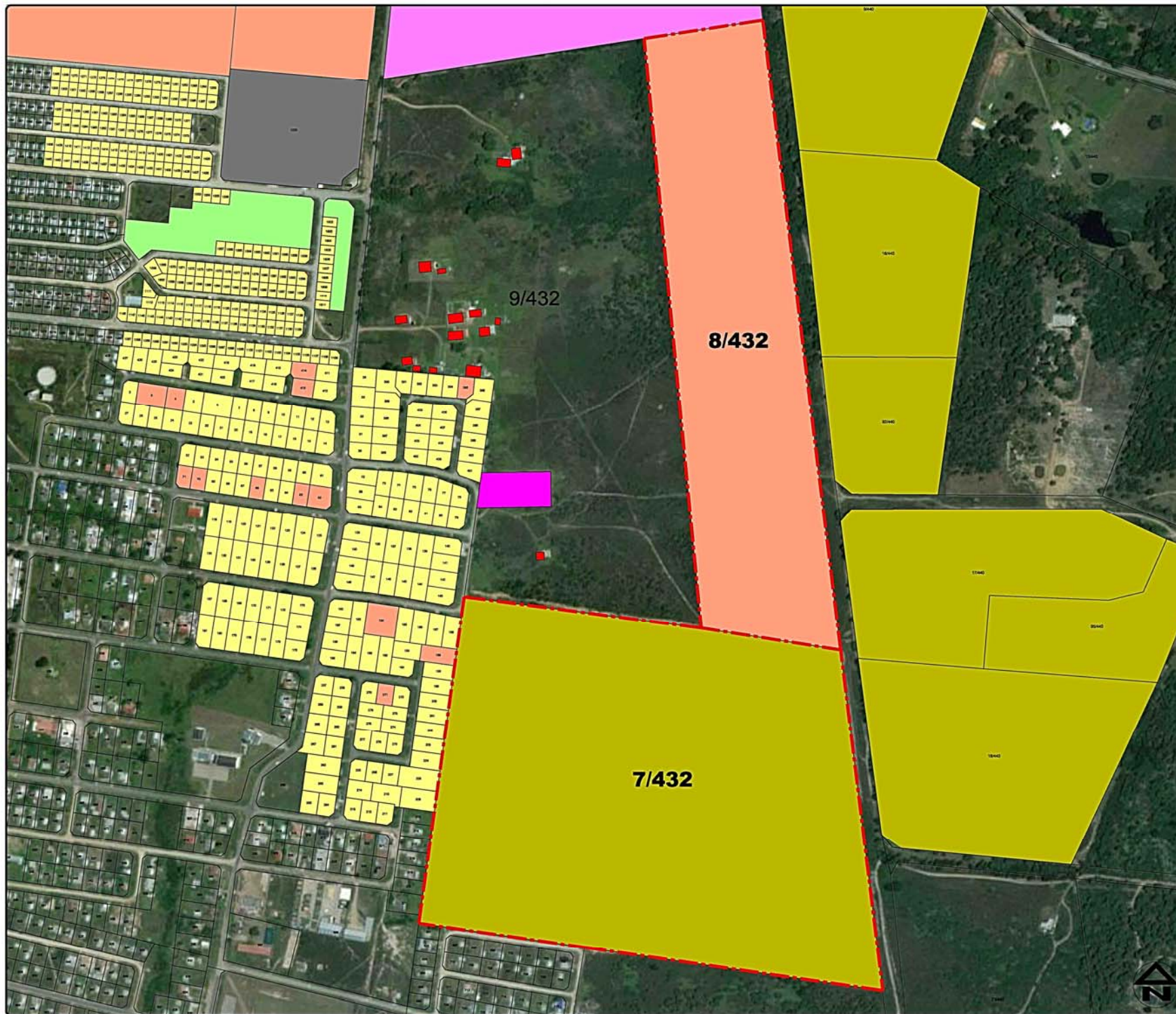
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drawing title  
**Current Zoning**

drawing number  
23010\_PLE

**3**





project

# Proposed Subdivision of Portion 7 & 8 of Farm 432 Kranshoek

- legend / key notes
- Subject Sites
  - Residential Dwellings to be Demolished
  - Residential Dwellings
  - Vacant Sites
  - Open Spaces
  - Creché
  - Schools
  - Industrial
  - Agriculture

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drawing title

## Land Use

drawing number

23010\_PLE

4





project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

- Subject Sites  
 GRI Ecological Support Areas  
 GRI Critical Biodiversity Areas

legend / key notes

Source: SANPARKS

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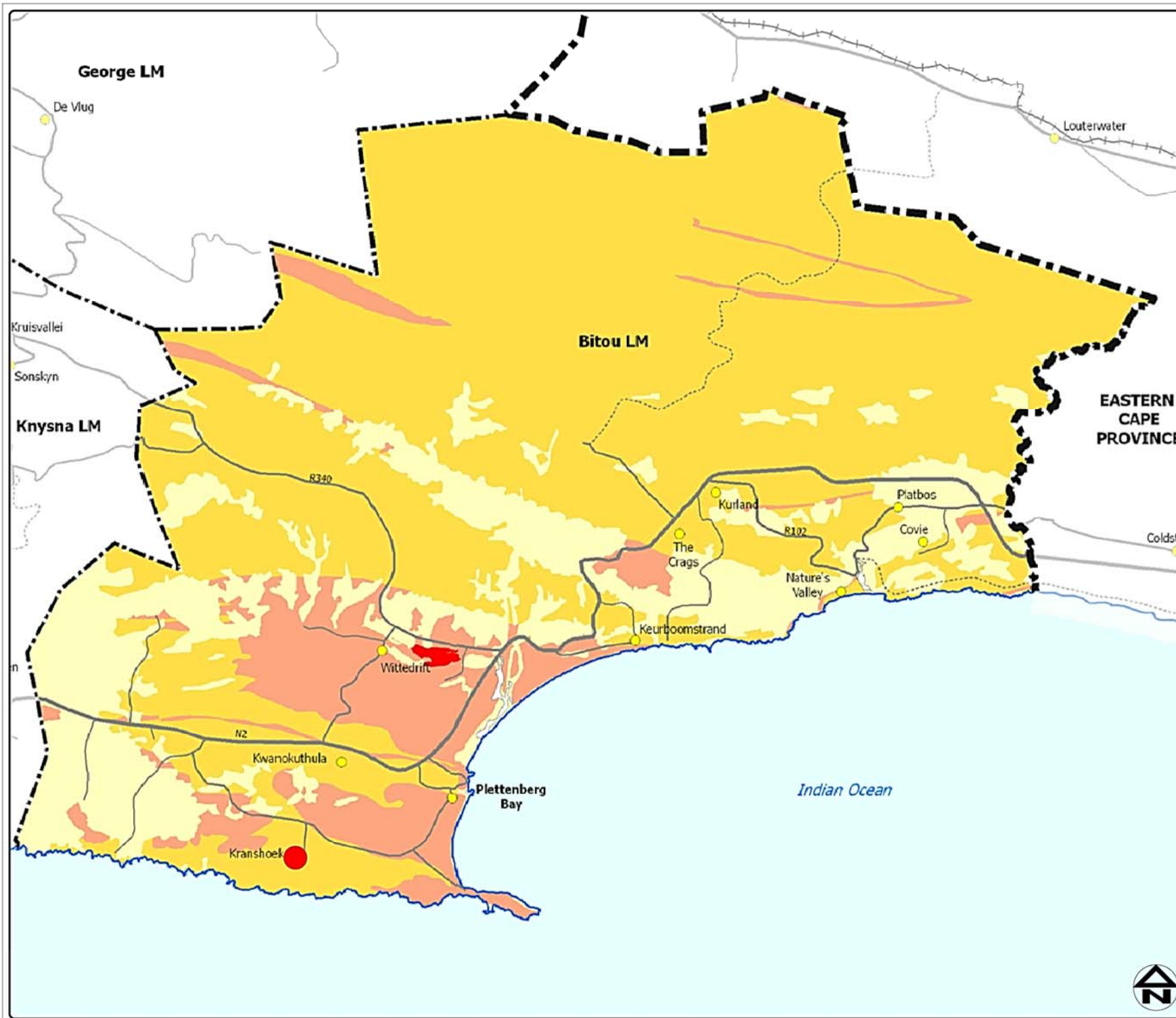
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drawing title  
**Biodiversity**

drawing number  
 23010\_PLE







project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

Subject Sites

**Vegetation Status**

Source : SANBI 2006

- Least Threatened
- Vulnerable
- Endangered
- Critically Endangered

**Legend**

- Provincial Border
- Local Municipalities
- Settlement Areas
- Railway Lines
- Roads:
  - National
  - Arterial
  - Main
  - Secondary
  - Other
- Tracks & Footpaths

Source: Bitou Municipal Spatial Development Framework 2017

drawn by	date	designed by	scale
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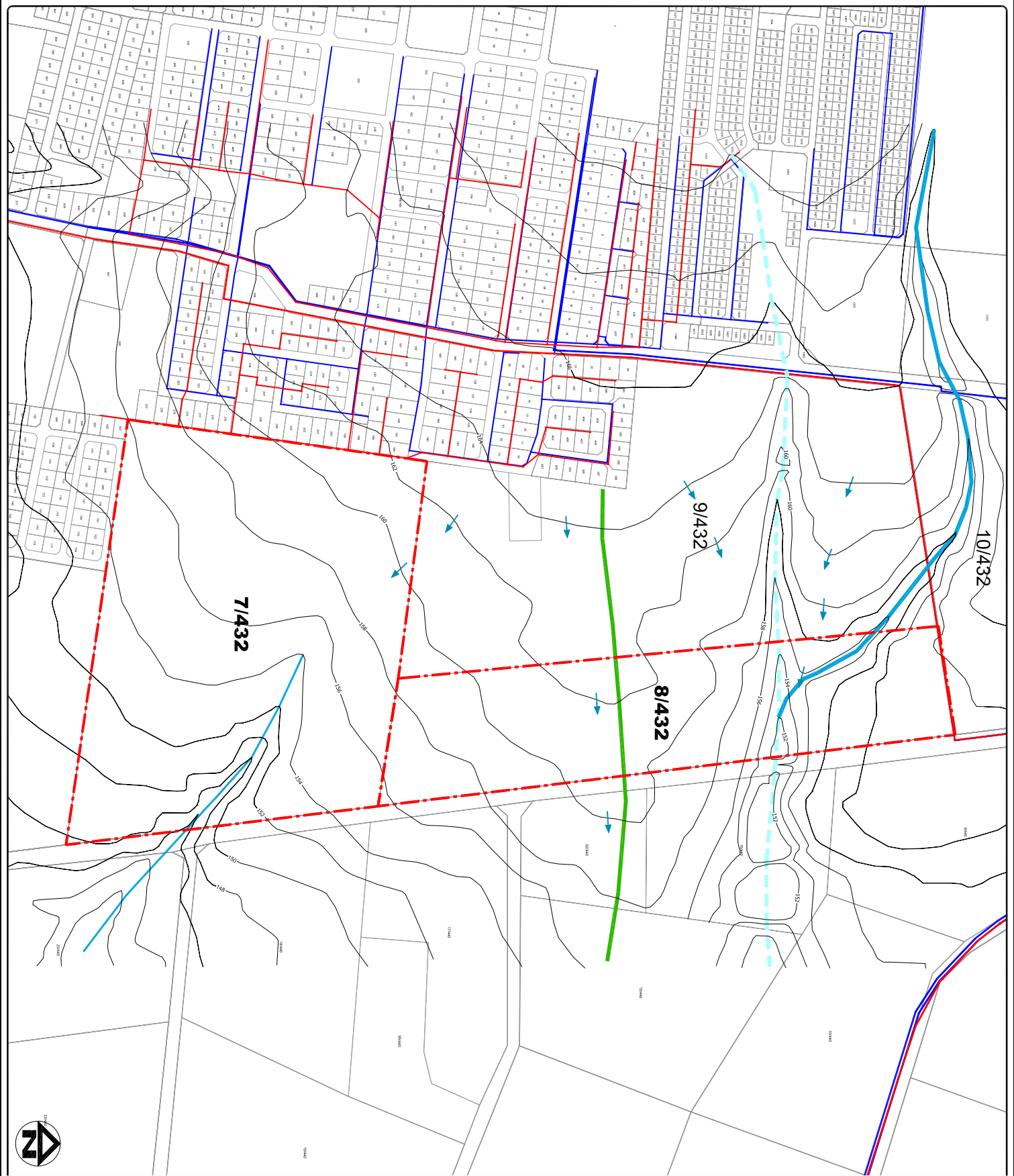
drawing title  
**Vegetation Status**

drawing number  
 23010\_PLE

**6**







project

# Proposed Subdivision of Portion 7 & 8 of Farm 432 Kranshoek

- Subject Sites
- Watermain
- Foul Sewer
- Non-Perennial River
- Water Course
- Water Shed
- Direction of Flow

## legend / key notes

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drawing title

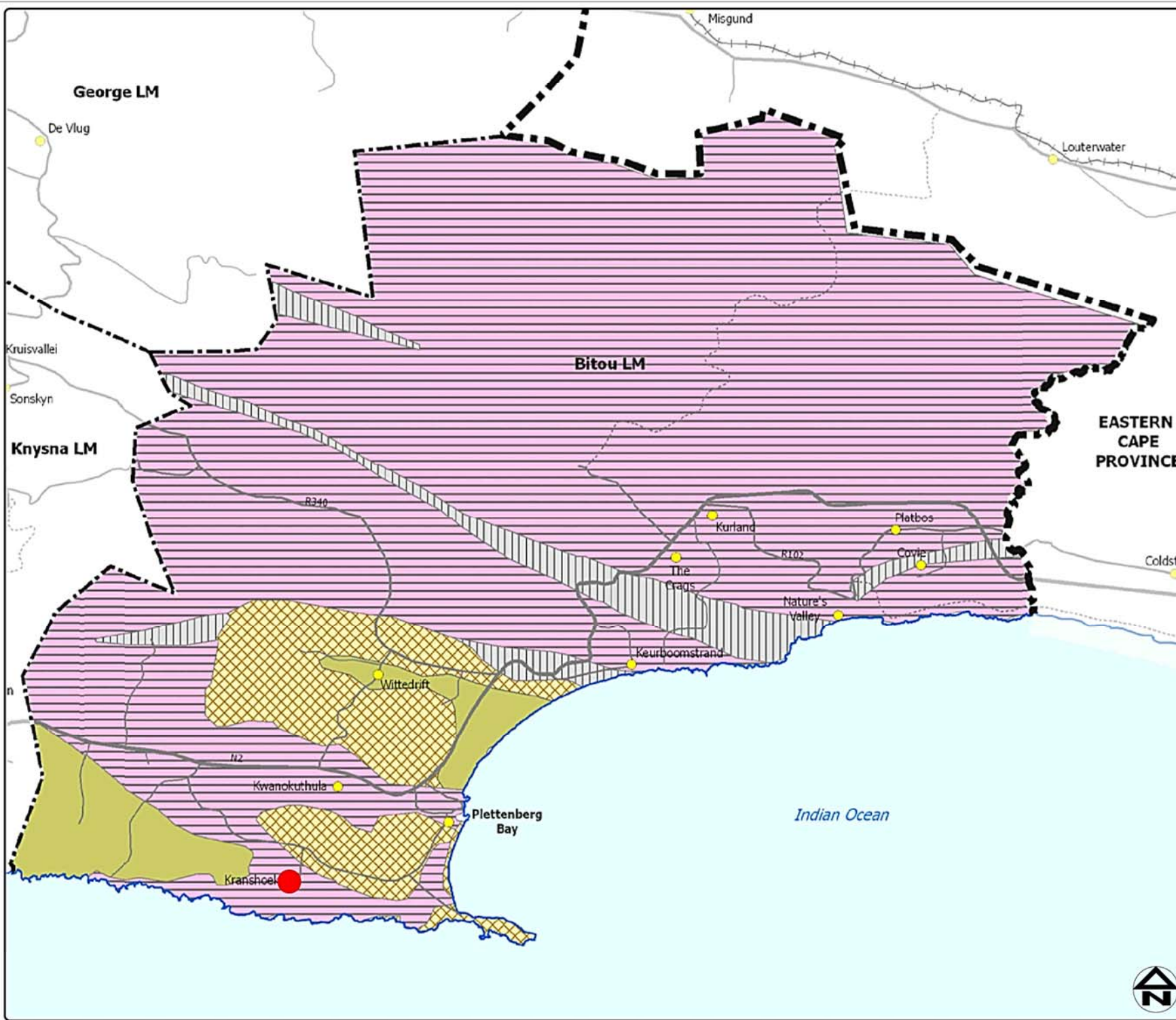
# Topography & Drainage

drawing number

23010\_PLE

7





project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

Subject Sites

**Geology**

Source: ENPAT 2003

- Arenite
- Conglomerate
- Sedimentary
- Shale

**Legend**

- Provincial Border
- Local Municipalities
- Settlement Areas
- Railway Lines
- Roads
  - National
  - Arterial
  - Main
  - Secondary
  - Other
- Tracks & Footpaths

Source: Bitou Municipal Spatial Development Framework 2017

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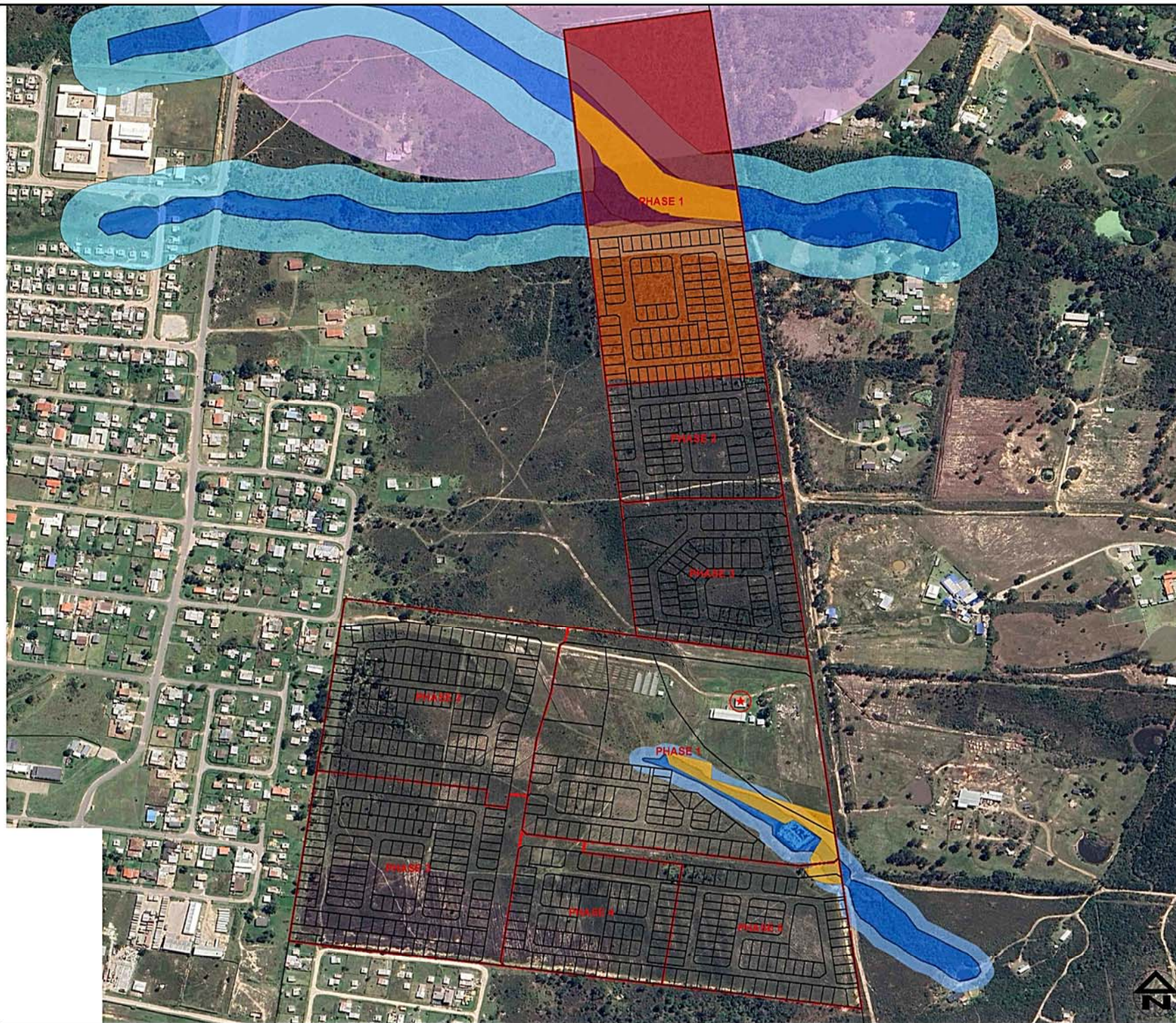
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drawing title  
**Geology**

drawing number  
 23010\_PLE **8**





project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

**Legend**

- Preliminary Proposed Layout
- ★ Heritage Structure (older than 60 years)
- ▭ Properties
- ▭ Proposed Phasing
- Site Sensitivities (No-Go Areas)**
  - Vegetation assessment: No-Go areas
  - Faunal Assessment: No-Go Area
  - Faunal Assessment: No-Go Buffer
  - Preliminary Aquatic Resources Delineations
  - 15 m Aquatic Buffer
  - 42 m Aquatic Buffer
  - Dagbreek Eiers
  - Dagbreek Eiers 300 m DoH Buffer

Prepared by:  
 Krans Development (Pty) Ltd

Prepared by:  
 Shapiro Environmental Services CC

**PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7  
 AND 8 OF THE FARM KRANSKOEK 432,  
 BITOU LOCAL MUNICIPALITY,  
 GARDEN ROUTE DISTRICT MUNICIPALITY.**

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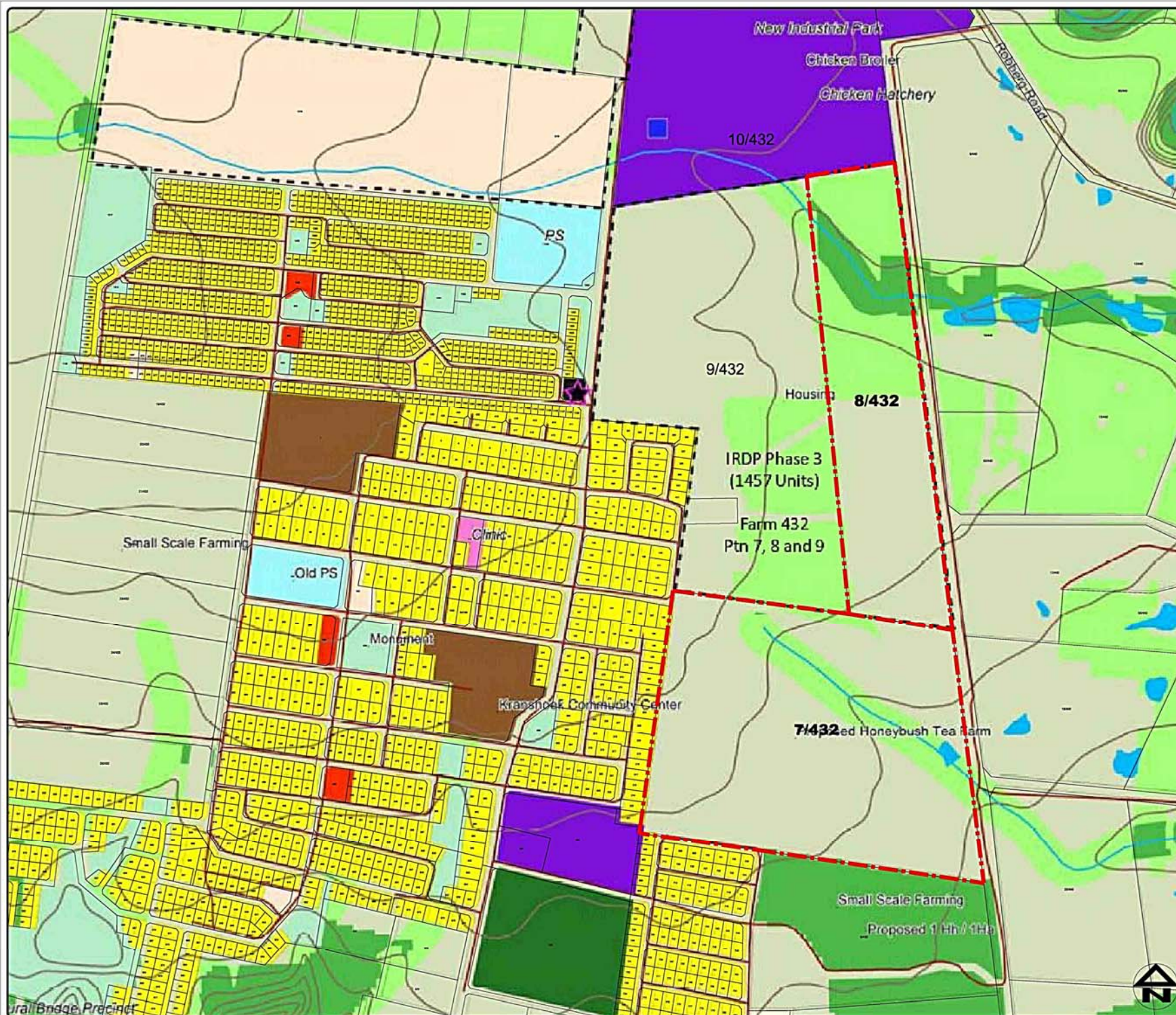
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drawing title  
**Site Sensitivities/  
 No-Go Areas**

drawing number  
**23010\_PLE**

**9**





project  
**Proposed Subdivision of  
 Portion 7 & 8 of Farm  
 432 Kranshoek**

- Subject Sites
- Business
  - Municipal
  - Community Facilities
  - Clinic
  - Educational
  - Residential
  - ✕ Cemetery
  - Industrial
  - Sports and Recreation
  - ★ Taxi Facility
  - Vacant
  - Extensive Agriculture
  - Open Space
  - Core Area (1 and 2)
  - Buffer (1 and 2)
  - Secondary Roads
  - Other Roads
  - Contours
  - Dams/Rivers
  - Waste Transfer Station
  - Housing Project Area

Source: Bitou Municipal Spatial Development Framework 2022

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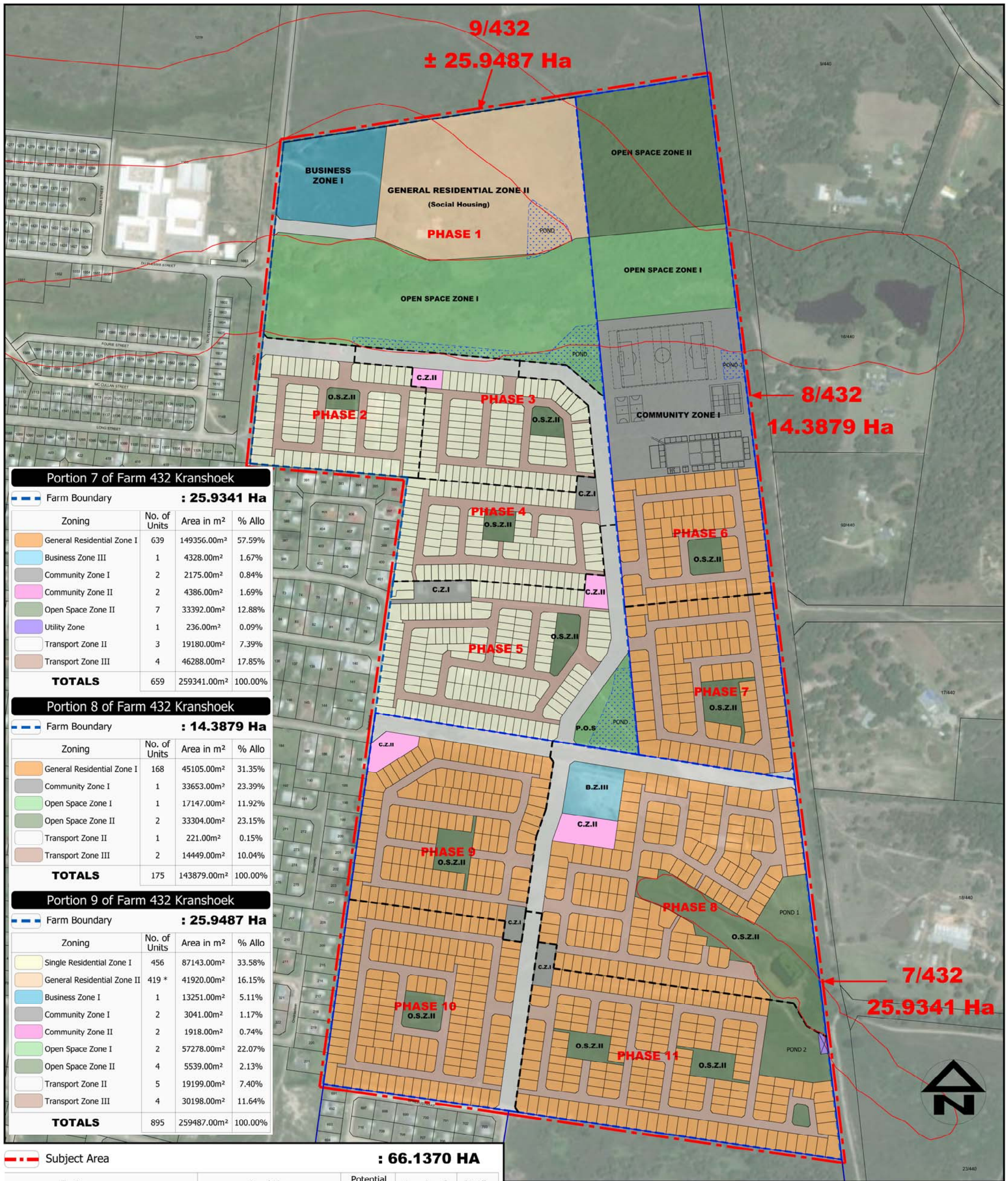
drawing title  
**Kranshoek Spatial  
 Structure**

drawing number  
 23010\_PLE **10**









Portion 7 of Farm 432 Kranshoek				
Farm Boundary : 25.9341 Ha				
Zoning	No. of Units	Area in m <sup>2</sup>	% Allo	
General Residential Zone I	639	149356.00m <sup>2</sup>	57.59%	
Business Zone III	1	4328.00m <sup>2</sup>	1.67%	
Community Zone I	2	2175.00m <sup>2</sup>	0.84%	
Community Zone II	2	4386.00m <sup>2</sup>	1.69%	
Open Space Zone II	7	33392.00m <sup>2</sup>	12.88%	
Utility Zone	1	236.00m <sup>2</sup>	0.09%	
Transport Zone II	3	19180.00m <sup>2</sup>	7.39%	
Transport Zone III	4	46288.00m <sup>2</sup>	17.85%	
TOTALS	659	259341.00m <sup>2</sup>	100.00%	

Portion 8 of Farm 432 Kranshoek				
Farm Boundary : 14.3879 Ha				
Zoning	No. of Units	Area in m <sup>2</sup>	% Allo	
General Residential Zone I	168	45105.00m <sup>2</sup>	31.35%	
Community Zone I	1	33653.00m <sup>2</sup>	23.39%	
Open Space Zone I	1	17147.00m <sup>2</sup>	11.92%	
Open Space Zone II	2	33304.00m <sup>2</sup>	23.15%	
Transport Zone II	1	221.00m <sup>2</sup>	0.15%	
Transport Zone III	2	14449.00m <sup>2</sup>	10.04%	
TOTALS	175	143879.00m <sup>2</sup>	100.00%	

Portion 9 of Farm 432 Kranshoek				
Farm Boundary : 25.9487 Ha				
Zoning	No. of Units	Area in m <sup>2</sup>	% Allo	
Single Residential Zone I	456	87143.00m <sup>2</sup>	33.58%	
General Residential Zone II	419 *	41920.00m <sup>2</sup>	16.15%	
Business Zone I	1	13251.00m <sup>2</sup>	5.11%	
Community Zone I	2	3041.00m <sup>2</sup>	1.17%	
Community Zone II	2	1918.00m <sup>2</sup>	0.74%	
Open Space Zone I	2	57278.00m <sup>2</sup>	22.07%	
Open Space Zone II	4	5539.00m <sup>2</sup>	2.13%	
Transport Zone II	5	19199.00m <sup>2</sup>	7.40%	
Transport Zone III	4	30198.00m <sup>2</sup>	11.64%	
TOTALS	895	259487.00m <sup>2</sup>	100.00%	

Subject Area : 66.1370 HA				
Zoning	Land Use	Potential No. of Units	Area in m <sup>2</sup>	% Allo
Single Residential Zone I - (S.R.Z.I)	Dwelling Houses	456	87143.00m <sup>2</sup>	13.15%
General Residential Zone I - (G.R.Z.I)	Group/Town Housing	807	194461.00m <sup>2</sup>	29.34%
General Residential Zone II - (G.R.Z.II)	Flats	419 *	41920.00m <sup>2</sup>	6.33%
Business Zone I - (B.Z.I)	Business Premises	1	13251.00m <sup>2</sup>	2.00%
Business Zone III - (B.Z.III)	Service Station (with Consent Uses)	1	4328.00m <sup>2</sup>	0.65%
Community Zone I - (C.Z.I)	Place of Instruction	5	38869.00m <sup>2</sup>	5.86%
Community Zone II - (C.Z.II)	Place of Worship	4	6304.00m <sup>2</sup>	0.95%
Open Space Zone I - (O.S.Z.I)	Public Open Space	3	74425.00m <sup>2</sup>	11.23%
Open Space Zone II - (O.S.Z.II)	Private Open Space	13	72235.00m <sup>2</sup>	10.90%
Utility Zone - (U.Z)	Utility Service	1	236.00m <sup>2</sup>	0.04%
Transport Zone II - (T.Z.II)	Public Road	9	38600.00m <sup>2</sup>	5.82%
Transport Zone III - (T.Z.III)	Private Road	10	90935.00m <sup>2</sup>	13.72%
TOTALS		1729	662707.00m <sup>2</sup>	100.00%

drawing title  
**Proposed Framework Plan of Portion 7, Portion 8 & Portion 9 of Farm 432 Kranshoek**

client  
**KRANS DEVELOPERS (PTY) LTD**

NOTES:  
\* Social Housing (Rental) is calculated @ 100 Units/Ha.

- Farm Portion Boundary
- Phase Boundary
- Edge of NO-GO Buffer
- Retention Pond Areas

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drawn by	date	designed by	date
A. Human	05/12/2023	L.A. Del Monte	05/12/2023

scale  
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drawing number	revision
23010_PLE	12 9

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# Kranshoek

## Preliminary Framework & Rezoning

ESKOM 22

- Single storey semi or single units (11ha)
- High density 2 storey units (20ha)
- Community uses (existing buildings on the sites)

Place of Worship

Health Clinic

Early Childhood Dev. Centre

Community Hall

Secondary School (3ha)

Business

Formal playing field

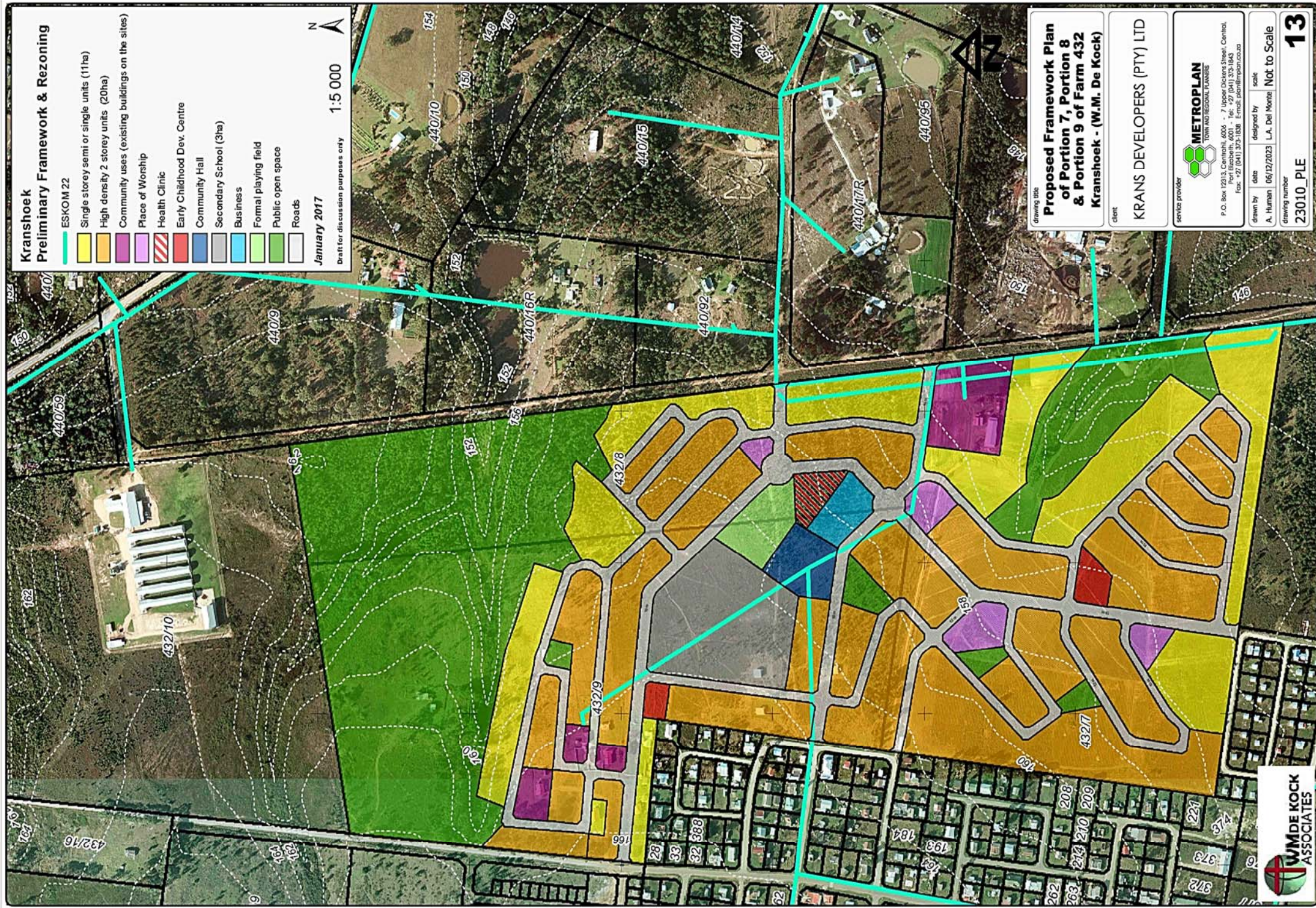
Public open space

Roads

January 2017

Draft for discussion purposes only

1:5 000



drawing title

**Proposed Framework Plan  
of Portion 7, Portion 8  
& Portion 9 of Farm 432  
Kranshoek - (W.M. De Kock)**

client

**KRANS DEVELOPERS (PTY) LTD**

service provider



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date

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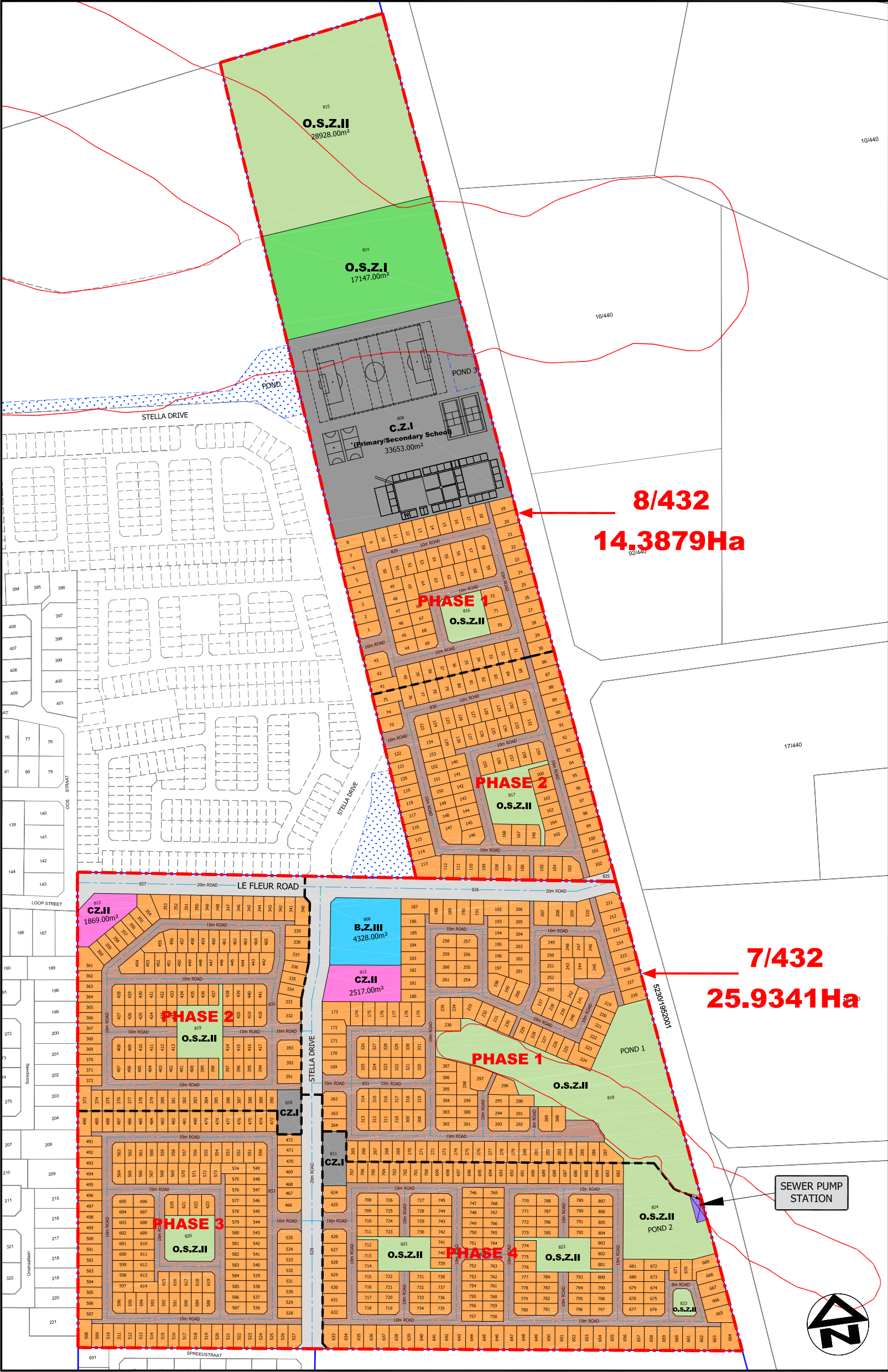
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**13**





Proposed Subdivision & Rezoning of Portion 7 & Portion 8 of the Farm Kranshoek No. 432, Knysna Road



PORTION 7 PHASING

PHASE 1 (G.P - 03)	No.Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	163	41592.00m <sup>2</sup>	45.77%
Business Zone III	1	4328.00m <sup>2</sup>	4.76%
Community Zone II	1	2517.00m <sup>2</sup>	2.77%
Open Space Zone II	1	18805.00m <sup>2</sup>	20.69%
Transport Zone II	1	9809.00m <sup>2</sup>	10.79%
Transport Zone III	1	13818.00m <sup>2</sup>	15.21%
<b>Total</b>	<b>168</b>	<b>90869.00m<sup>2</sup></b>	<b>100.00%</b>

Average Residential Erf Size: 255.16m<sup>2</sup>

PHASE 2 (G.P - 04)	No.Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	134	30623.00m <sup>2</sup>	61.74%
Community Zone I	1	979.00m <sup>2</sup>	1.97%
Community Zone II	1	1869.00m <sup>2</sup>	3.77%
Open Space Zone II	1	2372.00m <sup>2</sup>	4.78%
Transport Zone II	1	4487.00m <sup>2</sup>	9.05%
Transport Zone III	1	9273.00m <sup>2</sup>	18.69%
<b>Total</b>	<b>139</b>	<b>49603.00m<sup>2</sup></b>	<b>100.00%</b>

Average Residential Erf Size: 228.53m<sup>2</sup>

PHASE 3 (G.P - 05)	No.Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	158	35079.00m <sup>2</sup>	66.37%
Open Space Zone II	1	2088.00m <sup>2</sup>	3.95%
Transport Zone II	1	4884.00m <sup>2</sup>	9.24%
Transport Zone III	1	10804.00m <sup>2</sup>	20.44%
<b>Total</b>	<b>161</b>	<b>52855.00m<sup>2</sup></b>	<b>100.00%</b>

Average Residential Erf Size: 221.89m<sup>2</sup>

PHASE 4 (G.P - 06)	No.Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	184	42062.00m <sup>2</sup>	63.72%
Community Zone I	1	1196.00m <sup>2</sup>	1.81%
Open Space Zone II	4	10127.00m <sup>2</sup>	15.34%
Utility Zone	1	236.00m <sup>2</sup>	0.36%
Transport Zone III	1	12393.00m <sup>2</sup>	18.77%
<b>Total</b>	<b>191</b>	<b>66014.00m<sup>2</sup></b>	<b>100.00%</b>

Average Residential Erf Size: 228.60m<sup>2</sup>

<b>Grand Total of Portion 7</b>	659	259341.00m <sup>2</sup>	100.00%
---------------------------------	-----	-------------------------	---------

PORTION 8 PHASING

PHASE 1 (G.P - 01)	No.Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	72	18972.00m <sup>2</sup>	17.77%
Community Zone I	1	33653.00m <sup>2</sup>	31.51%
Open Space Zone I	1	17147.00m <sup>2</sup>	16.06%
Open Space Zone II	1	30680.00m <sup>2</sup>	28.73%
Transport Zone III	1	6331.00m <sup>2</sup>	5.93%
<b>Total</b>	<b>76</b>	<b>106783.00m<sup>2</sup></b>	<b>100.00%</b>

Average Residential Erf Size: 263.50m<sup>2</sup>

PHASE 2 (G.P - 02)	No.Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	96	26133.00m <sup>2</sup>	70.45%
Open Space Zone II	1	2624.00m <sup>2</sup>	7.07%
Transport Zone II	1	221.00m <sup>2</sup>	0.60%
Transport Zone III	1	8118.00m <sup>2</sup>	21.88%
<b>Total</b>	<b>99</b>	<b>37096.00m<sup>2</sup></b>	<b>100.00%</b>

Average Residential Erf Size: 272.22m<sup>2</sup>

<b>Grand Total of Portion 8</b>	175	143879.00m <sup>2</sup>	100.00%
---------------------------------	-----	-------------------------	---------

**NOTES:**  
• SEPARATE G.P'S TO BE DONE FOR EACH OF THE 6 PHASES.

--- Phasing Boundary  
--- Edge of NO-GO Buffer

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**KRANS DEVELOPMENT (PTY) LTD**

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drawn by	date	designed by	scale
A. Human	06/12/2023	L.A. Del Monte	1:4 000 on A3

drawing number	revision
<b>23010_PLE</b>	<b>14</b>
	6

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PORTION 7 & PORTION 8

--- Subject Site	<b>: 40.1883 Ha</b>				
Zoning	Land Use	Portion No.	No. of Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I - (G.R.Z.I)	Group/Town Housing	1 - 807	807	194461.00m <sup>2</sup>	48.23%
Business Zone III - (B.Z.III)	Service Station (with Consent Uses)	808	1	4328.00m <sup>2</sup>	1.07%
Community Zone I - (C.Z.I)	Place of Instruction	809 - 811	3	35828.00m <sup>2</sup>	8.89%
Community Zone II - (C.Z.II)	Place of Worship	812 & 813	2	4386.00m <sup>2</sup>	1.09%
Open Space Zone I - (O.S.Z.I)	Public Open Space	814	1	17147.00m <sup>2</sup>	4.25%
Open Space Zone II - (O.S.Z.II)	Private Open Space	815 - 823	9	66696.00m <sup>2</sup>	16.54%
Utility Zone - (U.Z)	Utility Service	824	1	236.00m <sup>2</sup>	0.06%
Transport Zone II - (T.Z.II)	Public Road	825 - 828	4	19401.00m <sup>2</sup>	4.81%
Transport Zone III - (T.Z.III)	Private Road	829 - 834	6	60737.00m <sup>2</sup>	15.06%
<b>TOTALS</b>			<b>834</b>	<b>403220.00m<sup>2</sup></b>	<b>100.00%</b>

**Other**  
Total Area in Ha: 40.1883 Ha  
Total Single Residential Zone I Area in Ha: 19.4461 Ha  
Average Erf Size Single Residential Zone I: 240.97m<sup>2</sup>  
Gross Residential Density Single Residential Zone I: 20.08 Units/ha  
Nett Residential Density Single Residential Zone I: 41.50 Units/ha



project

# **Proposed Subdivision of Portion 7 & 8 of Farm 432 Kranshoek**



drawn by	date	designed by	scale
A. Human	06/12/2023	L.A. Del Monte	Not to Scale



**KRANS DEVELOPMENT (PTY) LTD**

service provider

**METROPLAN**  
TOWN AND REGIONAL PLANNERS

P.O. Box 12313, Centraal, 6005 - 7 Upper Dickens Street, Central,  
Port Elizabeth, 6001 - Tel: +27 (041) 373-1843  
Fax: +27 (041) 373-1838 E-mail: plan@metroplan.co.za

drawing title

**Proposed Sewer  
& Stormwater Lines**

drawing number

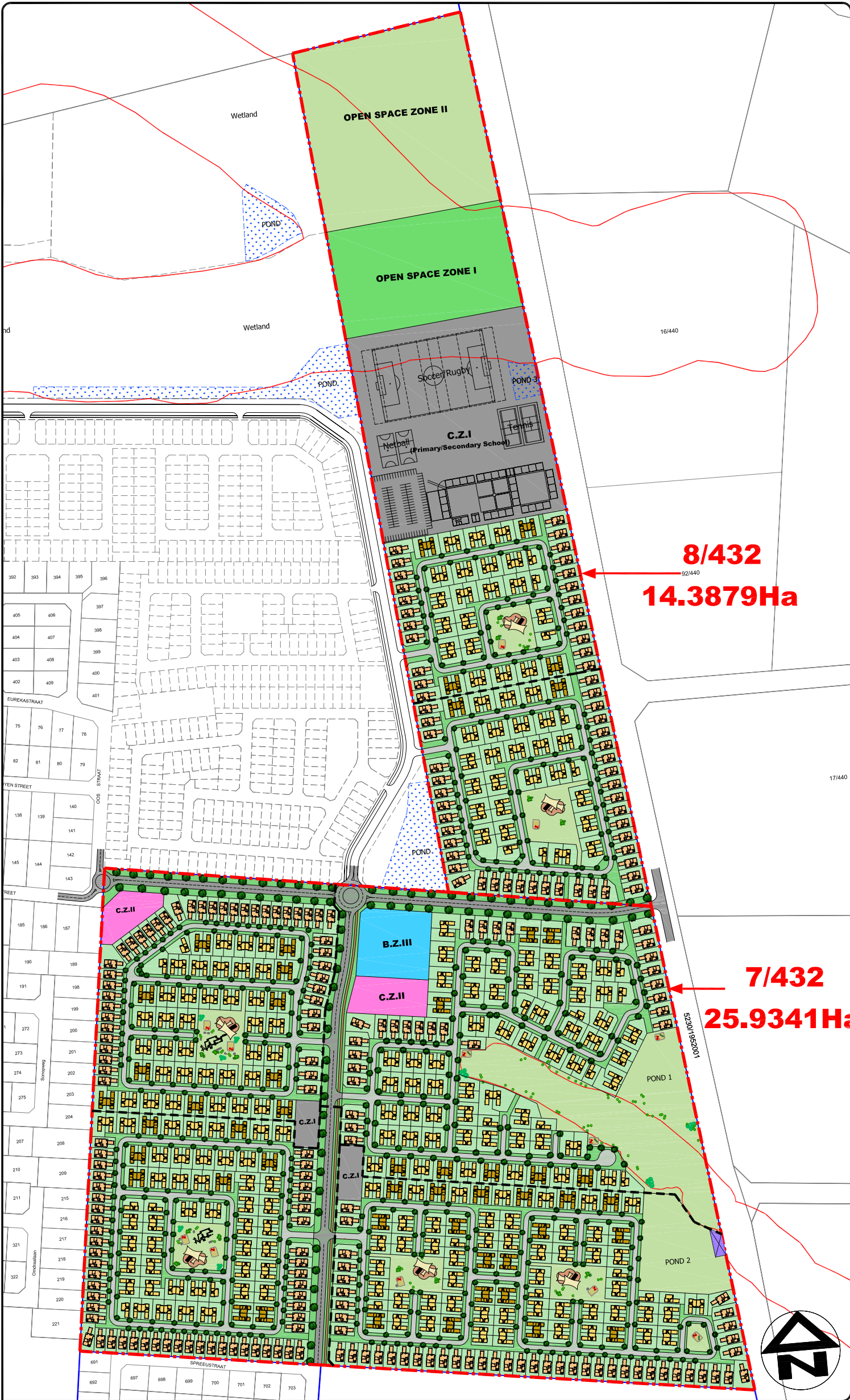
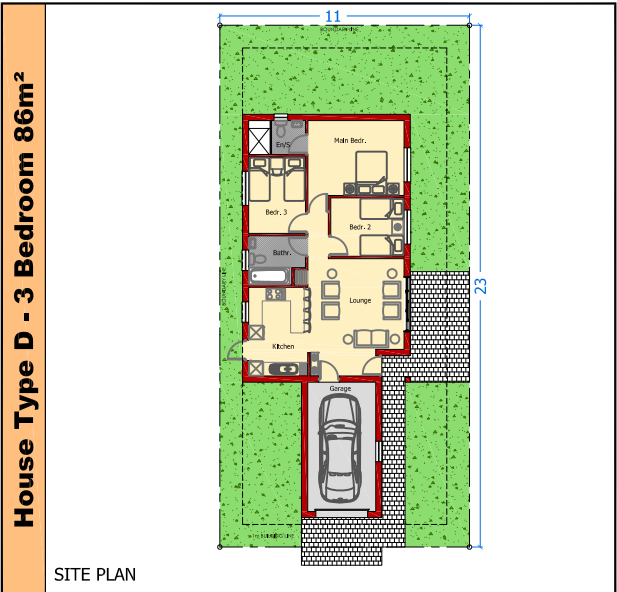
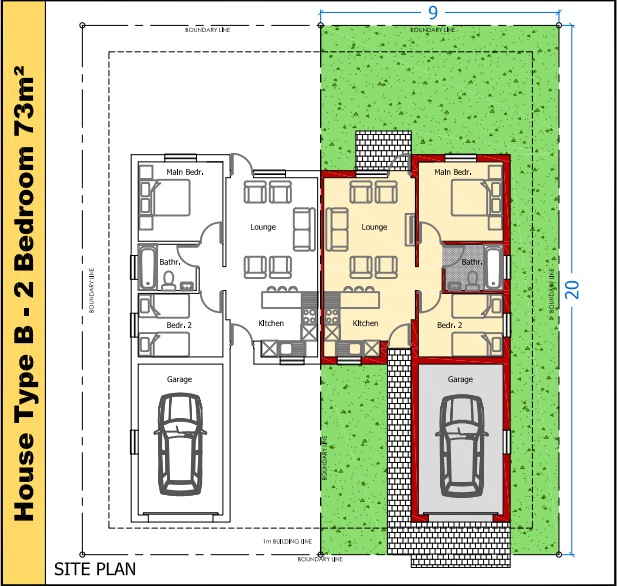
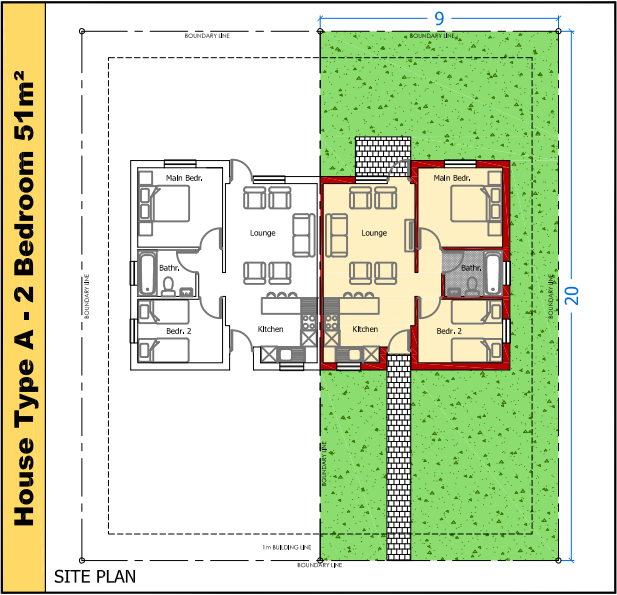
**23010\_PLE**



**15**



# House Types

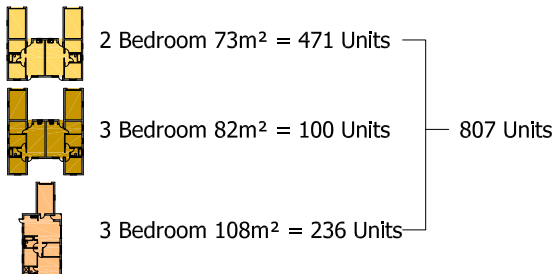


**8/432**  
**14.3879Ha**

**7/432**  
**25.9341Ha**

## Legend / key notes

- Subject Site
- Place of Instruction
- Public Open Space
- Private Open Space
- Public Road
- Private Road
- NO-GO Areas (Wetlands)
- Retention Pond Areas
- Cycle Path



drawing title

**Proposed Conceptual Site  
Development Plan of Portion 7 &  
Portion 8 of the Farm Kranshoek  
No. 432, Knysna Road**

(Linked to Plan: 23010\_PLE - 14 - Rev 6)

**NOTES:**

client

**KRANS DEVELOPMENT (PTY) LTD**

service provider



P.O. Box 12313, Central, 6006 - 7 Upper Dickens Street, Central,  
Port Elizabeth, 6001 - Tel: +27 (0)41 373-1843  
Fax: +27 (0)41 373-1838 E-mail: plan@mpln.co.za

drawn by

date

designed by

scale

A. Human

06/12/2023

L.A. Del Monte

**Not to Scale**

drawing number

**23010\_PLE**

**16**

revision

**1**

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Tel. 041 373 1843 Fax. 041 373 1838 E-mail. plan@mpln.co.za



## **ANNEXURES**

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<b>ANNEXURE A</b>	COMPANY RESOLUTIONS & POWERS OF ATTORNEY
<b>ANNEXURE B</b>	TITLE DEEDS
<b>ANNEXURE C</b>	LAND DEVELOPMENT APPROVAL BY BITOU PLANNING TRIBUNAL ON 9 FEBRUARY 2023: PORTION 9 OF THE FARM KRANSHOEK NO 432
<b>ANNEXURE D</b>	SURVEYOR GENEREAL DIAGRAMS
<b>ANNEXURE E</b>	REDLINE DIAGRAMS ARTICLE - PROF MIKE BARRY (UCT)
<b>ANNEXURE F</b>	SITE PLAN FOR PORTION 7 PROCURED FROM BITOU MUNICIPALITY
<b>ANNEXURE G</b>	ENVIRONMENTAL IMPACT ASSESSMENT AND CONFIRMATION - SHARPLES ENVIRONMENTAL SERVICES
<b>ANNEXURE H</b>	COMMUNITY SUPPORT FOR DEMOLITION OF HISTORICAL COTTAGE
<b>ANNEXURE I</b>	CONVEYANCER'S CERTIFICATES
<b>ANNXURE J</b>	PRELIMINARY CIVIL SERVICES REPORT
<b>ANNEXURE K</b>	ELECTRICAL PRELIMINARY SERVICE REPORT

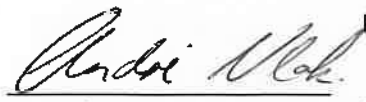




**COMPANY RESOLUTION**

---

Minutes of the Meeting of the Board of Directors of  
**KRANS DEVELOPMENT 7 (PTY) LTD (REG NO 2023/569794/07)**

held at PRETORIA on this 24 day of NOVEMBER 2023\_\_.

Present:    
 \_\_\_\_\_

---

It was agreed to make application to the Authorities for the:

- 1) **REZONING AND SUBDIVISION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) PREVAILING BITOU LOCAL MUNICIPALITY: ZONING SCHEME BY-LAW.**
- 2) **EXEMPTION FROM THE SUBDIVISION OF AGRICULTURAL LAND IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970.**
- 3) **REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF ACT NO 84 OF 1967 (IF REQUIRED).**

of the properties owned by **KRANS DEVELOPMENT 7 (PTY) LTD**, and known as

**PORTION 7 OF THE FARM KRANSHOEK NO 432**, situated in the **BITOU MUNICIPALITY**, Division of **KNYSNA**, Province of the **WESTERN CAPE**

in extent **38,5125 HA**

held by Deed of Transfer No. **T50123/2023**

resolved further that **ANDRÉ VLOK** in his capacity as a **DIRECTOR** of the Company, is hereby authorised on behalf of the Company to sign all documents and do all things to apply for and give effect to the mentioned applications of the above said properties, owned by **KRANS DEVELOPMENT 7 (PTY) LTD**.



---

**KRANS DEVELOPMENT 7 (PTY) LTD**

Date: 24 NOVEMBER 2023



## COMPANY RESOLUTION



---

Minutes of the Meeting of the Board of Directors of

**KRANS DEVELOPMENT 8 PTY LTD (REGISTRATION NO 2023/544711/07)**

held at PRETORIA on this 24 day of NOVEMBER 2023.

Present:


---

It was agreed to make application to the Authorities for the:

- 1) REZONING AND SUBDIVISION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) PREVAILING BITOU LOCAL MUNICIPALITY: ZONING SCHEME BY-LAW.
- 2) EXEMPTION FROM THE SUBDIVISION OF AGRICULTURAL LAND IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970.
- 3) REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF ACT NO 84 OF 1967 (IF REQUIRED).

of the property owned by **KRANS DEVELOPMENT 8 PTY LTD**, and known as

**PORTION 8 OF THE FARM KRANSHOEK NO 432**, situated in the **BITOU MUNICIPALITY**, Division of **KNYSNA**, province of the **WESTERN CAPE**

in extent **14,3879HA**

held by Deed of Transfer No. **T23351/2023**

resolved further that **ANDRÉ VLOK** in his capacity as a DIRECTOR of the Company, is hereby authorised on behalf of the Company to sign all documents and do all things to apply for and give effect to the mentioned applications of the above said property, owned by **KRANS DEVELOPMENT 8 PTY LTD**.



---

**KRANS DEVELOPMENT 8 PTY LTD**

Date: 24 NOVEMBER 2023



## POWER OF ATTORNEY AND APPOINTMENT

---

I, the undersigned

**ANDRÉ VLOK**

authorised by

**KRANS DEVELOPMENT 7 (PTY) LTD (REGISTRATION NO 2023/569794/07)**

in terms of the Company Resolution dated **24 NOVEMBER 2023**

being the registered owner(s) of

**PORTION 7 OF THE FARM KRANSHOEK NO 432** situated in the area of **BITOU MUNICIPALITY**, Division of **KNYSNA**, Province of the **WESTERN CAPE**,

in extent **38,5125Ha**

held by Deed of Transfer No. **T50123/2023**

hereby nominate, constitute and appoint

**METROPLAN TOWN AND REGIONAL PLANNERS**

with powers of substitution in, and to be my lawful agent in my name, place and stead in application for the:

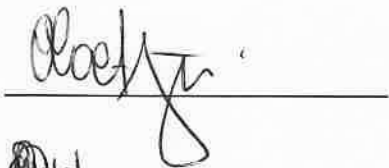
- 1) **REZONING AND SUBDIVISION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) PREVAILING BITOU LOCAL MUNICIPALITY: ZONING SCHEME BY-LAW.**
- 2) **EXEMPTION FROM THE SUBDIVISION OF AGRICULTURAL LAND IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970.**
- 3) **REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF ACT NO 84 OF 1967 (IF REQUIRED).**

in respect to the abovementioned property, and in general, to achieve the abovementioned goals and to do or have done just as completely and effectively as I would have done it had we been present and acted therein - and we ratify, allow and confirm herewith and promise and agree to ratify, allow and to confirm anything and everything that my abovementioned **AGENT** may herewith lawfully do or have done.

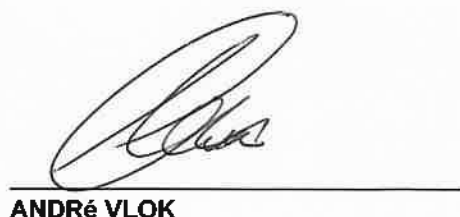
**SIGNED AT PRETORIA THIS 24 DAY OF NOVEMBER 2023.**

**AS WITNESSES**

1.



2.

  
**ANDRÉ VLOK**



## POWER OF ATTORNEY AND APPOINTMENT

---

I, the undersigned

**ANDRÉ VLOK**

authorised by

**KRANS DEVELOPMENT 8 PTY LTD (REG NU 2023/544711/07)**

in terms of the Company Resolution dated **24 NOVEMBER 2023**

being the registered owner(s) of

**PORTION 8 OF THE FARM KRANSHOEK NO 432** situated in the area of **BITOU MUNICIPALITY**, Division of **KNYSNA**, Province of the **WESTERN CAPE**,

in extent **14,3879Ha**

held by Deed of Transfer No. **T23351/2023**

hereby nominate, constitute and appoint

**METROPLAN TOWN AND REGIONAL PLANNERS**

with powers of substitution in, and to be my lawful agent in my name, place and stead in application for the:

- 1) **REZONING AND SUBDIVISION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) PREVAILING BITOU LOCAL MUNICIPALITY: ZONING SCHEME BY-LAW.**
- 2) **EXEMPTION FROM THE SUBDIVISION OF AGRICULTURAL LAND IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970.**
- 3) **REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS IN TERMS OF ACT NO 84 OF 1967 (IF REQUIRED).**

in respect to the abovementioned property, and in general, to achieve the abovementioned goals and to do or have done just as completely and effectively as I would have done it had we been present and acted therein - and we ratify, allow and confirm herewith and promise and agree to ratify, allow and to confirm anything and everything that my abovementioned **AGENT** may herewith lawfully do or have done.

**SIGNED AT PRETORIA THIS 24 DAY OF NOVEMBER 2023.**

**AS WITNESSES**

1.



2.



**ANDRÉ VLOK**



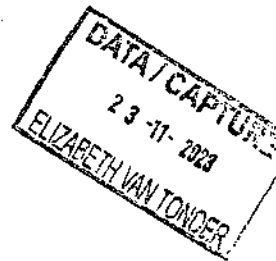
12

Jordaan & Smith Attorneys/Conveyancers  
8 High Street  
Plettenberg Bay  
6600

Prepared by me

CONVEYANCER  
PAUL JORDAAN (78728)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 4,500,000.00	R. 3443.10
Reason for exemption	Category Exemption	Exemption to Ser/Reg. Act/Proc.



P00050123 / 2023

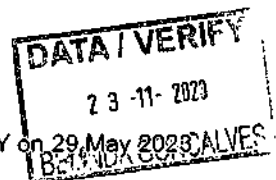
## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA LPCM 82076

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

ERICAVILLE FARMING TRUST  
Registration Number IT 2554/2000



which said Power of Attorney was signed at PLETTENBERG BAY on 29 May 2023



And the appearer declared that his/her said principal had, on 30 March 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**KRANS DEVELOPMENT 7 (PTY) LTD**  
**Registration Number 2023/569794/07**

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

PORTION 7 of the Farm Kranshoek No. 132, in the Bitou Municipality, Division of Knysna, Western Cape Province

IN EXTENT 38,5125 (THIRTY-EIGHT COMMA FIVE ONE TWO FIVE) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T 9755/1956 with Diagram SG No. A3590/1924 relating thereto and held by Deed of Transfer Number T14844/2001

- A. SUBJECT to such conditions as are referred to in the two Deeds of Transfer dated 18 December 1914, Nos. T9452 and T9454.



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

**ERICAVILLE FARMING TRUST**  
**Registration Number IT 2554/2000**

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

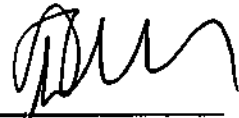
**KRANS DEVELOPMENT 7 (PTY) LTD**  
**Registration Number 2023/569794/01**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 500 000,00 (FOUR MILLION FIVE HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on

22 November 2023.

  
\_\_\_\_\_  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS



CTN 224

MOSDELL, PAMA & COX  
6 HIGH STREET  
PLETTENBERG BAY  
6600

Prepared by me



CONVEYANCER

ANDREW JOHN COX (NUMBER 79009)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. <u>3500,00</u>	R. <u>2014,00</u>
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000023351 / 2023

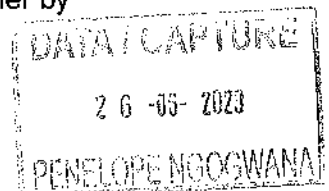
## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CHRISTIAAN LUDOLPH NELSON FICK  
LPCM 81828

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

**KRANSHOEK CC**  
**Registration Number 1985/012543/23**



which said Power of Attorney was signed at PLETTENBERG BAY on 10<sup>th</sup> MAY 2023





And the appearer declared that his/her said principal had, on 12 December 2022, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**KRANS DEVELOPMENT 8 PROPRIETARY LIMITED**  
**Registration Number 2023/544711/07**

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

PORTION 8 OF THE FARM KRANS HOEK NUMBER 432, SITUATE IN THE  
BITOU MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE  
WESTERN CAPE;

IN EXTENT 14,3879 (FOURTEEN COMMA THREE EIGHT SEVEN NINE)  
Hectares;

FIRST TRANSFERRED by Deed of Transfer Number T9756/1956 with  
Diagram No. 445/1978 relating thereto and held by Deed of Transfer Number  
T3379/1987;

A. SUBJECT to the conditions referred to in Deed of Transfer No. T6242/1953.

|



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

**KRANSHOEK CC**  
**Registration Number 1985/012543/23**

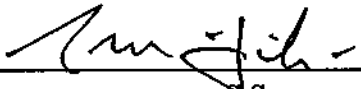
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**KRANS DEVELOPMENT 8 PROPRIETARY LIMITED**  
**Registration Number 2023/544711/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 500 000,00 (THREE MILLION FIVE HUNDRED THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 12 June 2023

  
d.d.

In my presence

\_\_\_\_\_  
REGISTRAR OF DEEDS

1





municipaliteit umasipala municipality

to be the best together

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

**Enquiries**  
**Adél Stander**

**Contact details**  
**044 501 3321**

**E-mail**  
**astander@plett.gov.za**

Our Ref: 18/9/432

23 November 2021

Metroplan  
lance@mpln.co.za

PER E-MAIL

Dear Sir

**PROPOSED HOUSING DEVELOPMENT: PORTION 9 OF THE FARM KRANSHOEK NR.432, BITOU MUNICIPALITY**

The Bitou Municipal Planning Tribunal made the following decision on 28 October 2021:

- 1.1. That the following **NOT** be approved in terms of Section 60 of the Bitou Land Use Planning Bylaw (2015):
  - 1.1.1. The consolidation of Portion 39 (a portion of Portion 9) of the Farm Kranshoek No. 432 with Portion 9 of the Farm Kranshoek No. 432.
- 1.2. That the following be approved in terms of Section 60 of the Bitou Land Use Planning Bylaw (2015):
  - 1.2.1. The Rezoning of Portion 9 of the Farm Kranshoek No 432 from Agriculture Zone I to Subdivisional Area.
  - 1.2.2. The subdivision of Portion 9 of the Farm Kranshoek No. 432, into Residential Zone I, Residential Zone IV, Business Zone I, Institutional Zone I, Institutional Zone II, Open Space Zone I, Open Space Zone II, Transport Zone I and Transport Zone II portions, as depicted on Plan 12-17008\_Kra Revision 5 of 1 September 2020.
  - 1.2.3. The waiving of the side Building Lines on all Residential Zone I erven to provide for the construction of semi-detached and row houses with party walls.
- 1.3. The above decision is subject to the following conditions in terms of Section 66 of the Bitou Land Use Planning Bylaw: The above approval is based on Plan 12-17008\_Kra Revision 5 dated 1 September 2020.
  - 1.3.1. That the phases as per Plan 12-17008\_Kra Revision 5 dated 1 September 2020 be implemented as registered as five separate General Plans.
  - 1.3.2. That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Agreement be entered into, and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Agreement (inclusive of performance of payment). No building plans will be considered without proof of performance of payment as stipulated in the Services Agreement. The implementation and Phasing will occur according to the provisions of the SLA.



- 1.3.3. The conditions of the Environmental Approval dated 3 May 2021 must be adhered to.
- 1.3.4. The use of renewable energy sources are encouraged.
- 1.3.5. Rainwater harvesting is encouraged.
- 1.3.6. That the functional use of public open spaces is encouraged (i.e play equipment).
- 1.3.7. That the TIA and the recommendations are approved, but only insofar as it relates to Portion 9 of the Farm Kranshoek Nr.432. If a development proposal is submitted in future for Portion 8 or 7, an amended TIA will be required.
- 1.3.8. The developer must forward the details of the road upgrades as per the Traffic Impact Assessment to the Western Cape Department of Transport and Public Works for its perusal and comments.
- 1.3.9. That an additional road access from Stella Road is created for Phase 5.
- 1.3.10. That the final subdivision plan be submitted to the Director: Economic Development and Planning for approval.
- 1.3.11. The disturbance of protected plant species is a separate application directed to the Department of Agriculture, Forestry and Fisheries (DAFF). A license to remove protected trees must be issued to the land owner/his representative on application for a license by DAFF, as required by the National Forest Act, 84 of 1998 as amended (NFA), to cut, disturb, damage or destroy Natural Forest.
- 1.3.12. The design of the storm water outlet structures are to be submitted for approval prior to construction. Litter traps be implemented at storm water outlets. All discharge points should make use of SUDS design principles to minimise the potential for erosion. This condition must be included and addressed in the SLA.
- 1.3.13. The pedestrian road reserves must be increased in width from 3m to 5m to allow emergency vehicle access.
- 1.3.14. The General Residential buildings must vary in height (two, three and four storeys as per the motivation report) to soften any visual impacts.

#### 1.4. Reasons for Decision

- 1.4.1. The site is within an existing urban area and within the approved urban edge.
- 1.4.2. The demand for well located, affordable housing is addressed.
- 1.4.3. A mix of land uses and residential tenure options are provided.
- 1.4.4. Portion 39 (para 1.1 above) was not registered and is still part of Portion 9 and therefore a consolidation is not necessary.

Should any person with an interest in the aforementioned matter not be satisfied with the manner in which the decision was taken, such person may submit an appeal in terms of Section 79 of the Bitou Land Use Planning Bylaw. An appeal, if any, should be submitted in writing to the Municipal Manager within 21 days of date of registration/ e-mail of this notice at **Private Bag X1002, PLETTENBERG BAY, 6600** and a copy to the Director: Economic Development and Planning.

Yours faithfully



---

**Chris Schliemann**  
**Manager: Land Use Management**





**Enquiries**  
**Adél Stander**

**Contact details**  
**044 501 3321**

**E-mail**  
**astander@plett.gov.za**

Our Ref: 18/9/432

28 December 2021

Metroplan  
lance@mpln.co.za

PER E-MAIL

Dear Sir

**PROPOSED HOUSING DEVELOPMENT: PORTION 9 OF THE FARM KRANSHOEK NR.432, BITOU MUNICIPALITY**

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  - 1.3.1. That the phases as per Plan 12-17008\_Kra Revision 5 dated 1 September 2020 be implemented as registered as five separate General Plans.
  - 1.3.2. That municipal services be provided at the cost of the applicant to the satisfaction of the Municipality, and that a Services Agreement be entered into, and that the payment of augmentation levies and capital contributions in accordance with the policy of the Municipality be stipulated in the Services Agreement (inclusive of performance of payment). No building plans will be considered without proof of performance of payment as stipulated in the Services Agreement. The implementation and Phasing will occur according to the provisions of the SLA.



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- 1.3.4. The use of renewable energy sources are encouraged.
- 1.3.5. Rainwater harvesting is encouraged.
- 1.3.6. That the functional use of public open spaces is encouraged (i.e play equipment).
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- 1.3.9. That an additional road access from Stella Road is created for Phase 5.
- 1.3.10. That the final subdivision plan be submitted to the Director: Economic Development and Planning for approval.
- 1.3.11. The disturbance of protected plant species is a separate application directed to the Department of Agriculture, Forestry and Fisheries (DAFF). A license to remove protected trees must be issued to the land owner/his representative on application for a license by DAFF, as required by the National Forest Act, 84 of 1998 as amended (NFA), to cut, disturb, damage or destroy Natural Forest.
- 1.3.12. The design of the storm water outlet structures are to be submitted for approval prior to construction. Litter traps be implemented at storm water outlets. All discharge points should make use of SUDS design principles to minimise the potential for erosion. This condition must be included and addressed in the SLA.
- 1.3.13. The pedestrian road reserves must be increased in width from 3m to 5m to allow emergency vehicle access.
- 1.3.14. The General Residential buildings must vary in height (two, three and four storeys as per the motivation report) to soften any visual impacts.

#### 1.4. Reasons for Decision

- 1.4.1. The site is within an existing urban area and within the approved urban edge.
- 1.4.2. The demand for well located, affordable housing is addressed.
- 1.4.3. A mix of land uses and residential tenure options are provided.
- 1.4.4. Portion 39 (para 1.1 above) was not registered and is still part of Portion 9 and therefore a consolidation is not necessary.

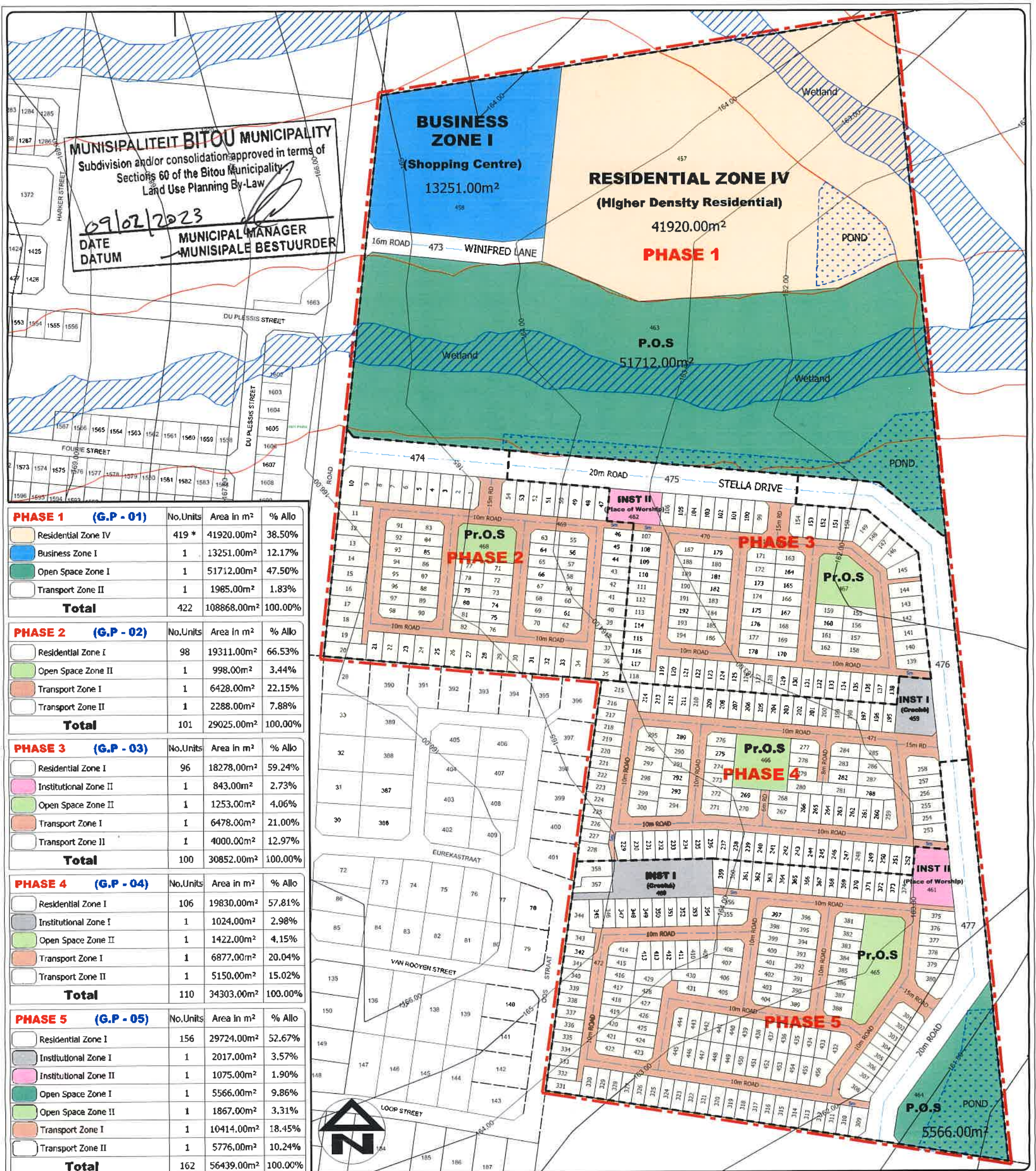
It is hereby confirmed that no appeals were received and that the approval may now be acted upon.

Yours faithfully

**Adél Stander**

**Acting Manager: Land Use Management**





legend / key notes						
Subject Site : 259487.00m²						
Zoning	Land Use	Portion No.	No. of Units	Area in m²	% Allo	
Residential Zone I	Dwelling House	1 - 456	456	87143.00m²	33.58%	
Residential Zone IV	Residential Building, Flats	457	419 *	41920.00m²	16.15%	
Business Zone I	Business Premises, Shops, Shopping Centre	458	1	13251.00m²	5.11%	
Institutional Zone I	Place of Instruction, Crèche, Pre-School	459 & 460	2	3041.00m²	1.17%	
Institutional Zone II	House of Worship	461 & 462	2	1918.00m²	0.74%	
Open Space Zone I	Public Open Space, Public Parks	463 & 464	2	57278.00m²	22.07%	
Open Space Zone II	Private Open Space, Private Parks	465 - 468	4	5539.00m²	2.13%	
Transport Zone I	Transport Usage, Private Road	469 - 472	4	30198.00m²	11.64%	
Transport Zone II	Public Road	473 - 477	5	19199.00m²	7.40%	
<b>TOTALS</b>			<b>895</b>	<b>259487.00m²</b>	<b>100.00%</b>	

drawing title  
**Proposed Subdivision & Rezoning of Portion 9 of the Farm Kranshoek No. 432, Knysna Road**

client  
**STATUS HOMES PROPERTY DEVELOPERS (PTY) LTD**

service provider  
**METROPLAN**  
TOWN AND REGIONAL PLANNERS  
P.O. Box 12313, Central, 6006 - 7 Upper Dickens Street, Central, Port Elizabeth, 6001 - Tel: +27 (0)41 373-1843 Fax: +27 (0)41 373-1838 E-mail: plan@metroplan.co.za

drawn by  
A. Human

date  
28/10/2021

designed by  
L.A. Del Monte

scale  
1:2 500 on A3

drawing number  
**17008\_Kra**

revision  
**12**

Other  
Total Area In Ha: 25.95 Ha  
Total Residential Zone I Area In Ha: 8.71 Ha  
Total Residential Zone I & Residential Zone IV Area In Ha: 12.90 Ha  
Average Erf Size Residential Zone I: 191.00 m²  
Gross Residential Density Residential Zone I: 17.57 Units/ha  
Nett Residential Density Residential Zone IV: 100.00 Units/ha

NOTES:  
• SEPARATE G.P.'S TO BE DONE FOR EACH OF THE 5 PHASES. (PHASE 1 - PHASE 5)  
• \* Higher Density Residential (Rental) is calculated @ 100 Units/Ha.

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## Dedre Gerber

---

**From:** Lance del Monte  
**Sent:** Friday, February 18, 2022 12:16 PM  
**To:** Dedre Gerber; Dedre Gerber  
**Subject:** FW: FINAL SUBDIVISION PLAN OF PORTION 9 OF THE FARM KRANSHOEK NR. 432 BITOU MUNICIPALITY

---

**From:** Adel Stander <[astander@plett.gov.za](mailto:astander@plett.gov.za)>  
**Sent:** Tuesday, 08 February 2022 08:25  
**To:** Lance del Monte <[lance@mplan.co.za](mailto:lance@mplan.co.za)>  
**Cc:** Chris Schliemann <[CSchliemann@plett.gov.za](mailto:CSchliemann@plett.gov.za)>  
**Subject:** RE: FINAL SUBDIVISION PLAN OF PORTION 9 OF THE FARM KRANSHOEK NR. 432 BITOU MUNICIPALITY

Dear Lance,

We consider Revision 6 as replacing Revision 5. Revision 6 incorporates the additional access requirement for Phase 5, and the pedestrian road reserves width requirement ( conditions 1.3.9 & 1.3.13 respectively) as per the Bitou Planning Tribunal approval of 28 October 2021.

Regards

Adél Stander

---

**From:** Lance del Monte <[lance@mplan.co.za](mailto:lance@mplan.co.za)>  
**Sent:** Monday, 07 February 2022 15:27  
**To:** Adel Stander <[astander@plett.gov.za](mailto:astander@plett.gov.za)>  
**Subject:** FW: FINAL SUBDIVISION PLAN OF PORTION 9 OF THE FARM KRANSHOEK NR. 432 BITOU MUNICIPALITY

FYI our discussion this afternoon.

---

**From:** Lance del Monte  
**Sent:** Wednesday, 26 January 2022 11:04  
**To:** Adel Stander <[astander@plett.gov.za](mailto:astander@plett.gov.za)>  
**Subject:** FW: FINAL SUBDIVISION PLAN OF PORTION 9 OF THE FARM KRANSHOEK NR. 432 BITOU MUNICIPALITY

Hi Adel

Reference to our discussion. Could you indicate whether the plan numbering on the latest revision is in order.

Regards

*Lance Del Monte*  
Director



7 Upper Dickens Street



Central  
PORT ELIZABETH  
6000

Tel: +27(41) 3731843  
Fax: +27(41) 3731838  
Cell: +27 825723257  
email: [lance@mplan.co.za](mailto:lance@mplan.co.za)  
Web: metroplan.co.za

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---

**From:** Lance del Monte  
**Sent:** Tuesday, 11 January 2022 12:33  
**To:** Adel Stander <[astander@plett.gov.za](mailto:astander@plett.gov.za)>  
**Cc:** Maruis Buskes <[mbuskes@plett.gov.za](mailto:mbuskes@plett.gov.za)>; Records <[Records@plett.gov.za](mailto:Records@plett.gov.za)>; Alphonso Lamour <[info@statushomes.co.za](mailto:info@statushomes.co.za)>  
**Subject:** FINAL SUBDIVISION PLAN OF PORTION 9 OF THE FARM KRANSHOEK NR. 432 BITOU MUNICIPALITY

Dear Adel

Reference is made to Section 1.3.10 of the Bitou Mun. Planning Tribunal final decision letter ref. 18/9/432 of the 28 December 2021 as well as all the amendments which had to be done. I attach the amended plan in accordance with all the requirements.

Kindly note that the Plan Reference is now Plan 12-17008\_KRA Revision 6 of the 28 October 2021. Please let me know if this is order or whether we should stick to the Plan No. as referenced in the letter.

Regards

*Lance Del Monte*

Director



7 Upper Dickens Street  
Central  
PORT ELIZABETH  
6000

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Fax: +27(41) 3731838  
Cell: +27 825723257  
email: [lance@mplan.co.za](mailto:lance@mplan.co.za)  
Web: metroplan.co.za

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---

**From:** Adel Stander <[astander@plett.gov.za](mailto:astander@plett.gov.za)>  
**Sent:** Tuesday, 28 December 2021 13:38  
**To:** Lance del Monte <[lance@mplan.co.za](mailto:lance@mplan.co.za)>  
**Cc:** Maruis Buskes <[mbuskes@plett.gov.za](mailto:mbuskes@plett.gov.za)>; Records <[Records@plett.gov.za](mailto:Records@plett.gov.za)>  
**Subject:** final decision letter

Dear Lance,

Please find attach.

Regards

**Adél Stander**

Town Planner

Section: Land Use Management

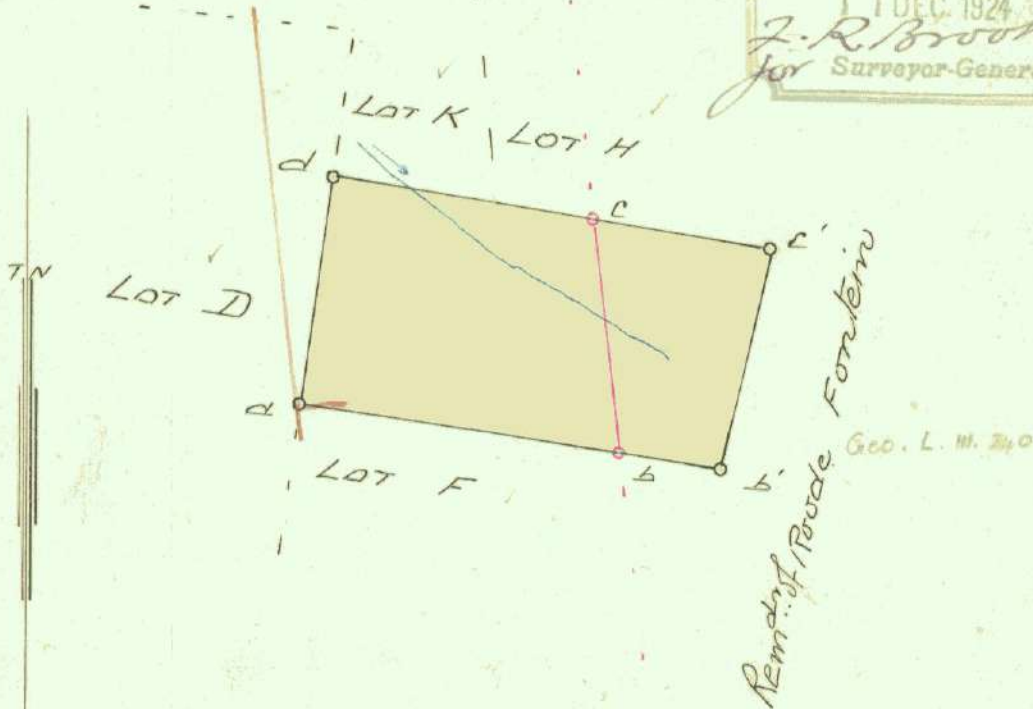
Directorate: Economic Development and Planning

Tel: +27 44 501 3321 Cell: +27 0725163446 Fax: 086 4573270





APPROVED.  
11 DEC 1924  
*J. R. Brooke*  
for Surveyor-General.



Portion 7 ( )

(a portion of Portion ) of the farm

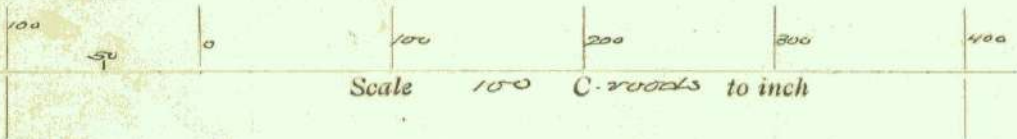
*Krans Hoek* No 432

Tracing

File No 10242

KNYSNA

Sides	Angles	Coordinates
ab 168.22	$\alpha$ 90.22.50	+513.07 + 301.04
bc 123.00	b 74.38.0	+501.31 + 468.85
cd 136.43	c 106.3.50	+385.28 + 428.04
da 120.26	d 88.55.20	+393.16 + 291.84
Area = 30 Morgen 1785 $\frac{1}{2}$ $\frac{1}{2}$		



The above Figure, lettered *a b' c' d d'* represents 44 Morgen, 578 Square Roods, — Square feet of Ground, situated in Knysna Division, being Lot G of Krans Hoek - granted to N. Coomans on 30<sup>th</sup> June 1832

Bounded as indicated above

This Diagram belongs to the Transfer made  
in favour of *D. van Looyen M. van Looyen*  
& *A. C. E. van Looyen*  
CHIEF CLERK.

DT 9755/1956

Surveyed and beaconed by me according to regulations.

*Oct 1923*

*M. M. Daff*  
Government Surveyor.

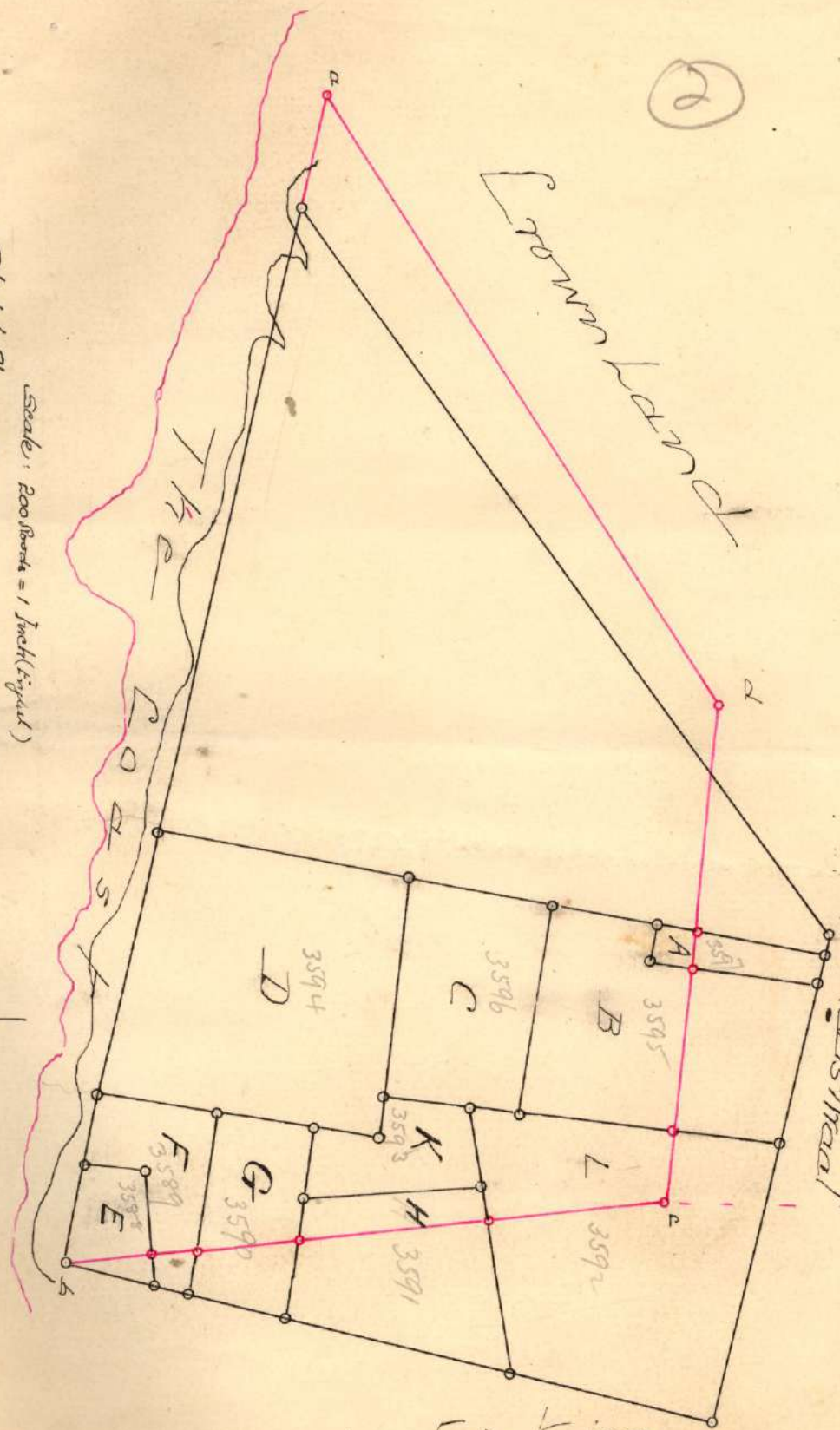


②

Lowland

Jackalsmaal

Ronde Fontein



Scale: 200 Roonds = 1 Inch (approx)

Sketch Plan of subdivision of Transvaal  
in division of King's - attached to

Red Line Report

Oct 1923

W. M. G. L. S.



Red Line Report  
 In connection with Subdivision of ①  
 Kraus Hock situate in division of Knapuna  
 - Sketch Plan attached -

Beacons were found by me at the  
 points a - b - c + d

Beacons b + c consist of large stones  
 planted in the ground.

Beacon "d" consist of a large stone  
 pressed square & a hole drilled in  
 centre for fixing of flag staff in -  
 planted in the ground.

Beacon "a" is a square concrete beacon  
 erected by the Forest Department on the  
 spot where there was a heap of stones  
 claimed by owners of Kraus Hock  
 as their beacon.

Beacon "d" was reported as having been  
 moved from its original position. A surveyor  
 was appointed by the Forest Department to  
 check its position - about a week before  
 I started before I started the survey of Kraus Hock.  
 The surveyor reported that beacon "d's"  
 position was correct.

As the original diagram of Kraus Hock is  
 of no assistance in determining whether  
 the existing beacons are the original beacons,  
 I had to decide on the matter from the  
 most reliable evidence. No other beacons  
 are known or claimed & therefore based my  
 subdivision of the farm on these beacons.

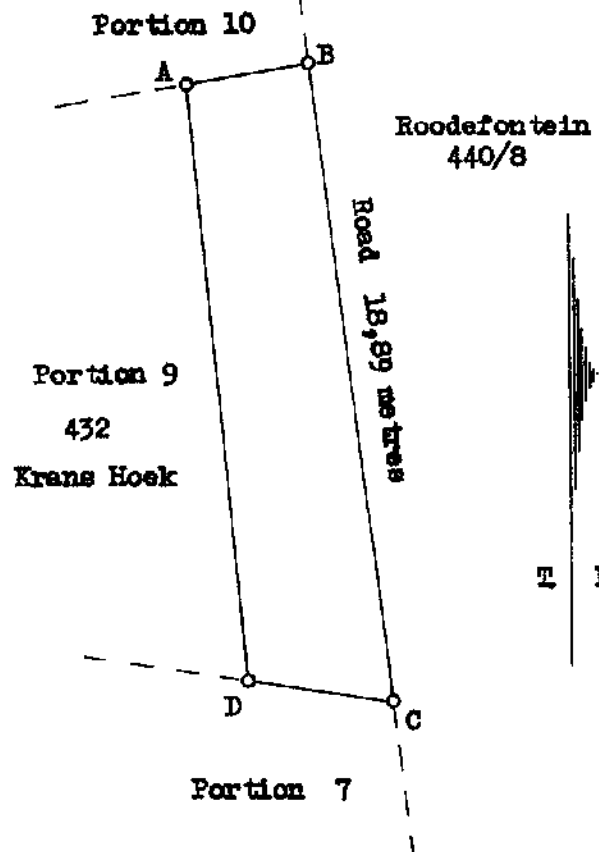
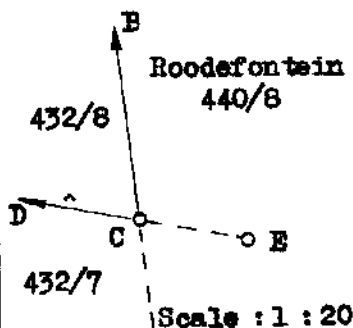
Oct 1923 W. M. Daffy G.L.S.



SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System $Lo = 23^{\circ}$ X			S.G. No.
		o ' "	±	0,00	+3700 000,00	445/78
AB	162,31	261.07.34	A	- 28 043,32	+ 72 492,45	Approved <i>J. S. Latt.</i> f Surveyor-General 23.2.1978.
BC	859,63	352.56.14	B	- 28 203,69	+ 72 467,42	
CD	191,05	99.00.15	C	- 28 309,38	+ 73 320,52	
DA	801,91	174.27.50	D	- 28 120,68	+ 73 290,62	
CE	0,29	278.49.13	E	- 28 309,67	+ 73 320,57	
		111 Knys 55	Δ	- 27 528,34	+ 73 427,44	
		36 Jackals/ vallei	Δ	- 29 755,47	+ 69 566,70	

Description of Beacons

- A, D : Planted Stones Proj.  
500 mm
- B : Planted Stone Proj.  
150 mm
- C : Not Beacons
- E : Planted Stone Proj.  
300 mm

Indicatory Beacon Inset

Scale 1: 10 000

The figure A B C D  
represents 14,3879 hectares  
PORTION 8 of the farm KRANSHOEK No. 432  
situate in the

of land, being

Administrative District of Knysna  
Surveyed in December 1977  
by me,

Province of Cape of Good Hope.

*J. S. Latt.*  
Land Surveyor

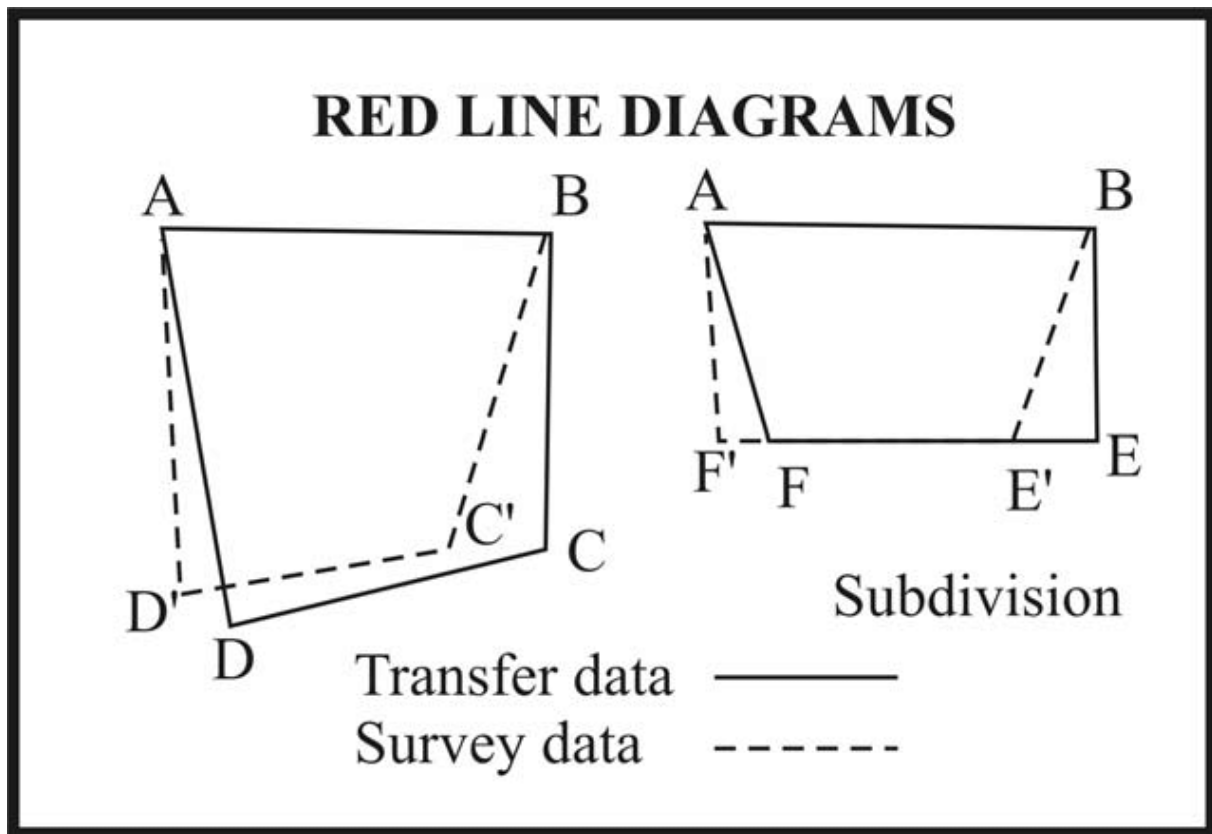
This diagram is annexed to  
No.  
dated  
i.f.o.

The original diagram ~~is~~ for  
which this diagram is  
substituted is  
No. A3591/1924 annexed to  
Transfer/Grant 9756/1956  
No.

File No. KNYS. 432  
S.R. No. E 93/78.  
Comp. AM - 1BC (2609)  
M 1809

Registrar of Deeds

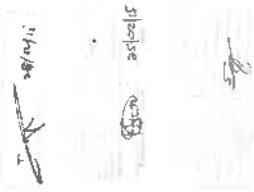




### Red line Diagrams in the Cape of Good Hope

In figure 2, the figure ABCD represents the original data depicting the positions of monuments A, B, C and D. If on resurvey ABC'D' more accurately mirrored conditions on the ground, then the surveyor drew both ABCD and ABC'D' on the diagram with the latter figure drawn in red. The area of the parcel reflected on any new transfer deed would be based on the data pertaining to ABCD, even though it was incorrect. However, surveyors would use the red line data pertaining to ABC'D' when surveying this parcel or others in the vicinity. Moreover, if the parcel was subdivided, say along the division line E'F', the transfer deed would record the area of ABEF. The surveyor would show the inaccurate figure ABEF and the accurate red line figure ABE'F' with both sets of mathematical data on the survey diagram. The rationale behind this practice appears to be that it was unreasonably expensive and time consuming process to get a title amended and red line diagrams were a form of compromise (Fisher and Barry 2002).







Proposed Subdivision of Portion 7 of Farm 432 Kranshoek



Authorized/Unauthorized Buildings & Structures on Portion 7 of Farm 432 Kranshoek





**GEORGE**  
 TEL: +27 (0) 44 873 4923 FAX: +27 (0) 44 874 5953  
 EMAIL: info@sesc.net WEBSITE: www.sesc.net  
 ADDRESS: Unit 17 Cathedral Square,  
 Cathedral Street, George, 6530  
 PO BOX: 9087, George, 6530

**CAPE TOWN**  
 TEL: +27 (0) 21 554 5195 FAX: +27 (0) 86 575 2869  
 EMAIL: betsy@sesc.net WEBSITE: www.sesc.net  
 ADDRESS: Tableview, Cape Town, 7441  
 PO BOX: 443, Milnerton, 7435

SES Ref Nr: CT/09/KRANS/Pre-App/12/23  
 Responsible EAP: Madeleine Knoetze (EAPASA Reg: 2021/3230)  
 E-mail: [madeleine@sesc.net](mailto:madeleine@sesc.net)  
 Tel: (021) 554 5195

Bitou Local Municipality  
 Town Planning Department  
 Private Bag X1002  
 Plettenberg Bay  
 6600

**Attention to:** Whom it may concern

Dear Sir/Madam,

**RE: APPLICABILITY OF ENVIRONMENTAL PROCESSES FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PORTIONS 7 AND 8 OF THE FARM KRANSHOEK 432, BITOU LOCAL MUNICIPALITY, GARDEN ROUTE DISTRICT MUNICIPALITY, WESTERN CAPE PROVINCE.**

Sharples Environmental Services cc has been appointed by Krans Development (Pty) Ltd to undertake the environmental processes for the proposed mixed-use development on portions 7 and 8 of the Farm Kranshoek 432, Bitou Local Municipality, Garden Route District Municipality, Western Cape.

As a number of listed activities in terms of Listing Notice 1, 2 and 3 of 2014, as amended, will be triggered by the proposed development, an Application for Environmental Authorisation (EA) in terms of the Environmental Impact Assessment (EIA) Regulations (GNR 326 of 2017; GNR 517 of 2021) will be lodged in due course. The following listed activities will be triggered by the proposed development:

- Listing Notice 1 of 2014, as amended: 9, 10, 12, 27 and 28;
- Listing Notice 2 of 2014, as amended: 15;
- Listing Notice 3 of 2014, as amended: 4 and 14

Due to the trigger of an activity listed in terms of Listing Notice 2 of 2014, as amended (GNR 325 of 2017; GNR 517 of 2021), in accordance with Regulation 3.2 of the beforementioned notice, a Scoping and Environmental Impact Assessment (EIA) will be required for the propose of evaluating the proposed development site and further obtaining Environmental Authorisation for the proposed development. The Scoping and EIA Reports, respectively, will comply with the requirements of Regulations 21, 22, 23 and 24 of the EIA Regulations of 2014, as amended (GNR 326 of 2017; GNR 517 of 2021) and the contents of the reports will align with the requirements of Appendix 2 and 3 of the EIA Regulations of 2014, as amended.





It is hereby confirmed that the following specialist assessments will be undertaken for the purpose of assessing the potential impacts of the proposed development on the receiving environment:

- Terrestrial Biodiversity and Plant Species Impact Assessment;
- Animal Species Impact Assessment;
- Aquatic Biodiversity Impact Assessment; and
- Heritage and palaeontological inputs (in the form of a Notice of Intent to Develop (NID)) will be provided by the appointed specialist.

Please note that the Notice of Intent of Submitting an Application for Environmental Authorisation (NOI) will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) in due course.

Due to the nature of the project, it is proposed that a Pre-Application Draft Scoping Report is distributed for the purpose of allowing the public to present their concerns and comments regarding the proposed development prior to the commencement of the legislated timeframes in order to timeously resolve critical issues.

In conclusion, Sharples Environmental Services has been appointed as the independent Environmental Assessment Practitioners (in terms of the requirements of the EIA Regulations of 2014, as amended) for the above mentioned project, and is in the process of undergoing the necessary processes towards obtaining a decision on the Environmental Authorisation of the Proposed project.

Please do not hesitate to contact us, should you have any queries or questions regarding the contents of this letter, please do not hesitate to contact us.

Kind Regards,  
Madeleine Knoetze  
EAPASA Reg nr: 2021/3230



---

Responsible Environmental Assessment Practitioner  
Date: 06 December 2023



## Lance del Monte

---

**From:** madeleine@sesc.net  
**Sent:** Monday, 02 October 2023 08:55  
**To:** Lance del Monte  
**Cc:** Andre Human  
**Subject:** RE: Kranshoek portions 7 & 8: Specialist discussions

Good morning Lance,

Once again thank you so much for the changes made to the layout.

I have now received feedback from all of the specialists regarding the layout sent through on Friday and they have no further concerns.

Please let me know once you have confirmed the densities for Portion 7 Phase 1.

I look forward to hearing from you.

Kind regards,

**Madeleine Knoetze**

Senior Environmental Assessment Practitioner  
(EAPASA Reg: 2021/3230)

TEL: (021) 554 5195

EMAIL: madeleine@sesc.net

Unit 1 A2 | The Avenues | Parklands | Cape Town  
PO Box 443 | Milnerton | 7435

WEB: [www.sesc.net](http://www.sesc.net)



---

**From:** Andre Human <[andre@mplan.co.za](mailto:andre@mplan.co.za)>  
**Sent:** Friday, September 29, 2023 10:31 AM  
**To:** madeleine@sesc.net  
**Subject:** RE: Kranshoek portions 7 & 8: Specialist discussions

Hi Madeleine

Please find attached the amendment made to plan. PDF & DWG format.

Regards

**Andre Human**

E-mail: [andre@mplan.co.za](mailto:andre@mplan.co.za)



P O Box 12313, Centraal, Gqeberha, 6006  
7 Upper Dickens Street, Central, Gqeberha, 6001  
Tel: +27 (0)11 373-1843 E-mail: [plan@mplan.co.za](mailto:plan@mplan.co.za)

---

**From:** [madeleine@sesc.net](mailto:madeleine@sesc.net) <[madeleine@sesc.net](mailto:madeleine@sesc.net)>  
**Sent:** Friday, September 29, 2023 10:08 AM  
**To:** Lance del Monte <[lance@mplan.co.za](mailto:lance@mplan.co.za)>



To whom it may concern

**RE: HISTORICAL COTTAGE – PORTION 7 OF THE FARM KRANSHOEK NO 432**

I/we, Sidney Le Fleur (Chairperson of Encairle Farming Trust) the undersigned, represent the community of Kranshoek.

We have been made aware of the fact that a cottage on the northeastern corner of Portion 7 of the Farm Kranshoek No 432, may have some historical significance as identified by a Heritage Specialist, this being part of an Environmental Impact Assessment currently being conducted, to allow the development of Affordable Housing.

The cottage is of no significance to us and believe it can be demolished to make way for the construction of new homes on the site.

We also confirm that we were presented with a map of the position of the building together with photos of various elevations.

  
.....

Date: 01/09/23.....



Prepared by me



Conveyancer  
PAUL JORDAAN

## CONVEYANCER'S CERTIFICATE

I, PAUL JORDAAN, the undersigned Conveyancer, practicing as such in Plettenberg Bay, do hereby certify and confirm that

1. I have attended to the registration of transfer of :

PORTION 7 OF THE FARM KRANSHOEK No 432, in the Bitou Municipality, Division of Knysna, Western Cape Province

IN EXTENT 38,5125 (THIRTY-EIGHT COMMA FIVE ONE TWO FIVE) HECTARES

(the property)

from:

**ERICAVILLE FARMING TRUST**  
**Registration Number IT 2554/2000**

in favour of

**KRANS DEVELOPMENT 7 (PTY) LTD**  
**Registration Number 2023/569794/07**

(the owner)

1. which transfer was duly affected in the Cape Town Deeds Registry on 22 November 2023.
2. As far as we know there are no restrictive conditions in the title deed that would prevent the subdivision and/or rezoning of the portions to prevent a land development application

**SIGNED AT PLETTENBERG BAY on 8 December 2023.**



CONVEYANCER  
PAUL JORDAAN



## CONVEYANCER'S CERTIFICATE

I, the undersigned,

**ANDREW JOHN COX (LPCM NUMBER 79009)**

a duly admitted and practicing Conveyancer in the Western Cape

do hereby certify and confirm that:

**KRANS DEVELOPMENT 8 PROPRIETARY LIMITED**  
**Registration Number 2023/544711/07**

is the registered owner of

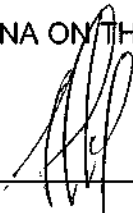
**PORTION 8 OF THE FARM KRANS HOEK NUMBER 432, SITUATE IN THE BITOU  
MUNICIPALITY, DIVISION OF KNYSNA, PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT 14,3879 (FOURTEEN COMMA THREE EIGHT SEVEN NINE) Hectares;**

**HELD BY DEED OF TRANSFER NO T23351/2023**

There are no restrictive conditions in the said Title Deed No. T23341/2023 that would prevent the subdivision and/or the rezoning of the portions to prevent a land development application involving the above.

SIGNED AT KNYSNA ON THIS THE 24<sup>th</sup> day of NOVEMBER 2023



---

**ANDREW JOHN COX (LPCM NUMBER 79009)**



# Preliminary Civil Services Report

---

## Proposed Development on Portions 7 & 8 of Farm 432, Kranshoek

---

Report Nr. **F19047r001**



Prepared for:

Prepared by:



**F R A M E**

277 Main Road, Paarl, 7646 **a**  
+27 21 872 4436 **t**  
info@framegroup.co.za **e**  
www.framegroup.co.za **w**



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## 1. INTRODUCTION

Frame Group (Pty) Ltd was requested by PROPCAN (Pty) Ltd to give an overview of the proposed development on portions 8 and 9 of Farm 432 and make recommendations with regard to civil services.

The proposed development falls within the jurisdiction of Bitou Municipality. This report is intended to aid the town planner in planning for the development, taking into account the civil services required for the proposed development.

## 2. DEVELOPMENT OVERVIEW

## 2.1. Site Description



**Photo 1 : Site Layout**



### *Locality*

The site has a general fall in a Southeastern direction. There is a demarcated green zone at the Eastern boundary of portion 7 and another at the Northern boundary of portion 8.

Portion 7 of Farm 432 is bounded by the following:

- Western boundary - Portion 9 of Farm 432 (which is in the process of being developed)
- Northern boundary - Egg farm
- Eastern boundary - Rural developed area
- Southern boundary - Portion 8 of Farm 432

Portion 8 of Farm 432 is bounded by the following:

- Western boundary - Urban developed area
- Northern boundary - Portions 7 and 9
- Eastern boundary - Rural developed area
- Southern boundary - Urban and rural developed areas

### *Geotechnical*

A geotechnical investigation was done on portion 9 of Farm 432 and it is assumed, for planning purposes, that the soil profiles of portion 7 and 8 will be similar. It is therefore expected that the site most likely consist of:

- Clayey silty sand from 0 to 300mm with plant roots up to 200mm deep.
- Sandy clayey silt to silty clayey soils is found from 300mm to 1 400mm deep.
- Below this layer, a 150mm to 500mm thick pebble marker calcrete/ ferricrete layer is present. This layer is typically found between 1 000 mm and 1 600 mm deep.
- The soil found below the pebble marker layer is a stiff to very stiff sandy clay-silt. No bedrock was encountered.

## **2.2. Proposed development**

As per Annexure B, portion 7 of Farm 432 is divided into 4 phases and portion 8 into 2 phases consisting of:

- Single residential zone 1 (841)
- Business zone 1 (1)
- Community zone 1 (3)
- Community zone 2 (4)
- Open space zone 1 (1)
- Open space zone 2 (5)
- Transport zone 2 (4)
- Transport zone 3 (6)



### 3. ENGINEERING SERVICES

#### 3.1. Specifications and design guidelines

The local authority, Bitou Municipality, has special design requirements and criteria over-and-above that which is provided in the following guidelines:

- |                          |   |
|--------------------------|---|
| • The “New Red Book”     | - Guidelines for Human Settlement Planning and Design.                |
| • UTG                    | - Urban Transport Guidelines.   |
| • SARTSM                 | - South African Road Traffic Signs Manual.                            |
| • SABS/ SANS 2001        | - South African Bureau of Standards/ South African National Standards |
| • TRH17                  | - Geometric design of rural roads                                     |
| • Storm water Management | - Storm water Management Planning and Design for New Developments     |

#### 3.2. Roads

There are several informal roads on both portions and one gravel access road along the Northern boundary of the property. Access to the properties is from Oos Street to the West of portion 7.

The proposed development will require the construction of new private and public roads. The public roads will be constructed at the cost of the developer and be transferred to Bitou municipality. The first proposed public road will be in an East-West direction and tie into Oos Street and terminate at the Eastern boundary of portion 7 for future extension. The second public road will gain access from the first road at its Northern most end and run in a North-South direction. It will terminate at the Southern boundary of portion 7. The 4 phases of portion 7 are proposed to gain access from the second public road. The private roads on the development on portion 8 will gain access from Stella Road on portion 9.

The entrance to each development is 15m wide with splays. The internal road reserves are 10m wide with 6m wide local accesses servicing one to three properties each.

It is proposed that a traffic impact assessment should be undertaken to determine the impact of the proposed development on the existing road infrastructure, analyse proposed intersections, roads and other infrastructure and recommend any required upgrades to existing infrastructure.

#### 3.3. Stormwater

The sites are located in a region with a MAP of 1030mm. Farm 7/432 has a natural low point at the wetland located midway at its Eastern boundary. The site has a natural fall towards this wetland. Farm 8/432 has a high point midway at its Western boundary with a fall to the Northeastern and to the Southeastern direction from this point.



The pre- and post-development stormwater discharge and required attenuation for the two portions can be seen in Table 1 and Table 2 below:

**Table 1: Stormwater discharge for farm 7/432**

Pre Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m³/s):	1,612	2,342	3,149	4,117	5,649	7,318
Post Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m³/s):	2,338	3,183	4,029	4,974	6,466	7,958
Attenuation required						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Volume (m³):	652,891	757,314	791,756	771,649	735,568	575,990

**Table 2: Stormwater discharge for farm 8/432**

Pre Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m³/s):	0,654	0,944	1,262	1,642	2,243	2,895
Post Development						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Flow (m³/s):	0,851	1,177	1,512	1,895	2,501	3,123
Attenuation required						
Return period:	1:2	1:5	1:10	1:20	1:50	1:100
Volume (m³):	177,770	210,056	225,334	228,168	231,590	204,999

For new developments, it is required to attenuate stormwater to allow a discharge that does not exceed the flow from the site prior to development. The attenuation ponds are proposed in the areas denoted "Pond 1" and "Pond 2" on the Site Development plan 23010\_Kra 12 revision 6, with title *Proposed Subdivision & Rezoning of Portion 7 & Portion 8 of the Farm Kranshoek No. 432, Knysna Road*. From the above tables, Pond 1 and 2 will be required to attenuate 967 kl.

The outflow and overflow of both ponds will be into the wetlands area located between them on Farm 7/432. The stormwater from Farm 8/432 will be channelled along a minor system and overland via roads (major system) towards the Southeastern corner of Farm 8/432. A culvert will be implemented starting from the development, passing beneath Le Fleur Road, and extending through Farm 7/432 along its easternmost road toward pond 1. This culvert will be designed to accommodate the 1:50 year post development flood. Farm 7/432 will channel stormwater along a minor system and along the road network towards the two ponds.



### 3.4. Water

The water demand calculations are based on the Guidelines for human Settlement Planning and Design (Red Book). The water demand summary for the proposed development can be seen in Tables 2 and 3:

**Table 2: Farm 7/432 - Water Demand**

Land use		Erf.	Category	Quantity		Water Demand						
						Water Demand AADD		Real Losses	PF	Peak hour Demand		Fire Demand
				Amount	Unit	kL/ unit/ day	kL/ day	15%		kL/ day	L/ s	L/ s
PHASE 1	General residential Zone GRZI	163	Domestic Fire	163	units	0,3	48,9	7,34	3,6	202,45	2,34	25
	Business Zone BZIII	1	Domestic Fire	0,34624	ha	21	7,27104	1,09	3,3	27,59	0,32	25
	Community Zone CZII	1	Domestic Fire	0,2517	ha	20	5,034	0,76	3,3	19,10	0,22	15
	Open Space Zone OSZII	1	Irrigation Fire	0,6387	ha	12	7,6644	1,15	2,0	17,63	0,20	0
PHASE 2	General residential Zone GRZI	134	Domestic Fire	134	units	0,3	40,2	6,03	3,6	166,43	1,93	25
	Community Zone CZI	1	Domestic Fire	98	student	0,06	5,88	0,88	3,3	22,31	0,26	15
	Community Zone CZII	1	Domestic Fire	0,1869	ha	20	3,738	0,56	3,3	14,19	0,16	15
	Open Space Zone OSZII	1	Irrigation Fire	0,2372	ha	12	2,8464	0,43	2,0	6,55	0,08	0
PHASE 3	General residential Zone GRZI	158	Domestic Fire	158	units	0,3	47,4	7,11	3,6	196,24	2,27	25
	Open Space Zone OSZII	1	Irrigation Fire	0,2372	ha	12	2,8464	0,43	2,0	6,55	0,08	0
PHASE 4	General residential Zone GRZI	184	Domestic Fire	184	units	0,3	55,2	8,28	3,6	228,53	2,65	25
	Community Zone CZI	1	Domestic Fire	120	student	0,06	7,2	1,08	3,3	27,32	0,32	15
	Utility Zone UZ	1	Domestic Fire	1	units	0,6	0,6	0,09	3,6	2,48	0,03	15
	Open Space Zone OSZII	4	Irrigation Fire	1,0127	ha	12	12,1524	1,82	2,0	27,95	0,32	0
Total										965,32	11,17	

**Table 3: Farm 8/432 - Water Demand**

Land use		Erf.	Category	Quantity		Water Demand						
						Water Demand AADD		Real Losses	PF	Peak hour Demand		Fire Demand
				Amount	Unit	kL/unit/day	kL/day	15%		kL/day	L/s	L/s
PHASE 1	General residential Zone G.R.ZI	72	Domestic Fire	72	units	0,3	21,6	3,24	3,6	89,42	1,04	25
	Community Zone C.ZI	1	Domestic Fire	84,125	Students	0,06	50,475	7,57	3,3	191,55	2,22	15
	Open Space Zone O.S.ZI	1	Irrigation Fire	1,7147	ha	12	20,5764	3,09	2,0	47,33	0,55	0
	Open Space Zone O.S.Z.II	1	Irrigation Fire	3,068	ha	12	36,816	5,52	2,0	84,68	0,98	0
PHASE 2	General residential Zone G.R.ZI	96	Domestic Fire	96	units	0,3	28,8	4,32	3,6	119,23	1,38	25
	Open Space Zone O.S.Z.II	1	Irrigation Fire	0,2624	ha	12	3,1488	0,47	2,0	7,24	0,08	0
	Total									539,45	6,24	

The average annual daily water demand and peak flows for each phase are presented in Tables 1 and 2 above. The following assumptions were made for the calculation of these demands:

- The SDP drawing 23010\_Kra 12 revision 6 was used to determine the land uses of the development.
- Places of institution are assumed to have 1 student per 10m<sup>2</sup> for Farm 7/432 and 1 student per 25m<sup>2</sup> for Farm 8/432.
- The protected areas zoned as open spaces are considered not to contribute to water demand.



- d. The utility zone allocated for the sewer pumpstation will have the same water demand as a single residential unit.

New water infrastructure will be required to service the various phases of Farms 7/432 and 8/432. A municipal pipeline will be installed in Le Fleur and Stella Roads with 6 separate metered connections, one for each phase.

Currently there is no information available regarding the existing services or water capacity. A global analysis should be performed by Bitou or GLS to determine the capacity of existing infrastructure and upgrades that may be required.

The water network is proposed to connect to the existing water network towards the West of the proposed development. A GLS report will be required to confirm the water network capacity, connection points and any possible upgrades required on the sewer infrastructure of Bitou Municipality.

### 3.5. Sewer

The sewer from Farms 7/432 and 8/432 will discharge into one pumpstation at the Eastern boundary of Farm 7/432. The pumpstation will be located on the designated utility zone erf. Below is a table summary of the expected sewer flows.

**Table 3: Sewer Demand**

Land Use	Quantity		Sewer Demand						
			ADDWF	PDDWF	IPDWF		GW	SW	IPWWF
	Amount	Unit	kL/ unit/ day	kL/ day	L/ unit/ s	L/ s	L/ s	L/ s	L/ s
General residential Zone GRZI	807	units	0,29	310,46	0,005	3,650	0,56	0,6315	4,841
Business Zone BZIII	43,28	100m²	0,52	130,92	0,010	0,435	0,0024	0,0656	0,503
Community Zone CZI	76,006	100m²	0,39	464,35	0,105	7,987	0,02	8,6037	65,962
Community Zone CZII	43,86	100m²	0,48	104,48	0,009	0,407	0,025	0,0647	0,496
Open Space Zone OSZI	171,47	100m²	0	0,00	0,000	0	0	0	0
Open Space Zone OSZII	653,83	100m²	0	0,00	0,000	0	0	0	0
Utility Zone UZ	2,36	100m²	0	0,00	0,000	0	0	0	0
<b>Total</b>			<b>1,68</b>	<b>905,73</b>	<b>0,12</b>	<b>12,07</b>	<b>0,58</b>	<b>9,30</b>	<b>71,31</b>

A gravity sewer network on farm 8/432 will collect sewer from all the erven on this farm. This sewer network will accumulate into a single pipe at the Southern boundary where it will exit between plots 105 and 106 on Farm 8/432 and cross Le Fleur Road entering Farm 7/432, between plots 206 and 207. This portion of the sewer pipe on farm 7/432 will be a shared sewer pipe between farm 8/432 and 7/432 and should be routed along the roads of Farm 7/432 and through the open space O.S.Z.II. It will cross the open space from between plots 229 and 230 to between plots 296 and 297. From here the sewer will be routed to the pump station along the development roads.

The sewer pump station is proposed to discharge into the sewer network towards the Western direction of the proposed development. A GLS report will be required to confirm the sewer network capacity, connection points and any possible upgrades required on the sewer infrastructure of Bitou Municipality.



### **3.6. Electrical**

*Discussed in separate report.*

### **3.7. Telecommunications**

There is no information at this time.

### **3.8. Refuse collection**

The Department of Solid Waste Management will collect solid waste at the entrance to each development phase.

### **3.9. Development charges**

Development charges for the proposed development to be calculated and approved by Bitou Municipality. The development charges should be determined separately for each phase.



## **ANNEXURE A**

*Site Development plan 23010\_Kra 12 revision 6 with title Proposed Subdivision & Rezoning of  
Portion 7 & Portion 8 of the Farm Kranshoek No. 432, Knysna Road*



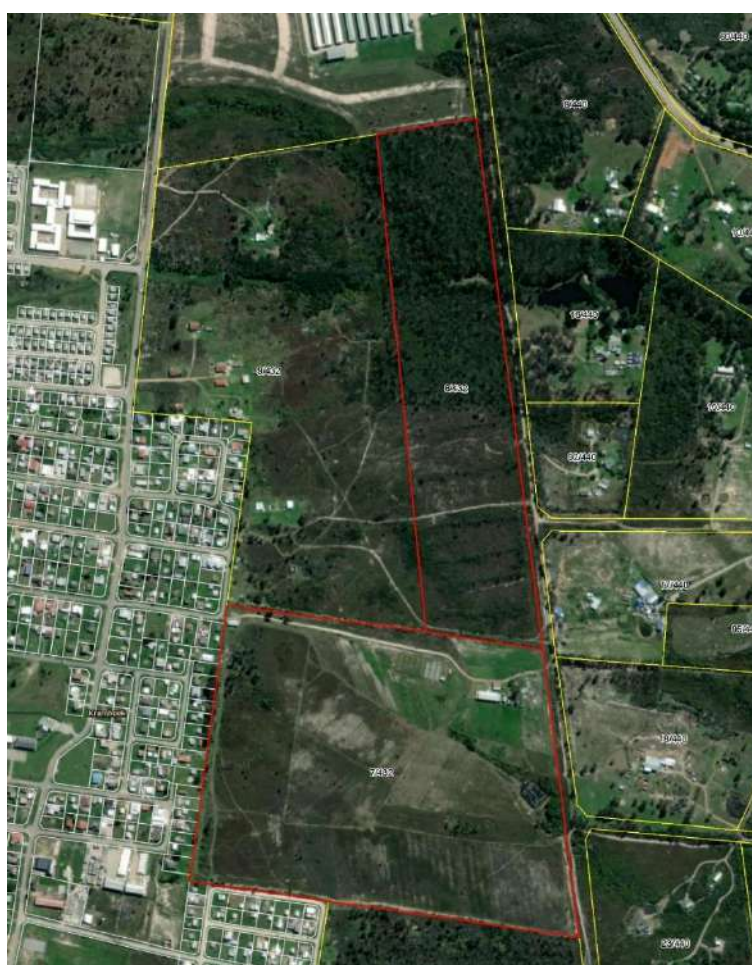
# Electrical Preliminary Service Report

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## Proposed Development on Portions 7 & 8 of Farm 432, Kranshoek

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Report Nr. F19047r002



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## 1 INTRODUCTION

FRAME CONSULTING ENGINEERS was appointed by PROPCAN (Pty) Ltd to do the proposed electrical engineering services report for the proposed development on portions 7 and 8 of Farm 432. The proposed development falls within the Eskom electrical infrastructure region.

This report provides an overview of the existing and planned electrical reticulation services for the proposed residential development.

The following information is based on the Architects' site development plan drawing referring to **Annexure A** attached to this document.

It must be noted that the contents of this report as well as the drawings and calculations remains the intellectual property of Frame Consulting Engineers (Pty) Ltd

## 2 DEVELOPMENT OVERVIEW

### 2.1 Site description



**Figure 1: Locality Plan**



### Locality

The site has a general fall in a Southeastern direction. There is a demarcated green zone at the Eastern boundary of portion 7 and another at the Northern boundary of portion 8.

Portion 7 of Farm 432 is bounded by the following:

- Western boundary - Portion 9 of Farm 432 (which is in the process of being developed)
- Northern boundary - Egg farm
- Eastern boundary - Rural developed area
- Southern boundary - Portion 8 of Farm 432

Portion 8 of Farm 432 is bounded by the following:

- Western boundary - Urban developed area
- Northern boundary - Portions 7 and 9
- Eastern boundary - Rural developed area
- Southern boundary - Urban and rural developed areas

## 2.2 Proposed development

As per Annexure B, portion 7 of Farm 432 is divided into 4 phases and portion 8 into 2 phases consisting of:

- Single residential zone 1 (841)
- Business zone 1 (1)
- Community zone 1 (3)
- Community zone 2 (4)
- Open space zone 1 (1)
- Open space zone 2 (5)
- Transport zone 2 (4)
- Transport zone 3 (6)



### **3 ENGINEERING SERVICES**

#### **3.1 General Specifications and design guidelines**

The local authority, Eskom, has special design requirements and criteria over-and-above that which is provided in the following guidelines:

- SANS507-1:2007 / NRS034-1:2007 - Electricity Distribution - Guidelines for the provision of electricity distribution networks in residential areas.
- SANS 10098 Part 1 - Public Lighting: The Lighting of Public Thoroughfares.
- SANS 10142-1 – The wiring of premises - latest edition

#### **3.2 Existing Electrical Services**

There are no existing electrical Eskom 22kV overhead lines within portion 8 and 9, according to the Eskom information of existing services. The existing 22kV overhead lines run between portion 7 and 8 and on the western boundary of portion 8.

#### **3.3 Electrical Demand**

Based on site plan 23010\_Kra 14 rev 6 from Metroplan the total proposed estimated maximum demand after diversity for this development is shown in the table below



Erf No. SDP Plan	Zoning	Quantity	Total Building Area (m <sup>2</sup> )	Power (kVA)/m <sup>2</sup> or unit	Estimated Load ADMD (kVA)	Total NMD after diversity (kVA)
Portion 7						
Phase 1	General Residential Zone I	163		3	489.00	489.00
Phase 1	General Business Zone III	1	1731.20	0.085	147.15	103.01
Phase 1	Community Zone II	1	1006.80	0.075	75.51	52.86
Phase 1	Sub-Total					644.86
Phase 2	General Residential Zone I	134		3	402.00	402.00
Phase 2	Community Zone I	1	391.60	0.085	33.29	26.63
Phase 2	Community Zone II	1	747.60	0.075	56.07	44.86
Phase 2	Sub-Total					473.48
Phase 3	General Residential Zone I	158		3	474.00	474.00
Phase 4	General Residential Zone I	184		3	552.00	552.00
Portion 7	Sub-Total					2144.35
Portion 8						
Phase 1	General Residential Zone I	72		3	216.00	216.00
Phase 1	Community Zone I - Primary School	1			150.00	120.00
Phase 1	Sub-Total					336.00
Phase 2	General Residential Zone I	96		3	288.00	288.00
Portion 8	Sub-Total					624.00
<b>TOTAL Portion 7 and 8</b>						<b>2768.35</b>

**Table 1: Electrical Load Calculation Summary**

The developer will apply to Eskom for this additional capacity.

### **3.4 Availability of Capacity**

Eskom to confirm if there is sufficient spare capacity from the existing 22kV overhead line network.



### **3.5 Servicing of the Proposed Development**

The same design guidelines as per portion 9 will be implemented for portion 7 and 8. Eskom will provide a bulk low voltage main supply metering point for each phase, close to the entrance of each phase. Eskom to confirm the bulk supply points for each phase.

The external medium voltage (MV) work, transformer and bulk supply meter box will be installed as part of Eskom's scope of works.

The internal electrical low voltage reticulation infrastructure will be taken over by the body corporate / home owners association of each phase. The end user will have a private electricity meter in the respective kiosks and managed by a private metering company.

Bulk supplies will be provided to the Shopping Centre, School, Social Housing and other non-residential erven.

The internal street lighting installation will also be taken over by the body corporate / home owners association of each phase. The external street lighting along main roads will be done by Bitou Municipality.

It is expected that the internal electrical services as well as the link services work will be undertaken by a private Electrical Contractor to be appointed by the Developer under the management and supervision of Frame Consulting Engineers.

A registered Electrical Engineer will have to be appointed for the full design of the electrical infrastructure.

### **3.6 Electrical Reticulation Design Guidelines**

The low voltage electrical reticulation installation will consist of underground cables and ground mounted distribution kiosks. The LV cable type will be PVC insulated, PVC bedded, galvanised steel wire armoured 600/1000V with four copper or aluminium conductors. The LV distribution kiosks will be polyethylene type with doors both front and back, and will be installed to act as the distribution points for the service connections. The main consumer circuit breaker and kWh consumption meter for each service connection will be installed inside these kiosks.



Service connection cables will be installed from the kiosks up to 1 metre inside each erf boundary. At this point a 1 metre coil of cable will be buried below ground level and marked for future extension. The Builder's Electrical contractor will join the cable at this point and extend it to the House DB. All buildings' internal electrical installation and earthing will be the responsibility of the Builder's Electrical contractor.

The street lighting design for private road and walkway lights will be the post top Led type with galvanised steel pole.

### **3.7 Telecommunication**

Sleeves will be placed at road crossings for a future telecommunication network. The selected service provider will install further sleeves and manholes as per their design.

### **3.8 Electrical Network Contribution Costs**

Eskom's standard connection fee and shared network cost according to the latest standard Eskom tariff's is applicable. A formal supply application for each phase will be submitted to Eskom and they will provide a cost estimate of each main bulk connection.

The external medium voltage (MV) work, transformer and bulk supply meter box costs to be included in their quote.



## **ANNEXURE A**

Site Development plan 23010\_Kra 14 revision 6 with title Proposed Subdivision & Rezoning of Portion 7  
& Portion 8 of the Farm Kranshoek No. 432, Knysna Road



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