



Record of payment

Date: 07/06/2024 Time: 3:40 PM

From account number	*****56947
From account name	B ASHA Consulting
My reference	HWC payment
Recipient's reference	HWC24060704
Recipient bank	Nedbank
Recipient account number	*****48924
Amount	R330.00
Payment date	07/06/2024
Reference number	20240607/Nedbank/004656030523

Important: This is not considered a proof of payment and Nedbank will not be held responsible for the accuracy of the information provided.



APPLICATION FORM NOTIFICATION FOR INTENT TO DEVELOP (NID) Section 38(1) and Section 38(8)

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38 (1) & (8) of the National Heritage Resources Act (NHRA).

As per Section 38(1)(e) of the NHRA, submission of the NID must be initiated at the earliest stage of development. Should the development trigger any other legislation, practitioners may submit the NID without formal submission to other statutory bodies in order to comply with the NHRA.

This form is to be read in conjunction with the HWC Notification of Intent to Develop, Heritage Impact Assessment, (Pre-Application), Basic Assessment Reports, Scoping Reports and Environmental Impact Assessments.

All sections of the form must be completed in order to deem the application to be complete.

Making an incorrect statement or providing incorrect information may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.

HERITAGE WESTERN CAPE REFERENCE NO., AS PROVIDED DURING SCRUTINY:

HWC24060704

SECTION A

APPLICATION MADE IN TERMS OF:

- ☐ Section 38(1) of the NHRA (This development will not require a NEMA application)
- ☒ Section 38(8) of the NHRA (This development requires an application with another authority)
- ☐ Amendment of approved Site Development Plan (SDP) for endorsement. Endorsements are only reviewed upon submission of an assessment by the heritage practitioner confirming heritage design indicators as approved are not compromised by the revision
- ☐ Advice in terms of Section 38(1)

APPLICABILITY OF OTHER LEGISLATION:

Specify the authorised department that makes the final decision in terms of NEMA (National Environmental Act.), i.e. Department of Mineral Resources, Department of Environmental Affairs and Development Planning Western Cape, Department of Forestry, Fisheries and Environment etc.: Department of Environmental Affairs and Development Planning Western Cape

Reference number of authority / government department: _____

Present phase at which the process with that authority stands: pre-application phase

PREVIOUS HWC APPLICATIONS APPLICABLE TO THE SITE AND OR DEVELOPMENT

Provide details of any previous applications submitted to HWC on the site.

HWC Reference No.	NHRA Section	Summary of Proposal	Application Status (Approved, Not Approved, Pending)	Permit / Record of Decision Date

SECTION B

DETAILS OF SITE, PROPERTY OR PLACE

Physical address or Location (e.g., of the R44): Off Gericke Street, Kranshoek

Erf or Farm Name and No. (including the name of the site): Portions 7 & 8 of the farm Krans Hoek 472, Knysna

Coordinates for logical center point (WGS84): S34° 05' 23" E23° 18' 16"

Town: Kranshoek District / Municipality: Bitou Municipality

Property Extent: Portion 7: 25.79 ha; Portion 8: 14.42 ha Current land Use: currently vacant except for a house that is occupied but seems to have been used for agriculture in the recent past

Current zoning: Agricultural Zone I

Predominant land uses of surrounding properties: residential to the west (Kranshoek) and rural/agriculture elsewhere

SECTION C

APPLICANT / AUTHORISED AGENT – Details of person to receive Record of Decision

Name: Andre Vlok - Director

Company: Krans Development (Pty) Ltd.

Address and postal code: P.O. Box 95861, Waterkloof, 0145

Cellular phone number: 082 787 2520

E-mail: info@canprop.co.za

Signature:  Date: 06 June 2024

- Proposed 10-15 m (width) internal road network; and
- All other associated municipal services (water, sewer, stormwater and electricity).

The proposed layout makes provision for the construction of several main access corridors (20m/15m roadways). These include:

- A 20m road which serves as the extension of the future Stella Drive (Approved as part of the mixed use-development on the Remainder of Portion 9 of Krans Hoek 432);
- A 20 m road which serves as the extension of Oos Street;
- A 20 m road branch off from the future Stella Drive and another 15 m tie-in to the southern portion proposed extension of future Stella Road.

NB: Portion 9 of Krans Hoek 432 has been indicated on the attached development framework plan. However, this portion does NOT form part of this application as Portion 9 has already undergone the required authorisation processes.

Please see attached layout of the proposed development.

DEVELOPMENT DETAILS – Indicate which sections of the NHRA, or other legislation which requires a NID

PLEASE TICK THE APPROPRIATE BOX	
<input type="checkbox"/>	Section 38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
<input type="checkbox"/>	Section 38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.
Section 38(1)(c) Any development or activity that <u>will change the character of a site</u> :	
<input type="checkbox"/>	(i) exceeding 5 000m ² in extent.
<input type="checkbox"/>	(ii) involving three or more existing erven or subdivisions thereof.
<input type="checkbox"/>	(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years. *If (i), (ii) and/or (iii) are marked above, describe how the development will change the character of the site
<input type="checkbox"/>	Section 38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.
X	Other triggers e.g., in terms of other legislation (NEMA, etc.) – Describe the details:

REGISTERED OWNER OF PROPERTY – PORTION 7 OF THE FARM KRANS HOEK 432

Name: Krans Development 7 (Pty) Ltd

Identity number of applicant: 771119 5039 081

Address and postal code: P.O. Box 95861, Waterkloof, 0145

Cellular phone number: 082 787 2520

E-mail: info@canprop.co.za

Declaration: I, Andre Vlok am fully aware of this application and accept its contents and declare that I intend to undertake the actions as proposed in this application.

Signature:  Date: 06 June 2024

REGISTERED OWNER OF PROPERTY - PORTION 8 OF THE FARM KRANS HOEK 432

Name: Krans Development 8 (Pty) Ltd

Identity number of applicant: 771119 5039 081

Address and postal code: P.O. Box 95861, Waterkloof, 0145

Cellular phone number: 082 787 2520

E-mail: info@canprop.co.za

Declaration: I, Andre Vlok am fully aware of this application and accept its contents and declare that I intend to undertake the actions as proposed in this application.

Signature:  Date: 06 June 2024

SECTION D

DETAIL OF PROPOSED DEVELOPMENT

Provide a full description of the nature and extent of the proposed development.

Krans Development (Pty) Ltd proposes to construct a mixed-use development on portions 7 and 8 of the Farm Krans Hoek 432 (Knysna Major Region). As indicated by the proposed layout plan, the proposed development will follow a phased approach which will see the inclusion of a number of land uses. This will include:

- Various Institutional Facilities;
- A number of Private Open Spaces and an area designated as Public Open Space;
- Several Business Development Areas;
- Residential even (approximately 800 units – Depending on the sensitive areas as identified by the various specialists);

	_____ Impact assessment required under NEMA and a Basic Assessment Process is being followed.

ESTIMATED CONSTRUCTION COST AND/ OR VALUE OF DEVELOPMENT UPON COMPLETION: R _____

SECTION E

PROVIDE A SHORT HISTORY OF THE SITE, PROPERTY OR PLACE – Include sources where applicable

Historical aerial photography shows that the study area was entirely undeveloped in 1936. There was, however, a ploughed field to the south of the site with a road leading from northeast to southwest linking that field with the precursor of Robberg Road. The 1958 image shows that a house was built in the northeast corner of Portion 7 and several tracks led to it. A house is also visible in the south-eastern part of Portion 7 but it is evident from aerial photography that this was demolished between August 2006 and November 2010 and the land cultivated. The large shed adjacent to the remaining historical cottage postdates 2004.

The village of Kranshoek was started in 1939 when Paramount Chief of the Griqua people Andrew Abraham Stockenström Le Fleur successfully negotiated with a farmer, Mr Van Rooyen, to lease a portion of his farm, Kranshoek, for the Griqua people. Ten families settled there that year. In 1942 a monument was erected in Kranshoek. It has some graves alongside it and lies 560 m west of Portion 7. The 1958 image shows that a wide scattering of houses existed in the vicinity of Kranshoek. This indicates the early form of the settlement as a widely dispersed rural village. It has since grown considerably, becoming a typical township.

The above information was largely taken from a pamphlet produced by Plett Tourism (*People of the Mist the Griqua Community of Kranshoek, the Griqua Historical Cultural Tour & Jakkalskraal Chalets accommodation*) with supplementary information taken from <https://en.wikipedia.org/wiki/Kranshoek>. The latter cites a document from UCT which seems to no longer be available.

ANTICIPATED IMPACTS ON HERITAGE RESOURCES

Section 3 of the NHRA sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

IDENTIFICATION OF ALL HERITAGE RESOURCES ON THE SITE, PROPERTY OR PLACE AND ITS ENVIRONMENTS

Please indicate where applicable:

X	Places, buildings, structures, and equipment of cultural significance: Description of Heritage Resource: A house that was built between 1936 and 1958 occurs in the north-eastern part of Portion 7. It is a simple vernacular cottage facing north and with gables to west and east. There is an original lean-to on the north side with a stoep and two stoepkamers. A lean-to on the south side was added later. It has a corrugated iron roof and steel window frames but the doors and one front window are of wood. A number of houses within Kranshoek Village are likely to be older than 60 years but these are not relevant to the present application as they are already within a built-up context. Because Kranshoek was originally settled by the Griqua community, a statement was sought to determine whether this cottage had any connections to the early settlement. They note that the
----------	--

	<p>cottage does not old significance to the Griqua community and the have no objection to its demolition to make way for expansion of the town (please see attached statement).</p> <p>Descriptions of Heritage Impact: The cottage will be demolished. It is not architecturally special and has been confirmed as not holding any community significance. Demolition is thus acceptable.</p>
	<p>Places to which oral traditions are attached or which are associated with living heritage: Description of Heritage Resource: unknown, but unlikely</p> <p>Descriptions of Heritage Impact: n/a</p>
	<p>Places to which oral traditions are attached or which are associated with living heritage: Description of Heritage Resource: unknown, but unlikely</p> <p>Descriptions of Heritage Impact: n/a</p>
	<p>Historical settlements and townscapes: Description of Heritage Resource: n/a</p> <p>Descriptions of Heritage Impact: n/a</p>
X	<p>Landscapes and natural features of cultural significance: Description of Heritage Resource: The wider landscape has aesthetic significance. The most significant part is probably the rocky coastline and especially the Robberg Peninsula.</p> <p>Descriptions of Heritage Impact: Given that Kranshoek village is already existing and will merely be expanded parallel to rather than towards the coast, no significant impacts are expected.</p>
	<p>Geological resources of scientific or cultural significance: Description of Heritage Resource: n/a</p> <p>Descriptions of Heritage Impact: n/a</p>
X	<p>Archaeological resources – Incl. archaeological sites and material, rock art, battlefields, and wrecks etc.: Description of Heritage Resource: A field survey found the site to be heavily vegetated and ground visibility to be low. No artefacts were seen and in the absence of the gravel deposits with which Early Stone Age materials are often associated in this area, it is assumed that no significant archaeology is present on or close to the surface of the site. Isolated artefacts could still be present though. It is noted that a single Early Stone Age handaxe was recovered from a test pit on Portion 9 to the west. It lay at a depth of 0.7 m immediately above a 0.25 m thick layer described as: <i>"fine and medium calcrete and some ferricrete nodules and concretions with scattered gravel in a moist off-white becoming orange-brown very stiff clayey silty sand and/or sandy clayey silt matrix. Pebble marker / nodular pedocrete"</i> (Geotechnics Africa Western Cape 2020 - PROPOSED SUBDIVISION & REZONING OF PORTION 9 OF FARM 432, KRANSHOEK, PLETTERBERG BAY). This is the kind of deposit expected to be associated with ESA materials and it is clear that they are well-buried on the site and, although they could be impacted by rare deeper excavations, should generally be below the level to be disturbed by typical urban development.</p> <p>The house on site is not old enough to have any archaeological materials associated with it. Aerial photography shows that another house used to be present in the southeast of Portion 7 but has been removed. This, too, would not qualify as archaeology if any remnants are still present.</p>

	Descriptions of Heritage Impact: No significant impacts expected.
X	<p>Palaeontological resources – i.e., fossils, geological formations etc.:</p> <p>Description of Heritage Resource: While the site is rated as of high palaeontological sensitivity, it was clear from the site visit that the surface is mantled by sand with some gravel clasts. Because of the high sensitivity of the site, a specialist comment was sought in support of this NID. Prof. Marion Bamford (2023 – see attached report) notes that "The project lies in the south central part of the Cape Supergroup where the Ordovician to Silurian Table Mountain Group quartzites are exposed. They are unconformably overlain by the younger conglomerates and rocks of the Upper Jurassic Enon Group". It is evident from the geological map that the Enon conglomerate is not present on the site but occurs a short distance to the northeast. It is, however, likely to be the source of the gravel clasts seen on site. While trace fossils, tracks and burrows are expected to occur in the Peninsula Formation sandstone and associated mudstones, the obvious thick covering of unconsolidated sand, soil and light gravel with no bedrock exposed means that it is extremely unlikely that fossils will be present on site. Furthermore, geological test excavation carried out on Portion 9 immediately to the west showed that no bedrock was present in any of their holes which extended between 2.3 m and 3.1 m deep (Geotechnics Africa Western Cape 2020 - PROPOSED SUBDIVISION & REZONING OF PORTION 9 OF FARM 432, KRANSHOEK, PLETTENBERG BAY).</p> <p>Descriptions of Heritage Impact: No significant impacts expected.</p>
X	<p>Graves and burial grounds – e.g.: ancestral graves, graves of victims of conflict, historical graves, cemeteries etc.:</p> <p>Description of Heritage Resource: Several graves occur in Kranshoek alongside the Griqua Monument there. These are more than 500 m from the edge of the study area. No graves were seen on the site and it is unlikely that any are present. There is, however, always a very small chance of unmarked pre-colonial burials occurring.</p> <p>Descriptions of Heritage Impact: None expected.</p>
	<p>Sites of significance relating to the history of slavery in South Africa:</p> <p>Description of Heritage Resource: n/a</p> <p>Descriptions of Heritage Impact: n/a</p>
	<p>Other heritage resources:</p> <p>Description of Heritage Resource: A museum and monument to the Griqua people lies within Kranshoek village. The monument is said to have been erected in 1942 in honour of the early Griqua pioneers (https://en.wikipedia.org/wiki/Kranshoek), but the settlement only dates to 1939 when the first families settled there (see history above).</p> <p>Descriptions of Heritage Impact: No impacts to the historical aspects of the existing village are expected.</p>

PROVIDE A SUMMARY OF THE ANTICIPATED IMPACTS ON HERITAGE RESOURCES

The only potential concern is a historic cottage which might have had ties to the early Griqua settlement in the area. However, a statement from the community shows that it is not significant and there is no objection to its demolition. It is further noted that an application for development of the adjacent Portion 9 (HWC Case: 17072017WD0804E) yielded a comment of "no further studies" from HWC.

SECTION F

RECOMMENDATION

In your opinion, do you believe that a Heritage Impact Assessment (HIA) is required?

☐

Yes

☒

No

Specialist studies to be provided as part of the HIA:

	Architectural (i.e., fabric analysis, historical analysis, material analysis etc.)
	Archaeological Impact Assessment
	Paleontological Impact Assessment
	Townscape Assessment
	Cultural Assessment
	Social Historical Study
	Visual Impact Assessment
	Other:

Recommendations made by: Dr Jayson Orton

Capacity: Archaeologist and heritage consultant

PLEASE NOTE

Any further studies which HWC requires should be submitted in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.

Please refer to the Guidelines for Heritage Impact Assessments required in terms of Section 38 of the National Heritage Resources Act (25 of 1999).

Applications are considered to be public documents and are open to public scrutiny. Should you wish for your application to be kept confidential, please motivate your request on a separate sheet attached to your application form.

For applications that are granted confidentiality, this confidentiality will be limited to one year (12 months).

applications that are granted confidentiality, this confidentiality will be limited to one year (12 months).



iLifa leMveli iNtshona Koloni
Erfenis Wes-Kapa
Heritage Western Cape

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2024/04/23 11:43		
Reference	-		
Report Print Date	2024/04/23 11:44		
Property Details	-		

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T9755/1956
Farm Number	432	Registered Size	38.5125H
Portion Number	7	Municipality	MUN PLETTENBERG BAY
Farm Name	KRANS HOEK	Province	WESTERN CAPE
Registration Division	KNYSNA RD	Coordinates (Lat/Long)	-34.091126 / 23.303465
Deed Office	CAPE TOWN		

OWNER INFORMATION (1)

KRANS DEVELOPMENT 7 PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T50123/2023
Name	KRANS DEVELOPMENT 7 PTY LTD	Purchase Date	2023/03/30
Registration Number	202356979407	Purchase Price (R)	4 500 000
Share (%)	-	Registration Date	2023/11/22

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

MAPS



PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

DISCLAIMER

This report contains information provided to LNRN by content providers and LNRN cannot control the accuracy of the data nor the timely accessibility. LNRN will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).



RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	390 000	4 500 000	-	2023/03/30	2023/11/22
B	,	140 000	3 500 000	628	2022/12/12	2023/06/12
C	,	26	4 800 000	663	2022/08/31	2022/11/18
D	,	60 000	6 900 000	821	2022/04/22	2022/09/26
E	,	90 000	3 000 000	1 202	2021/08/25	2022/10/31
F	,	30 000	220 000	1 334	2021/07/20	2021/10/07

SALES ANALYSIS

6 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	6 900 000	18	390 000
Average Priced Property	3 820 000	32	118 338
Lowest Priced Property	220 000	8 462	26

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	FARM KN 432/7	-	-

PROPERTY HISTORY (2)

#	Document	Amount (R)	Holder
1	T14844/2001	250 000	ERICAVILLE FARMING TRUST
2	T21180/1967	-	SAAYMAN STANLEY AUSTIN

AMENITIES (1)

#	Name	Type	Distance (m)
1	KRANSHOEK PRIMARY	EDUCATION	908

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2024/04/23 11:42		
Reference	-		
Report Print Date	2024/04/23 11:42		
Property Details	-		

REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed Number	T9756/1956
Farm Number	432	Registered Size	14.3879H
Portion Number	8	Municipality	MUN PLETTENBERG BAY
Farm Name	KRANS HOEK	Province	WESTERN CAPE
Registration Division	KNYSNA RD	Coordinates (Lat/Long)	-34.085571 / 23.304719
Deed Office	CAPE TOWN		

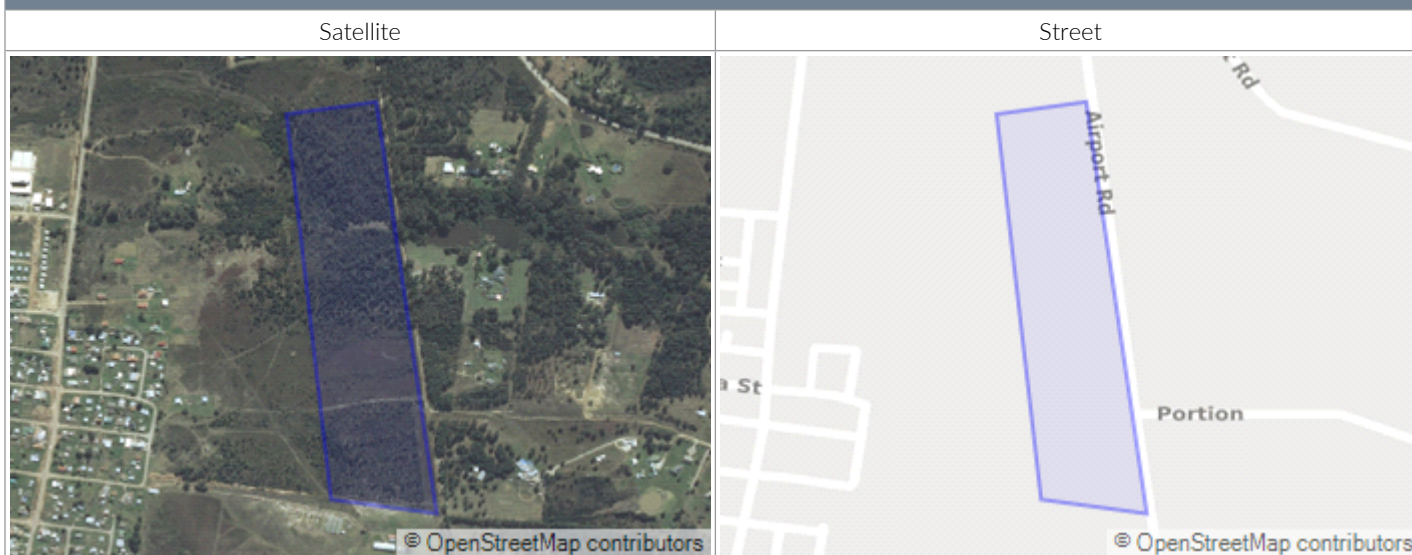
OWNER INFORMATION (1)

KRANS DEVELOPMENT 8 PTY LTD		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T23351/2023
Name	KRANS DEVELOPMENT 8 PTY LTD	Purchase Date	2022/12/12
Registration Number	202354471107	Purchase Price (R)	3 500 000
Share (%)	-	Registration Date	2023/06/12

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).

MAPS



PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION

Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION

Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES

Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).



RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	140 000	3 500 000	-	2022/12/12	2023/06/12
B	,	26	4 800 000	267	2022/08/31	2022/11/18
C	,	60 000	6 900 000	254	2022/04/22	2022/09/26
D	,	390 000	4 500 000	628	2023/03/30	2023/11/22
E	,	70 000	1 000 000	1 159	2022/03/07	2022/08/30
F	,	50 000	1 500 000	1 238	2020/11/30	2021/05/26
G	,	9	3 500 000	1 283	2022/10/19	2022/12/20
H	,	30 000	1 200 000	1 252	2021/04/19	2021/06/17
I	,	90 000	7 500 000	1 291	2022/03/08	2022/09/07
J	,	7	1 130 000	1 289	2021/10/06	2022/03/03
K	,	30 000	220 000	1 303	2021/07/20	2021/10/07
L	,	70 000	1 800 000	1 368	2023/04/20	2023/06/14
L	,	70 000	800 000	1 368	2021/07/30	2022/04/21
M	,	140 000	3 500 000	1 401	2021/07/07	2021/09/06
N	,	70 000	1 200 000	1 444	2022/04/21	2022/10/10

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).

SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	7 500 000	19	390 000
Average Priced Property	2 904 167	35	83 004
Lowest Priced Property	220 000	31 429	7

BONDS AND OTHER DOCUMENTS (3)

#	Document Number	Institution	Amount (R)
1	VA-T3379/87-PEND REG BOX 224	2/5/2023	-
2	VA-T3379/1987-PEND REG BOX 224	12/04/2023	-
3	FARM KN 432/8	-	-

PROPERTY HISTORY (3)

#	Document	Amount (R)	Holder
1	T3379/1987	4 000	KRANSHOEK C C
2	T22525/1979	-	FUNCK RUDOLF ERASMUS EBENEZER
3	T54613/1984	16 000	RENSBURG BJ & FE JANSE VAN M/I

AMENITIES (1)

#	Name	Type	Distance (m)
1	KRANSHOEK PRIMARY	EDUCATION	1 050

SUBURB TRENDS

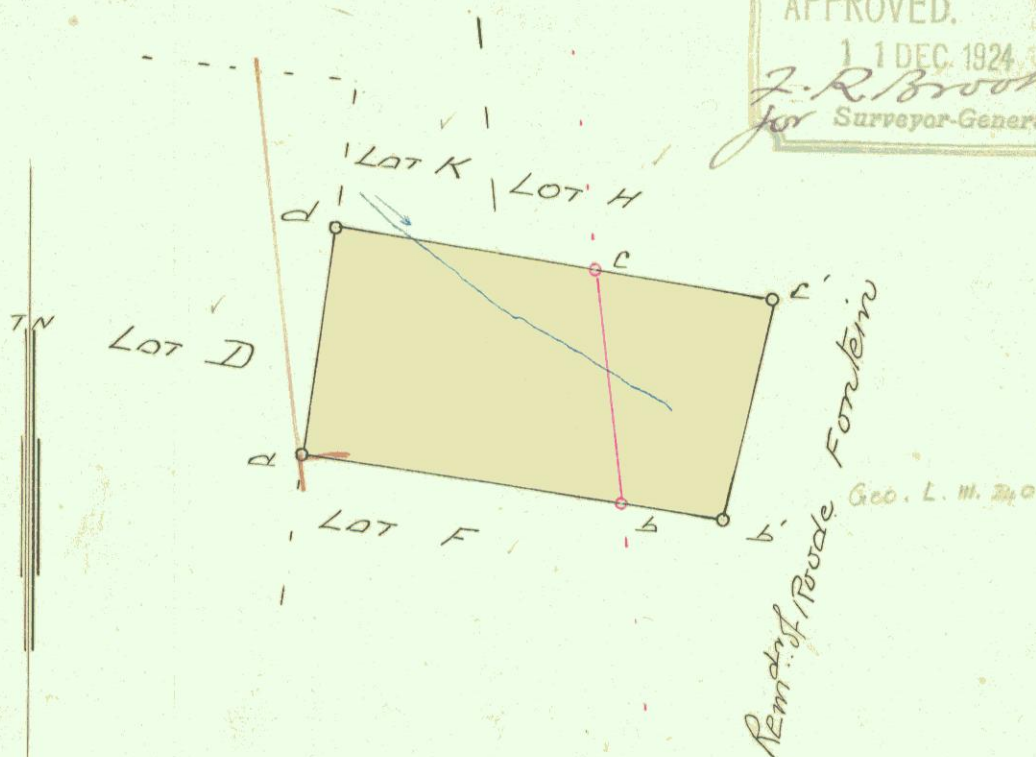
The Suburb Trend graphs show the average price and total volume of sales in the suburb.

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).

N^o A3590 1924

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



Portion 7 ()

(a portion of Portion) of the farm

Krans Hoek

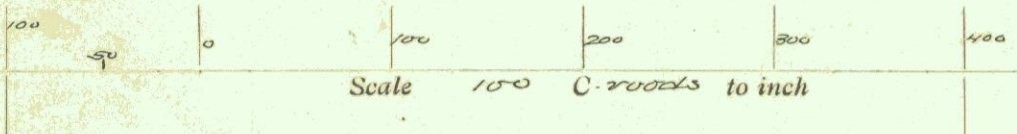
No 432

Tracing

File No 10242

KNYSNA

Sides	Angles	Coordinates
ab 168.22	α 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 $\frac{1}{2}$ A		



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

Bounded as indicated above

This Diagram belongs to the Transfer made
in favour of D. P. 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

W. M. Daff
Government Surveyor.

T. MASKEW MILLER,
STATIONER, CAPETOWN.

m4809

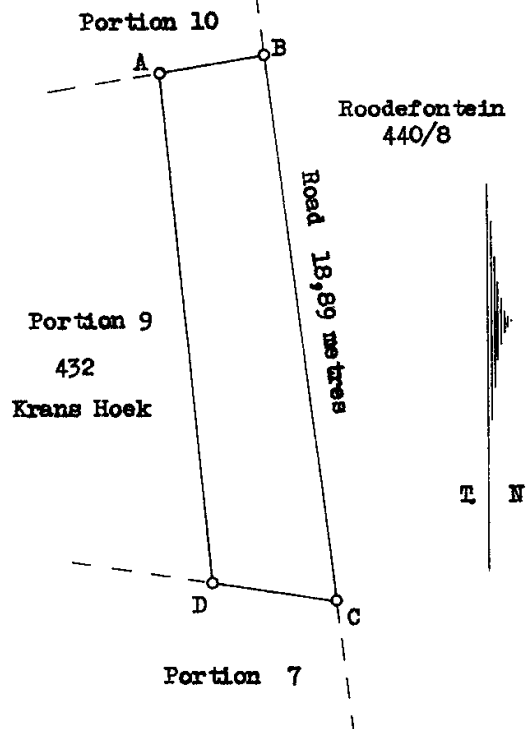
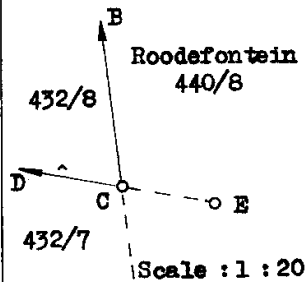
m4812

SHEET AM, IBC

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	System $10 = 23^{\circ}$ X	
	o ' "	±	0,00 +3700 000,00	4 4 5 / 7 8
AB	162,31	261.07.34	A - 28 043,32 + 72 492,45	Approved <i>H. S. L. K.</i> 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 InsetThe figure A B C Drepresents 14,3879 hectares

of land, being

PORTION 8 of the farm KRANSHOEK No. 432situate in theAdministrative District of Knyema

Province of Cape of Good Hope.

Surveyed in December 1977

by me,

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/Grent 9756/1956
No.

File No. KNYS. 432
S.R. No. E 93/78
Comp. AM - 1BC (3609)
M 1809

Registrar of Deeds



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2024/05/23 22:06	Company Name	Krans Development
Reference	-	Company Name Search Type	Starts with
Report Print Date	2024/05/23 22:07	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

COMPANY SUMMARY

Name	KRANS DEVELOPMENT 7	Status	IN BUSINESS
Registration Number	2023/569794/07	Registration Date	2023/02/13

DIRECTORS AND OTHER SUMMARY (3)

ACTIVE

Name	ID/Reg. Number	Type	Status
GREEFF, STEPHANUS JOHANNES	7208105090080	DIRECTOR	ACTIVE
VLOK, ANDRE	7711195039081	DIRECTOR	ACTIVE
VLOK, NICOLAS JACOBUS	7503115169084	DIRECTOR	ACTIVE

INACTIVE

No Inactive directors to display

AUDITOR SUMMARY

No auditor summary to display

COMPANY INFORMATION

Enterprise Name	KRANS DEVELOPMENT 7	Status	IN BUSINESS
Registration Number	2023/569794/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9118984260	Business Start Date	2023/02/13
Short Name	-	Registration Date	2023/02/13
Translated Name	-	Financial Year End	2
Old Registration Number	-	Financial Effective Date	-
Conv. Enterprise Number	-	CK Date Received	-
Region	-	CK Date	-
Country	SOUTH AFRICA	Date of Type	2023/02/13

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	1 000		
Authorized Capital	-		
Industry Code	-		
Industry	-		
Principal Business	BUSINESS ACTIVITIES NOT RESTRICTED.		
Registered Address	UNIT 3 BLOCK D BOARDWALK OFFICE PARK 107 HAYMEADOW CRESCENT FAERIE GLEN GAUTENG 0084	Postal Address	PO BOX 95861 WATERKLOOF PRETORIA GAUTENG 0145

DIRECTORS AND OTHER (3)			
GREEFF, STEPHANUS JOHANNES			1 of 3 Directors
Name	STEPHANUS JOHANNES	Status	ACTIVE
Surname	GREEFF	Type	DIRECTOR
Initials	S	Appointment Date	2023/02/13
ID/Passport Number	7208105090080	Resignation Date	-
Date of Birth	1972/08/10	Member Size (%)	-
Profession	DIRECTOR	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	13A HAWTHORN DRIVE DALECROSS SANDTON GAUTENG 2198		
Postal Address	13A HAWTHORN DRIVE DALECROSS SANDTON GAUTENG 2198		
VLOK, ANDRE			2 of 3 Directors
Name	ANDRE	Status	ACTIVE
Surname	VLOK	Type	DIRECTOR
Initials	A	Appointment Date	2023/02/13
ID/Passport Number	7711195039081	Resignation Date	-
Date of Birth	1977/11/19	Member Size (%)	-
Profession	DIRECTOR	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

Residential Address	ERF 90 1 RAAPENBERG STREET BOARDWALK MEANDER ESTATE OLYMPUS GAUTENG 0084		
Postal Address	ERF 90 1 RAAPENBERG STREET BOARDWALK MEANDER ESTATE OLYMPUS GAUTENG 0084		
VLOK, NICOLAS JACOBUS			3 of 3 Directors
Name	NICOLAS JACOBUS	Status	ACTIVE
Surname	VLOK	Type	DIRECTOR
Initials	N	Appointment Date	2023/02/13
ID/Passport Number	7503115169084	Resignation Date	-
Date of Birth	1975/03/11	Member Size (%)	-
Profession	DIRECTOR	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	ERF 97 19 MEANDER EAST AVENUE BOARDWALK MEANDER ESTATE OLYMPUS GAUTENG 0084		
Postal Address	ERF 97 19 MEANDER EAST AVENUE BOARDWALK MEANDER ESTATE OLYMPUS GAUTENG 0084		

SECRETARY COMPANIES AND CCS

No secretary companies and CCS to display

COMPANY SECRETARY NATURAL PERSONS

No company secretary natural persons to display

BOTH DIRECTOR / OFFICERS

No both director / officers to display

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

ALTERNATIVE DIRECTORS

No alternative directors to display

OFFICERS

No officers to display

LOCAL MANAGERS

No local managers to display

TRUSTS

No trusts to display

AUDITOR

No auditor to display

CAPITAL INFORMATION (1)

Type	No of Shares	Parri Value	Capital Amount (R)	Capital Premium
AUTHORIZED ORDINARY	1 000	1	-	-

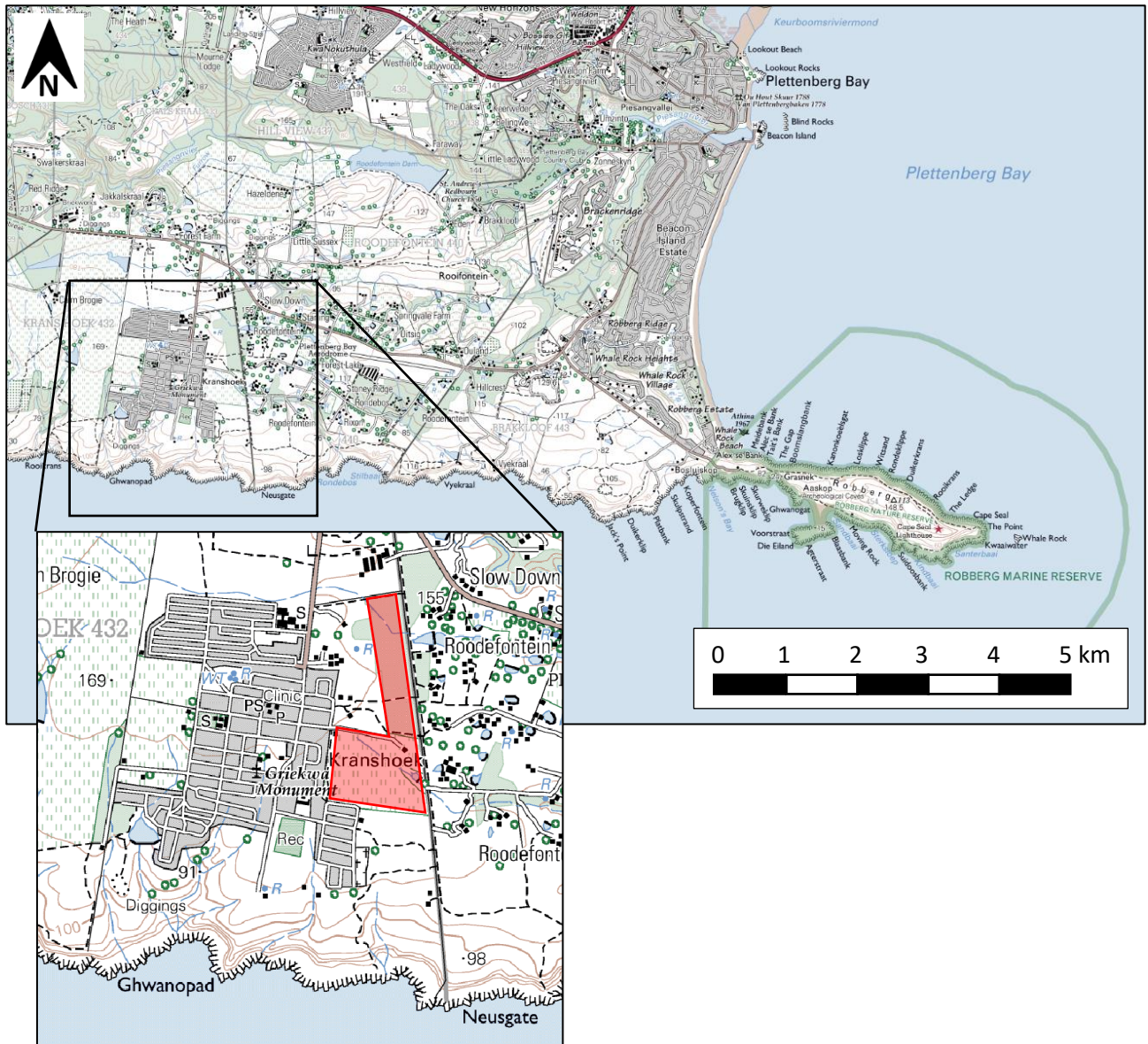
HISTORY

No history to display

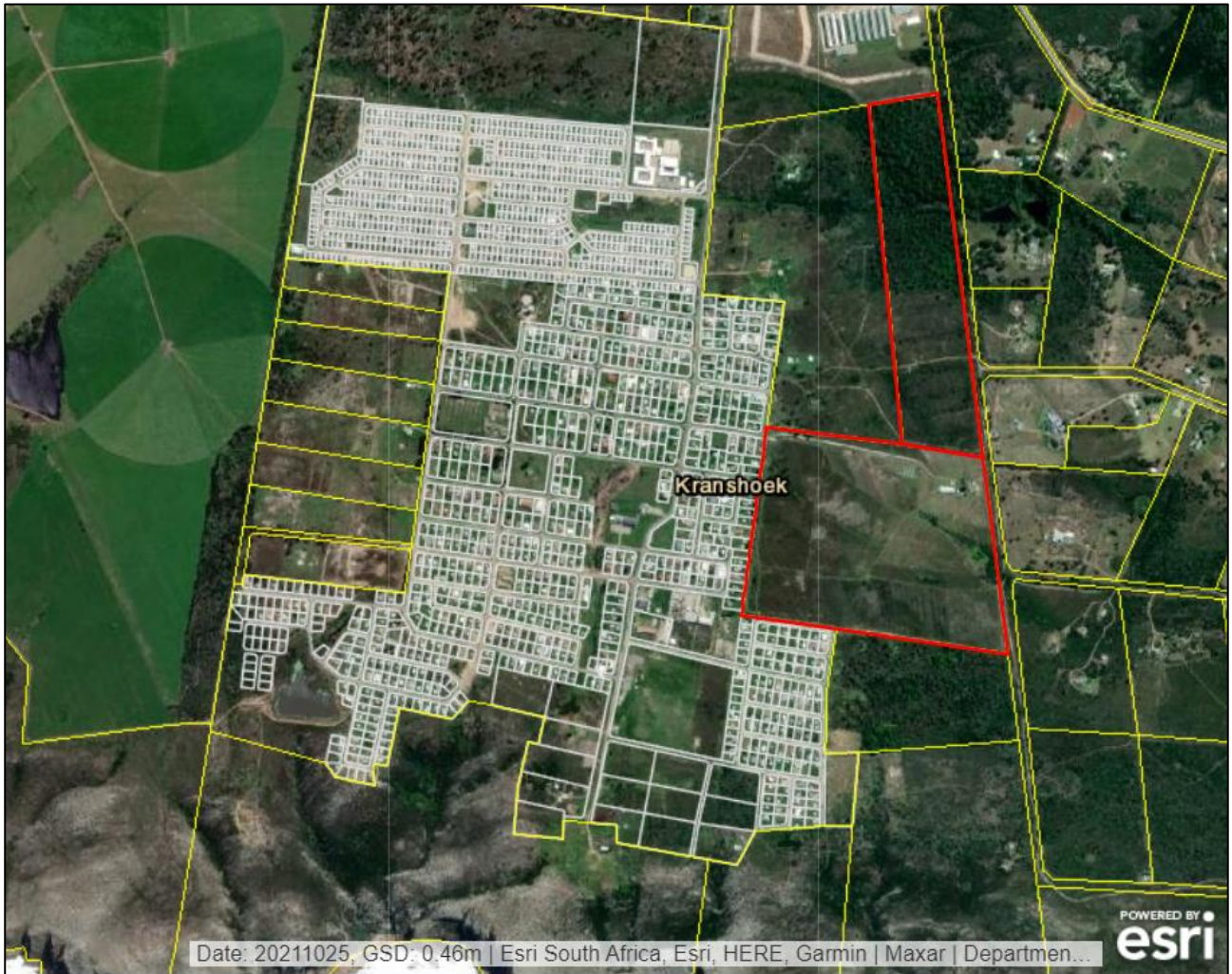
DISCLAIMER

This report contains information provided to LNRN by content providers and LNRN cannot control the accuracy of the data nor the timely accessibility. LNRN will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

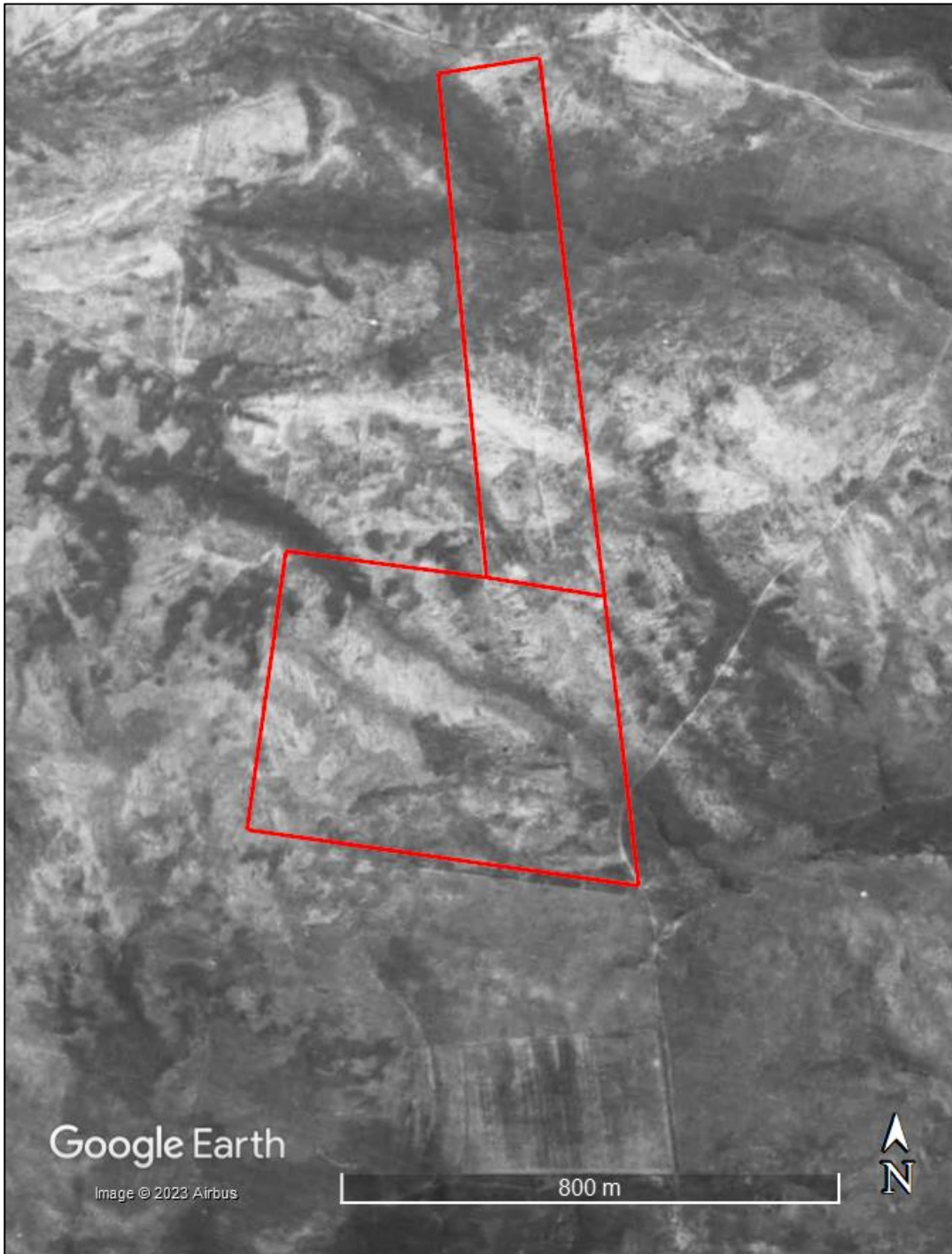
NID supporting document: proposed development of Portions 7 & 8 of the farm Kranshoek 472, Knysna



Extract from 1:50 000 mapsheet 3423AB showing the location of the site (red shaded polygon).



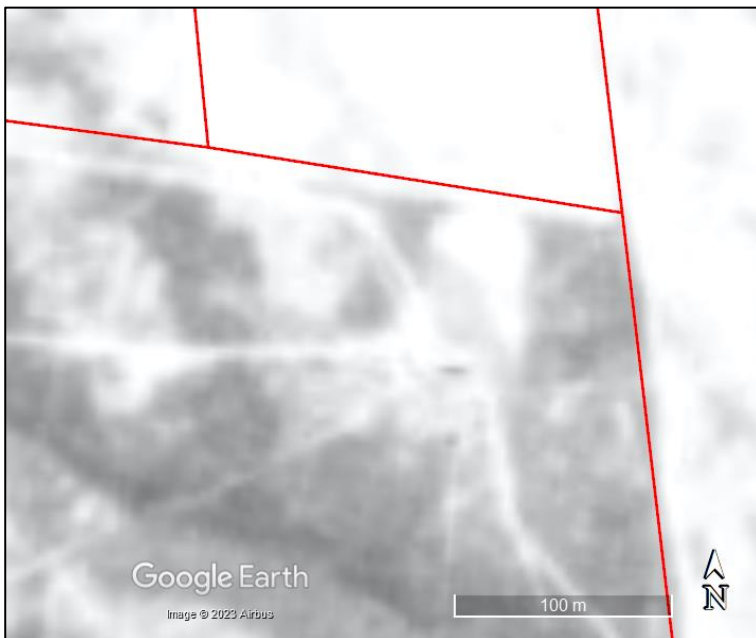
Aerial view of the study area (red polygons) showing the current small erven in Kranshoek (white polygons) with farm portions in the surrounding area (yellow polygons). Source: Cape Farm Mapper.



1936 aerial photograph overlaid in Google Earth showing that the site was entirely undeveloped at that stage. The land immediately to the south looks like it has been grazed, while further south there is a ploughed field. The track in the northeast corner is the precursor of the current Robberg Road. The modern road follows a slightly different alignment in places.



2022 aerial view showing historical cottage and modern shed.



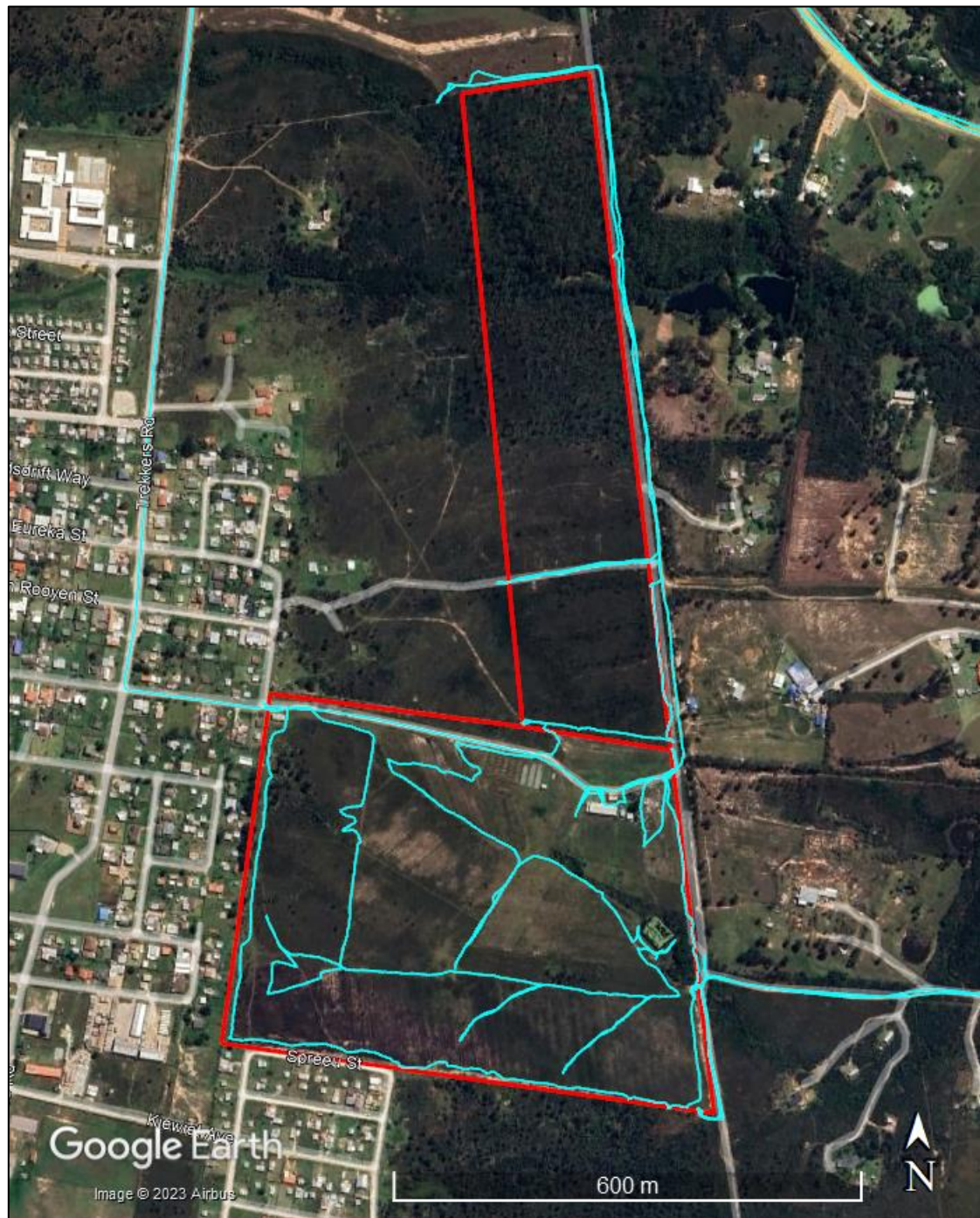
1958 aerial view showing the historical cottage to be present with three roads leading to it from the west, northwest and south.



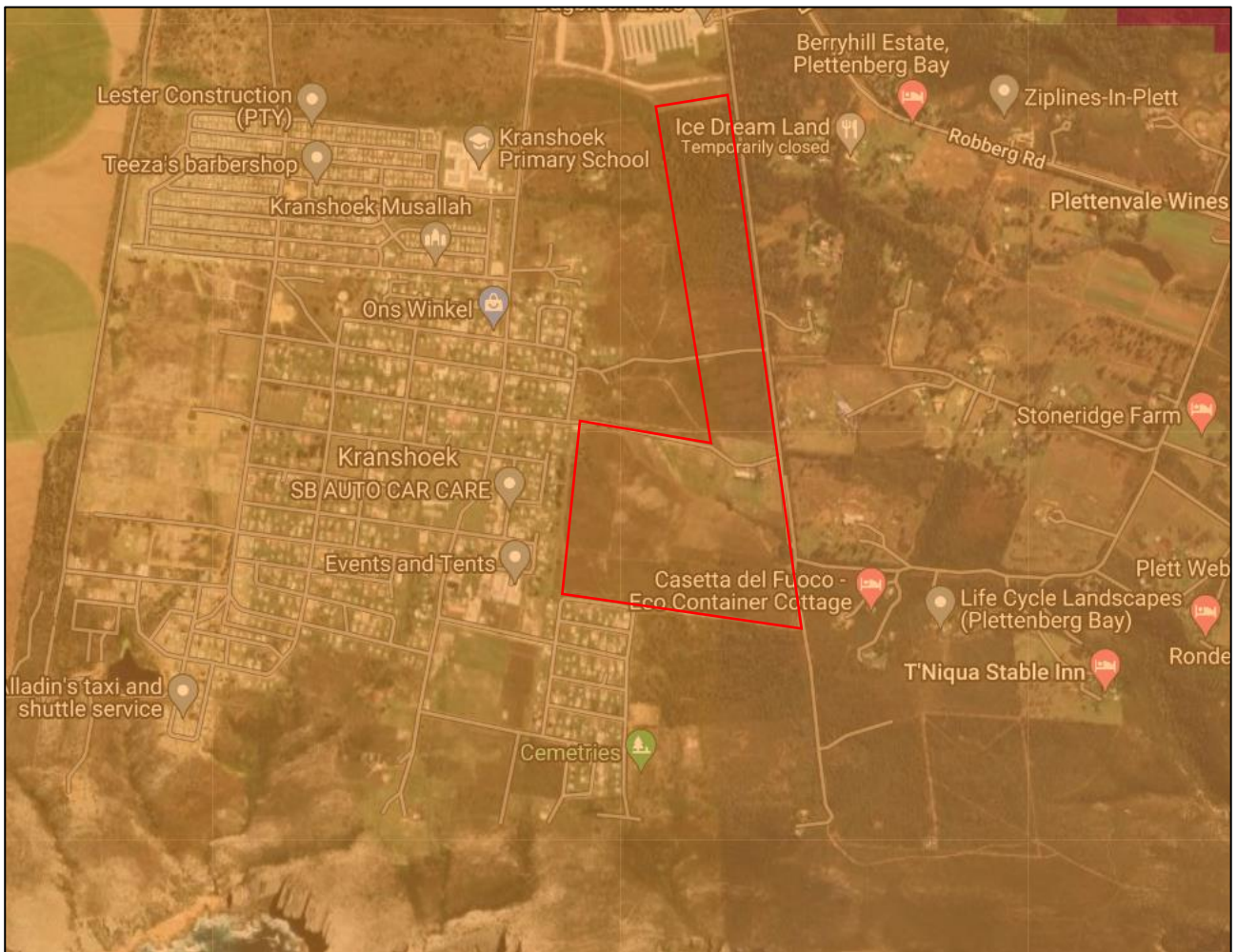
1936 aerial view showing the vicinity of the cottage completely undeveloped.



Aerial view from 2013 showing Portion 7 to be fully cultivated and Portion 8 in use for forestry.



Aerial view of the study area (red polygons) showing the archaeological survey tracks (turquoise lines; survey by Dr Peter Nilssen),



Extract from the SAHRIS Palaeosensitivity map showing the study area to be of high palaeontological sensitivity (orange shading).

Site photographs (02 August 2023, Dr Peter Nilssen)



Looking west from the southeastern corner of the site.



Looking north from the southeastern corner of the site.



Looking southeast from the northwestern corner of Portion 7 showing modern house.



Looking south across abandoned cultivated lands on Portion 7.



Looking southeast at old nursery infrastructure in the northeastern part of Portion 7.



Historical cottage and modern shed in the northeastern part of Portion 7.



Northwest corner of historical cottage in the northeastern part of Portion 7.



Northern façade of historical cottage in the northeastern part of Portion 7.



Northeast corner of historical cottage in the northeastern part of Portion 7.



Southeast corner of historical cottage in the northeastern part of Portion 7.



West end of historical cottage in the northeastern part of Portion 7 showing that the southern lean-to was added later.



Farm infrastructure and storage in the northeastern part of Portion 7.

The following photographs all show the vegetation cover and surface of Portion 7.













Looking south from the northeast corner of Portion 8.



Looking north along the eastern edge of Portion 8 showing adjacent rural land use. Site is to the left.



Looking west along the northern boundary of Portion 8 showing the adjacent farm. The site is to the left in the bush.



Looking southeast into Portion 8 from its northern boundary.



Substrate revealed by a small trench. Soil with some gravel.

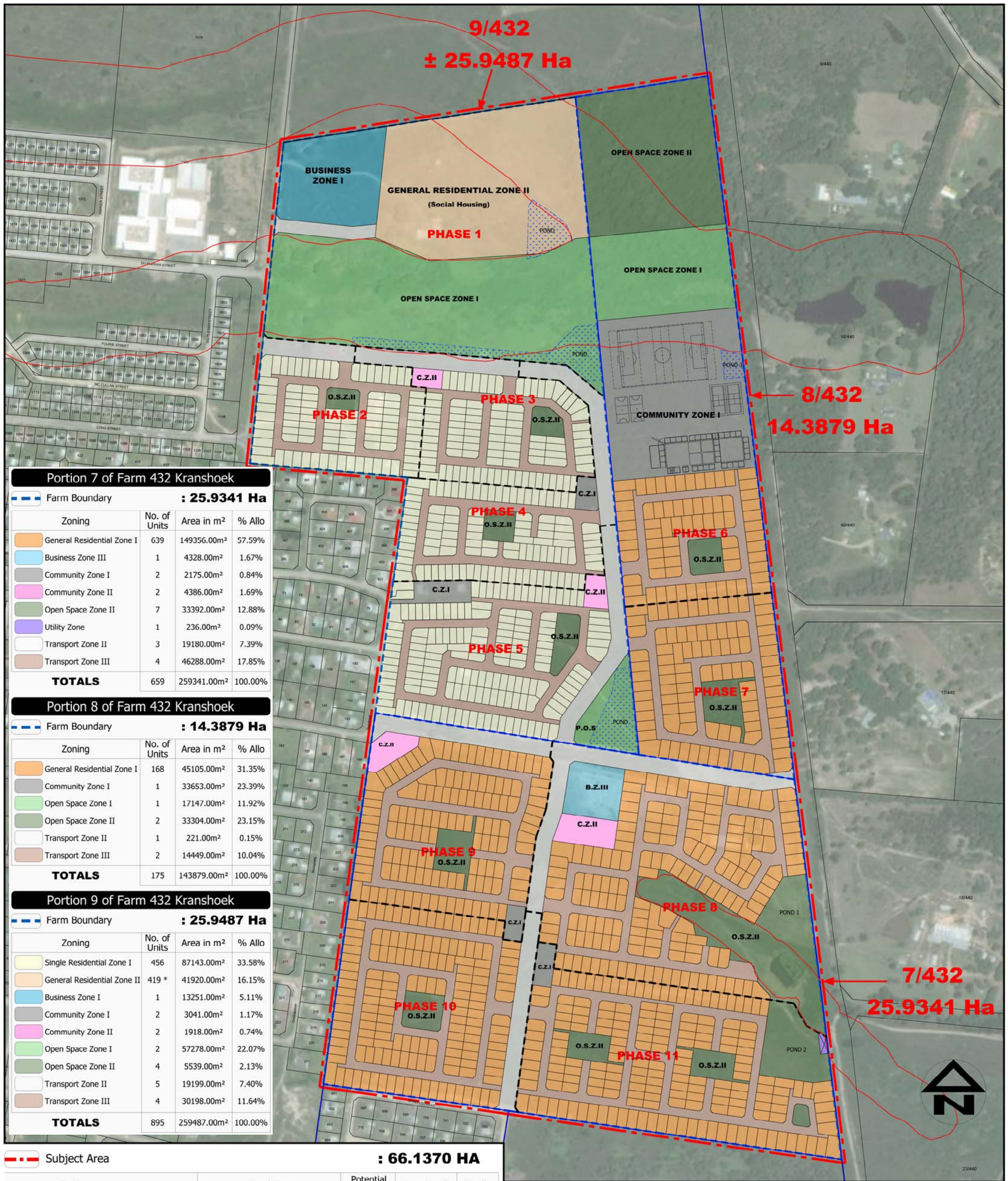
The following photographs all show the vegetation cover and surface of Portion 7.











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

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

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

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

service provider
METROPLAN
TOWN AND REGIONAL PLANNERS
P.O. Box 12313, Centrahil, 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	date
A. Human	05/12/2023	L.A. Del Monte	05/12/2023

scale
Not to Scale

drawing number	revision
23010_PLE	12 9

Limits of Liability & Disclaimer of Warranty
Metroplan P.E makes no warranty of any kind, expressed or implied, with regard to the data & shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of Metroplan & may only be used with prior written approval of Metroplan.

Copyright Reserved
Copyright © 2018 METPLAN INC. 4860125816. All rights reserved.
Tel. 041 373 1843 Fax. 041 373 1838 E-mail. plan@mpln.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 Encausse 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

Our Ref: HM/ EDEN / BITOU / KRANSHOEK / PORTION 7 & 8 OF KRANSHOEK 432
Case No: HWC24060704SB0610
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel: 021 829 3315



Applicant: Andre Vlok
info@canprop.co.za; jayson@asha-consulting.co.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED INTERNAL ROAD NETWORK AND ASSOCIATED MUNICIPALITY SERVICES ON PORTION 7 & 8 OF KRANSHOEK 432, KNYSNA, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of the above matter received. This matter was discussed at the Heritage Officers meeting held on 24 June 2024.

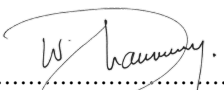
You are hereby notified that, since there is no reason to believe that the proposed internal road network and associated municipality services on Portion 7 & 8 of Kranshoek 432, Knysna will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. HWC chance finds to be implements.

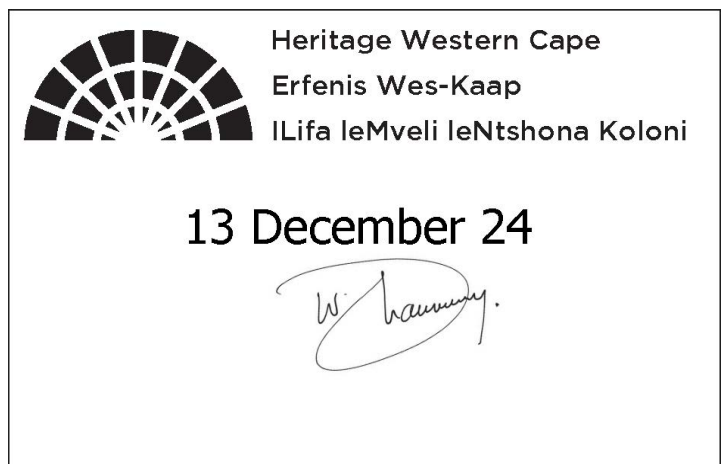
However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.


.....
Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Linombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za