

Ref No: JM/bm/R1/429&R4/431

22 July 2020

Maarschalk & Partners Inc.
P.O. Box 6
HUMANSDORP
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E-MAIL: janbester@mapinc.co.za

Sir

CONSOLIDATION OF PORTION 1 OF THE FARM DIEPKLOOF NO. 429 WITH REMAINDER OF PORTION 4 OF THE FARM BERSIG NORTH NO. 431

Your application for Consolidation of Portion 1 of the farm Diepkloof No. 429 with Remainder of Portion 4 of the farm Bersig North No. 431 is exempt from Municipal approval in terms of Section 23 of the Land Use Planning Ordinance No 15 of 1985 as well as Section 66(1)(a) of the Spatial Planning and Land Use Management By-Law: Kouga Municipality, 2016.

There is no objection from the viewpoint of the provisions of services.

Your consolidation plan dated May 2020 duly endorsed is herewith returned.

Yours faithfully



J. MARAIS
MANAGER: PLANNING & DEVELOPMENT

Refer: Binadene Meyer: Admin Officer – Tel. 042-2002200

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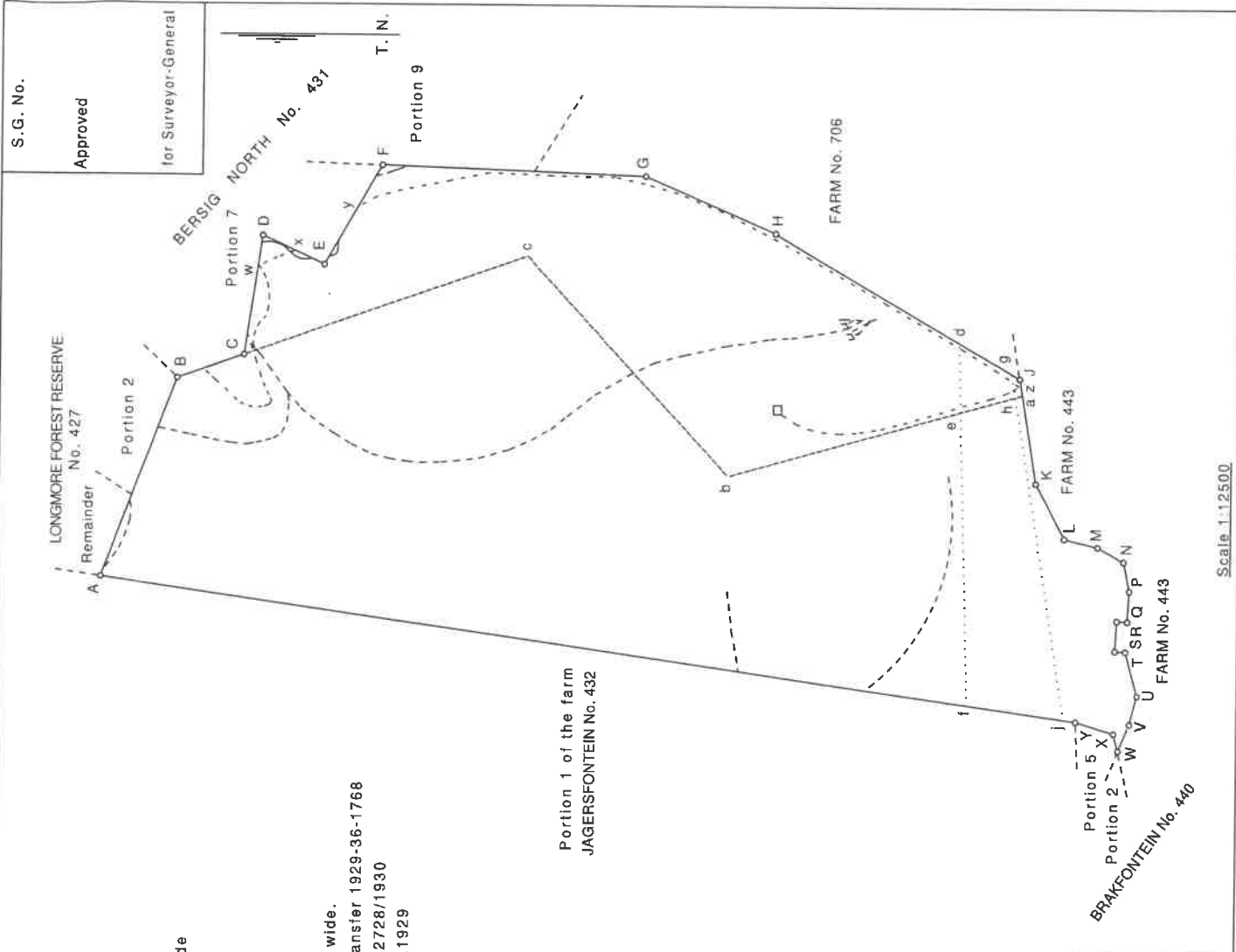
Your Diagram dated May 2020 duly endorsed is herewith returned.

Yours faithfully



**J. MARAIS
MANAGER: PLANNING & DEVELOPMENT**

Refer: Sadrick Grootboom: - Tel. 042-2002200



S.G. No.
Approved
for Surveyor-General

SERVITUDE NOTES:

- (1) The line d e f represents the centre line of an Electric Powerline Servitude 15,74 metres wide. Vide Diagram No. 1983/1961
- (2) The line g h represents the Northern boundary of a Pipe Line Servitude 20,00 metres wide. Vide Diagram No. 3700/1975 D/S K370/1982s
- (3) The line h j represents the Northern boundary of a Pipe Line Servitude 20,00 metres wide. Vide Diagram No. 3699/1975 D/S K370/1982s
- (4) The lines w x and y z represent a Servitude of a Right of Way 12,34 metres wide. Vide Diagram No. A2728/1930 annexed to Notarial Deed filed with Deed of Transfer 1929-36-1768
- (5) For plan illustrating servitude of right of way over Portion 1 see annexure A2728/1930 to notarial deed dated 11.11.1930 filed with transfer No. 1768 dated 26.2.1929

KOUGA MUNICIPALITY
SUBDIVISION APPROVED IN TERMS OF SECTION 108 OF THE SPLUMA BY LAW, KOUGA MUNICIPALITY, 2016 AS WELL AS SECTION 25 OF ORDINANCE 15 OF 1986

MUNICIPAL MANAGER DATE 22/7/2020

KOUGA Municipality / Munisipaliteit
PLANNING & DEVELOPMENT

22 JUL 2020

JEFFREYS BAY
PLANNING & DEVELOPMENT UNIT

BEPLANNING & ONTPONTKLEUNINGS EENHEID

- COMPONENTS:**
- (1) The figure A B c b a K L M N P Q R S T U V W X Y represents Portion 1 (Mount Vista North) of the farm Diepkloof No. 429 vide diagram No.2680/1932 annexed to D/T No.1934- -4053
 - (2) The figure C D E F G H J a b c represents Remainder of Portion 4 of the farm Bersig North No. 431 vide diagram No.3186/1946 annexed to D/T No.1947- -1229

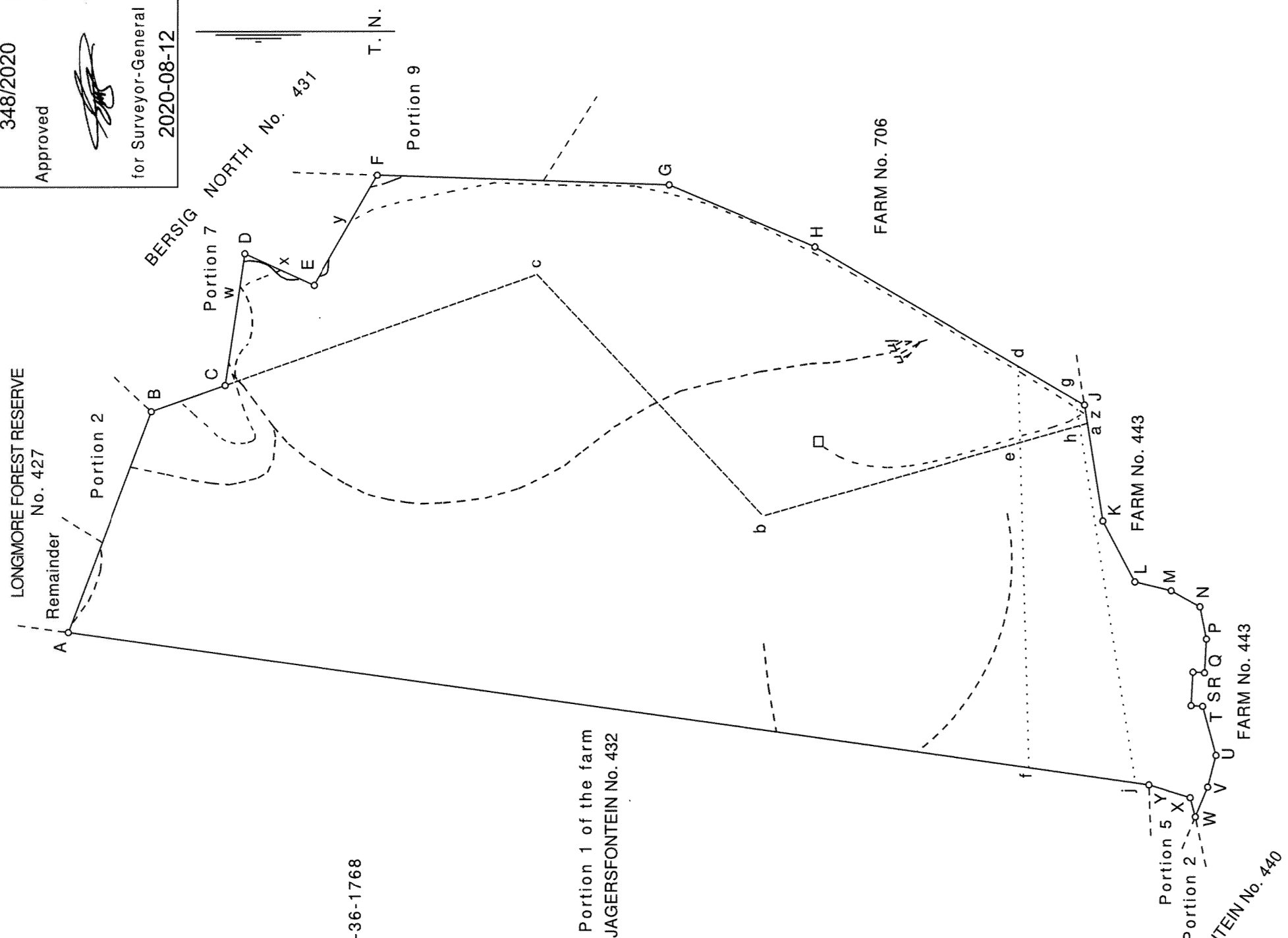
The figure A B C D E F G H J K L M N P Q R S T U V W X Y represents 289,0470 hectares of land, being FARM No.745

and comprises 1 to 2 above situate in the Kouga Municipality, Administrative District of Uitenhage, Province of Eastern Cape
Compiled in May 2020 by me.

J. Du T. Bester (PLS 1056)
Professional Land Surveyor.

This diagram is annexed to	The original diagrams are as listed above.
No. dated i. f. o.	File No. S.R. No. Compiled Comp BO-7A (4348) BO-7C (4360) BO-7CA (4361)
Registrar of Deeds	

Scale 1:12500

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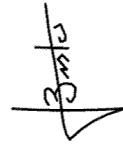
Portion 1 of the farm
JAGERSFONTEIN No. 432

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The figure A B C D E F G H J K L M N P Q R S T U V W X Y represents 289,0470 hectares of land, being FARM No. 745

and comprises 1 to 2 above and situate in the Kouga Municipality, Administrative District of Uitenhage, Province of Eastern Cape
Compiled in May 2020 by me.



J. Du T. Bester (PLS 1056)
Professional Land Surveyor.

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Registrar of Deeds		LPI C0760000

EXEMPT FROM PROVISIONS OF SECTIONS 66(1)(a)
OF THE SPLUMA BY-LAW:
Kouga MUNICIPALITY
DATE 2020-07-22

EXEMPT FROM PROVISIONS OF
CHAPTER III OF
ORDINANCE No. 15/1985
AGRICULTURAL PURPOSES

Scale 1:12500

**PLANNING STATEMENT FOR REMAINDER PORTIONS 4 OF THE FARM BERGSIG
NORTH NO 431 AND PORTION 1 OF THE FARM DIEPKLOOF NO 429, KOUGA
MUNICIPALITY AND UITENHAGE DIVISION**



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

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PLANNING STATEMENT: PROPOSED DEVELOPMENT ON REMAINDER PORTIONS 4 OF THE FARM BERGSIG NORTH NO 431 AND PORTION 1 OF THE FARM DIEPKLOOF NO 429, KOUGA MUNICIPALITY, UITENHAGE DIVISION, PROVINCE OF THE EASTERN CAPE

1. BACKGROUND

Bergsig North no 431 portion 4 and Farm Diepkloof no 429 portion 1, hereafter referred to as the subject properties, are situated close to Thornhill village which is north-east of Jeffrey's Bay. A locality plan is attached as Annexure A. The properties are utilised for a large scale egg production and packaging. The property owners wish to legalise all the illegal structures on the property and also add two new chicken laying houses.

2. DEVELOPMENT PROPOSAL

The proposed development is for the legalisation of the existing eight chicken lay houses and one packaging facility as well as the addition of two more lay houses. Four of the existing lay houses, each accommodates 30 000 hens and the other four lay houses each accommodates 40 000 hens. The proposed two new lay houses will each accommodate 40 000 hens. The existing packaging facility will be able to accommodate the supply of eggs from the additional lay houses.

The subject properties are zoned Agriculture Zone I, according to the applicable zoning scheme, and intensive-feed farming is a consent use within this zoning. Intensive-feed farming refer to the keeping, feeding and breeding of animals or poultry on an intensive basis. This application therefore entails a consent use application, to allow for the legalisation of the existing intensive-feed farming facilities as well as the proposed additions. This land use fit the agricultural land use and will not have a negative impact on the surrounding area. The Site Development Plan is attached as Annexure B.

The existing facilities are built over the boundary line of both properties, therefore the boundary of Farm 431/4 will have to be to be re-aligned westwards or eastwards in order for all the buildings to be on one farm. An application will be launched with the Department of Agriculture and Kouga Municipality for the re-alignment of the farm boundaries. This application will be done simultaneously with the Land Use Application. In addition to the above-mentioned consent use application, the 30m building line will also require relaxion, which will be included in the application.

3. PHYSICAL CHARACTERISTICS OF THE PROPERTIES

Portion 4 of the Farm Bergsig North no 431 measures 83 ha and Portion 1 of the Farm Diepkloof no 429 measures 206 ha. The properties are developed with main dwelling houses, labourer’s accommodation, chicken laying-houses and a packaging facility.

The subject properties form part of the Eastern Fynbos-Renosterveld Bioregion and is covered with Kouga grassy sandstone fynbos.

4. CHARACTER OF THE AREA

The subject property is situated within close proximity to Thornhill Village. Thornhill is strategically located within the eastern gateway to Kouga, between the N2 and R102 at the Thornhill Station. Residents are generally employed in the surrounding agriculture and forestry related trade. The area is characterised by agricultural activities. There are other chicken lay houses in the vicinity.

5. ACCESS

The property currently gain access off the R331, which will remain unchanged. This road then gives good access to the Thornhill interchange on the N2 towards Port Elizabeth in the east and the Garden Route to the west.



Figure 1: An extract from Google Maps indicating the access roads to the subject site.

6. KOUGA INTEGRATED DEVELOPMENT PLAN (IDP) (2017-2022)

The IDP is a broad municipal-wide plan. This plan seeks to integrate and balance the economic, ecological and social pillars of sustainability without compromising effective service delivery.

This document does not make specific reference to the subject property. The proposed development is not considered to be in conflict with the IDP. The extension of the facilities will however provide temporary and permanent employment opportunities.

7. SPATIAL PLANNING

7.1. Kouga Spatial Development Framework (KSDF)

The approved Kouga Spatial Development Framework (KSDF, 2017) does not refer to the subject property in particular. It does however refer to the fast growth rate of Thornhill. As well as the need for further expansion. The proposed addition of the chicken lay houses will provide more jobs which will benefit the village.

The proposal for the subject property is not considered to be in conflict with the Kouga Spatial Development Framework.

It will not entail a rezoning and the application can be handled as a consent use under the current zoning. Given that intensive feed farming is a consent use under Agricultural Zone.

The extension will contribute to the significant agricultural and forestry operations in the Kouga area.

8. CONCLUSION

The development proposal for Bergsig North 431/4 and Diepkloof 429/1, Thornhill reflects the principles of all relevant spatial plans. A complete application for the change in land use of the property will be submitted to the local authority in due course.



DELAREY VILJOEN Pr. Pln

APRIL 2020

ANNEXURE A: LOCALITY MAP



ANNEXURE B: SITE DEVELOPMENT PLAN

