

**AGENDA of the
Portfolio Committee: Investment & Infrastructure
7 September 2022
(Also the agenda for the Mayoral Committee Meeting: 26 September 2022)**

12.

APPROVAL FOR THE ALIENATION AND TRANSFER OF SEVERAL PORTIONS OF LAND TO THE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS (WESTERN CAPE) FOR THE UPGRADE OF TRUNK ROAD 28/2 BETWEEN STANFORD AND GANSBAAI

7/2/3/2

A Le Roux

Manager: Property Administration

10 May 2022

(028) 316 - 5623

1. Executive Summary

To obtain approval for the alienation and transfer of several portions of municipal owned land as well as land vesting in the Overstrand Municipality to the Western Cape Government (Department of Transport and Public Works) (“DTPW”) for the upgrading of Trunk Road 28/2 between Stanford and Gansbaai.

The relevant portions of the properties are as follow:

	<u>Erf number</u>	<u>Size</u>	<u>Sketch</u>	<u>Annexure</u>
1	Remainder Farm No. 645 Stanford	±2788m ²	72	A1-3
2	Remainder Erf 423 Stanford	±668m ²	73	B1-3
3	Erf 1174 Stanford	±97m ²	74	C1-3
4	Remainder Erf 294 Stanford	±4019m ²	75	D1-3
5	Portion 18 of the Farm No. 644 Stanford	±164m ²	78	E1-3
6	Remainder Erf 1071 De Kelders	±390m ²	97	F1-4
7	Remainder Erf 210 Gansbaai	±1201m ²	98	G1-3

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure & Planning
Property Administration

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
The encouragement of structured community participation in the matters of the municipality
Promotion of tourism, economic and social development

4. Delegated Authority

None

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5. Legal Requirements

- Local Government: Municipal Financial Management Act (Act 56 of 2003) ("MFMA")
- Municipal Asset Transfer Regulations (R. 878 of 2008)
- Administration of Immovable Property Policy of the Overstrand Municipality, as amended

6. Background/Discussion/Evaluation/Conclusion

Background/Discussion

Properties:

The Municipality received a request in 2021 from DTPW to purchase several portions of municipal owned land, as well as land vesting in the Municipality, in order to upgrade and widen the provincial road between Stanford and Gansbaai, to the benefit of the community. This request was done by means of expropriation notices, although formal transfer processes will be followed.

The request to purchase received was for the following municipal owned properties:

	<u>Erf number</u>	<u>Size</u>	<u>Sketch</u>	<u>Annexure</u>
1	Remainder Farm No. 645 Stanford	±2788m ²	72	A1-3
2	Erf 1174 Stanford	±97m ²	74	C1-3
3	Remainder Erf 294 Stanford	±4019m ²	75	D1-2
4	Portion 18 of the Farm No. 644 Stanford	±164m ²	78	E1-3
5	Remainder Erf 1071 De Kelders	±390m ²	97	F1-4
6	Remainder Erf 210 Gansbaai	±1201m ²	98	G1-3

A request was also received to purchase the following property that vests in the Municipality in terms of section 37 of the Western Cape Land Use Planning Act (No. 2 of 2014) and must still be transferred to the Municipality. As it represents only a portion of the property and due to the status of the property (public place), it cannot be transferred directly by the current owner to the DTPW.

	<u>Erf number</u>	<u>Size</u>	<u>Sketch</u>	<u>Annexure</u>
1	Remainder Erf 423 Stanford	±668m ²	73	B1-2

A letter will be sent to the current owner to request transfer of the property as required by legislation. Council must however consider attending to the

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transfer at own cost should the owner delay the matter or refuse to pay the costs of the transfer.

DTPW will have to attend to the necessary Town Planning procedures (subdivision, rezoning, etc.) and transfer of the properties in question at their own cost. The transfers in the Deeds Office will be attended to by the State Attorneys.

Valuation:

DTPW appointed JJ Neethling Property Valuers to obtain the market related prices for the portions of properties in question. The following market related prices (VAT excluded) were received from DTPW should we wish to be compensated for the portions of property:

	<u>Erf number</u>	<u>Size</u>	<u>Value/m²</u>	<u>Total Value (VAT excluded)</u>
1	Remainder Farm No. 645 Stanford	±2788m ²	R14.00	±R39,032.00
2	Remainder Erf 423 Stanford	±668m ²	R450.00	±R300,600.00
3	Erf 1174 Stanford	±97m ²	R450.00	±R43,650.00
4	Remainder Erf 294 Stanford	±4019m ²	R14.00	±R56,266.00
5	Portion 18 of the Farm No. 644 Stanford	±164m ²	R15.00	±R2,460.00
6	Remainder Erf 1071 De Kelders	±390m ²	R18.00	±R70,218.00
7	Remainder Erf 210 Gansbaai	±1201m ²	R14.00	±R16,814.00
			TOTAL	±R529,040.00

Evaluation

A: Administration of Immovable Property Policy of the Overstrand Municipality:

The following conditions of the said Policy will apply:

Paragraph 5: “The Municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a municipal immovable property needed to provide the minimum level of basic services, save where the transfer is to another organ of state, as provided for in section 14(6) of the MFMA read with Regulation 24 in Chapter 3 of the MATR.”

The portions of properties envisaged to be alienated runs alongside the R43. It is not foreseen that it will be needed for the provision of basic

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municipal services. Where current services are affected, servitudes will be registered as the portions are only needed to widen the current road and no buildings will be erected on it.

Paragraph 12.1: “Paragraph 7 and 10 above do not apply to the transfer of immovable property to another municipality or to a municipal entity or to a national or provincial organ of state in circumstances and in respect of categories of assets approved by the National Treasury in Regulation 20 of the MATR, provided that such transfers are in accordance with a prescribed framework contained in Chapter 3 of the MATR.”

Regulation 20 determines, amongst others that, “Section 14(1) to (5) of the Act does not apply if a municipality or municipal entity transfers a capital asset to an organ of state in any of the following circumstances:

- (f) any other circumstance not provided in paragraph (a) to (e), provided that:
 - (i) the capital asset to be transferred is determined by Council to “be not needed for the provision of the minimum level of basic municipal services and to be surplus to the requirements of the municipality; and...”

The subject portions of properties are needed to widen the current R43 road between Stanford and Gansbaai. This specific portion of road is very narrow and accidents occur there regularly.

Paragraph 12.2: “Where the requirements stipulated in Chapter 3 of the MATR are met, then notwithstanding the fact that the transfer or disposal may be in respect of immovable property which is required to provide the minimum level of basic services, such disposals need not be at market related value and do not require a public participation process described in the MATR in respect of non-exempted disposals.”

As the portions of properties will be alienated to an organ of state and further as the purpose for which the properties will be utilised is of great value and advantage to the community, the property may be alienated and transferred without following a public participation process.

Paragraph 28: “All costs pertaining to a transaction shall be borne by the successful bidder/purchaser, e.g. survey, advertisements, valuation, rezoning, relocation or provision of services where necessary, etc. The Municipality may, however, waive its right to claim the costs should it be to its advantage to bear the costs.”

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DTPW will be held liable for all cost pertaining to the transactions.

Paragraph 31: “Where immovable property is alienated for development, a condition, taking into consideration the nature of development, might be included in the Deed of Sale stipulating that such development must be completed within two years from date of registration. Likewise a condition may be included in the agreement to provide for forfeiture in the event that the development has not been completed within the required time period, unless a written extension has been granted by the Municipality.”

A condition to this effect will be included in the Deed of Sale

Paragraph 32: “Save with prior approval, the immovable property alienated may only be used for the purpose for which it was originally sold and purposes permitted by town planning scheme regulations pertaining to such purposes.”

A condition to this effect will be included in the Deed of Sale.

B: Advertisement/Notification

As the properties are exempted in terms of Regulation 20 of the MATR and alienated and transferred to an organ of state for the advantage of the community the alienation and transfer of the properties do not have to follow a public participation process.

Conclusion

Taking the above discussion into consideration, it is recommended that the direct alienation and transfer of the following properties to DTPW for road widening purposes be approved:

1. A portion of Remainder Farm No. 645 Stanford, ±2788m² in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded);
2. A portion of Remainder Erf 423 Stanford, ±668m² in extent, at an amount of R450.00/m² (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded);
3. A portion of Erf 1174 Stanford, ±97m² in extent, at an amount of R450.00/m² (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded);
4. A portion of Remainder Erf 294 Stanford, ±4019m² in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded);

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5. A portion of Portion 18 of Farm No. 644 Stanford, ±164m² in extent, at an amount of R15.00/m² (FIFTEEN RAND PER SQUARE METRE) (VAT excluded);
6. A portion of Remainder Erf 1071 De Kelders, ±3901m² in extent, at an amount of R18.00/m² (EIGHTEEN RAND PER SQUARE METRE) (VAT excluded), and
7. Portions of Remainder Erf 210 Gansbaai, ±1201m² in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded).

Furthermore, DTPW will be liable for all cost involved to affect transfer of the properties in the deeds office. Subsequently additional costs will entail the subdivision and rezoning of the properties and the registration of servitudes for services, if necessary.

7. Financial Implications

The Municipality stands to gain an income to the amount of ±R529,040.00 (FIVE HUNDRED AND TWENTY-NINE THOUSAND AND FORTY RAND) (VAT excluded).

Should the Municipality not be successful to obtain ownership of Erf 423 Stanford on the basis that the current owner does not want to bear the costs of the transfer, it is suggested that the Municipality bear these costs which can amount to approximately R7,000.00 (SEVEN THOUSAND RAND). There is sufficient budget for this expense.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Senior Manager: Expenditure and Assets, Mr J Vorster - (028) 313 8046

“Erf 423 Stanford is currently zoned as Transport Zone 2: Road and Parking. Although the property vests in the Municipality in terms of LUPA, the current owner has not yet transferred the title deed into the name of the Municipality and as such it is not currently recognised in the Fixed Asset Register. In the event of the disposal of the relevant portion of the property, a simultaneous deeds transfer will have to be done, firstly to the name of the Municipality and then to the name of the recipient.

The following portions of municipal properties are currently included as part of the overall extent of the respective municipal properties in the Fixed Asset

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Registers for either Investment Property (IP) Land or Property Plant & Equipment (PPE) Land:

<u>Erf number</u>	<u>Size</u>	<u>Classification</u>	<u>Proportional value (VAT included)</u>	
1	Remainder Farm 645 Stanford	±2788m ²	PPE	±R3,638,449.18
2	Erf 1174 Stanford	±97m ²	PPE	±R943.49
3	Remainder Erf 294 Stanford	±4019m ²	PPE	±R4,019.00
4	Portion 18 of the Farm 644 Stanford	±164m ²	PPE	±R815.58
5	Remainder Erf 1071 De Kelders	±390m ²	PPE	±R13,434.99
6	Remainder Erf 210 Gansbaai	±1201m ²	PPE	±R1,223.38

In terms of Generally Recognised Accounting Practices 17 (“GRAP 17”) the properties must be registered in the Fixed Asset Register and the subsequent alienation thereof must be accounted for at the selling price in order to remove it from the Fixed Asset Register and to account for the gain / (loss).

As the application complies with the Administration of Immovable Property Policy, there is no objection.”

Senior Manager: Gansbaai Administration: Mr F Myburgh – (028) 384 8331

“Kindly note that the above-mentioned item was tabled during the Ward Committee meetings of Wards 1, 2, 11 and 14 and that all of the wards agreed and supports the proposed alienation of the portions identified.”

Senior Manager: Operational Services Gansbaai: Mr J Solomons – (028) 384 8312

“With regard to the application for the sale/alienation of Remainder Farm 645, Portion 18 of Farm 644, Erf 423, Erf 1174, Erf 294, Stanford & Erf 1071, Erf 210, Erf 611 Gansbaai, the Department: Operational Services has no objections to the application, subject to the following conditions:

- 1. That, as no municipal water- and sewerage services will be rendered to Remaindeer Farm 645, Portion 18 of Farm 644, Erf 423, Erf 1174, Erf 294, Stanford & Erf 1071, Erf 210, Erf 611 Gansbaai, the applicant is responsible for the provision of any water supply and sewerage services to the development on Remainder Rarm 645, Portion 18 of Farm 644, Erf 423, Erf 1174, Erf 294, Stanford & Erf 1071, Erf 210, Erf 611 Gannbaai.*
- 2. That, as a municipal water line is located on the erf, and should the erf be sold, the water pipeline must be relocated to a suitable position outside the erf or a servitude must be registered in favour of the water*

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pipeline. All work must comply with the standards of the Department: Operational Services (Gansbaai), and all costs in this regard will be for the new owners' account..."

Comments from Property Administration Department:

Provision will be made in the Deed of Sale where applicable. As the properties will only be used for road purposes, no structures may be erected thereon, thus no services will be needed.

Town Planner: Mr P Roux– (028) 313 2093

"Herewith the zonings as requested, please note that I aimed to be as accurate as possible however some of the properties have split zonings and the alignment of the road does not always match up with the zoning map.

Remainder Farm 645 – Transport Zone 2: Road and Parking, Portions adjacent to the road portions are zoned Open Space Zone 2: Public Open Space.

Portion 18 of the Farm 644 – Agricultural Zone 1: Agriculture

Erf 423 Stanford – Section next to road is zoned Transport Zone 2: Road and Parking

Erf 1174 Stanford – Open Space Zone 2: Public Open Space

Erf 294 Stanford – Rural Zone 2: Conservation Usage. Please note the trunk road no 28 is shown on the SG diagram and therefore the zoning needs to be updated. The portion on where the Trunk Road is situated will be zoned Transport Zone 2: Road and Parking. This can be verified if the width of the trunk road no 28 is provided.

Erf 1071 Gansbaai (De Kelders) – Undetermined Zone

Erf 210 Gansbaai – Transport Zone 2: Road and Parking"

Manager: Engineering Services: Mr R Andrew – (028) 312 5073

"Confirm/Register servitude and/or wayleave(s) for bulk water services of Overstrand Municipality."

Comments from Property Administration Department:

Provision will be made in the Deed of Sale.

Senior Manager: Electrotechnical Services: Gansbaai: Mr D Maree – (028) 384 8311

"Attached our services on the said portions of the road referred to in your email. All electrical services that fall within the areas earmarked for the road will need to be relocated or new services be installed at the client's cost. The services located in these areas are in most cases main supply cables and damage to these services would be detrimental to service delivery."

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Comments from Property Administration Department:

The deed of sale will make provision for the relocation of services where necessary. The services are indicated per Annexure H1 – 9. Please note that the works have already been done.

Manager Environmental Management: Ms P Aplon – (028) 316 5610

“This section has the following comments on the application to expropriate land in order to widen the R43 between Hermanus and Stanford. In terms of the Environmental authorization, all work is proposed within the existing 30m road reserve. It should be noted that the Environmental department worked closely with the environmental consultants who conducted the Environmental Impact Assessment process. Provision for corridors was made for the existing breeding area of the Western Leopard toad along culverts through Stanford.

Remainder Farm 645

On a landscape level portions of this Erf is mapped as conservation worthy municipal land and ecological process corridor. For the purposes of the road widening, all work is however proposed within the road reserve. This section is the migration route for the Western leopard toad, and provision was made for an increased number of culverts to provide safe passage.

No additional comment on this section.

Portion 18 of Farm 644

No additional comments.

Erf 423 Stanford

No additional comments.

Erf 1174 Stanford

No additional comments.

Remainder of Erf 294 Stanford

This portion is located within the Urban conservation EMOZ. However, the areas proposed for development falls within the road reserve area. The necessary updated permit/license must be obtained from the Department of Environment, Forestry and Fisheries for the removal of the Milkwood trees.

No additional comment on this section.

Erf 1071 Gansbaai

No additional comments.

Remainder Erf 210 Gansbaai

No additional comments.

Erf 611 Gansbaai (a portion of Erf 210, Gansbaai)

No additional comments.

Remainder Erf 225 (a portion of 210 Gansbaai)

No additional comments.

Recommendations:

The draft Environmental Management Programme (“EMPr”) submitted as part of the application for Environmental Authorisation must be implemented.

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The Maintenance Management Plan (“MMP”) and the Rehabilitation Plan (Addendums to the EMPr and accepted as part of the EMPr) must be implemented. Future maintenance and rehabilitation activities must be undertaken in accordance with the accepted MMP and Rehabilitation Plan. The EMPr, including the MMP and the Rehabilitation Plan must be included in all contract documentation for all phases of implementation.

The necessary updated permit/license must be obtained from the Department of Environment, Forestry and Fisheries for the removal of the Milkwood trees

Conclusion:

This office has no objection to the sale of the listed properties, the developer must ensure that all the conditions of the Environmental authorization are adhered to.”

Comments from Property Administration Department:

These recommendations can be included in the Deed of Sale. It was already communicated to them when the works started.

10. Annexures

- Annexure A1 - 3: Remainder Farm 645 Stanford
- Annexure B1 – 3: Remainder Erf 423 Stanford
- Annexure C1 – 3: Erf 1174 Stanford
- Annexure D1 – 3: Remainder Erf 294 Stanford
- Annexure E1 – 3: Portion 18 of the Farm 644 Stanford
- Annexure F1 – 4: Remainder Erf 1071 De Kelders
- Annexure G1 – 3: Remainder Erf 210 Gansbaai
- Annexure H1 – 9: Indication of Electrical services

RECOMMENDATION TO THE COUNCIL:

1. that the direct alienation (sale) and transfer of the following properties to the Western Cape Government (Department of Transport and Public Works) for road widening purposes **be approved:**
 - (a) a portion of Remainder Farm No. 645 Stanford, ±2788m² in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded);
 - (b) a portion of Remainder Erf 423 Stanford, ±668m² in extent, at an amount of R450.00/m² (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded);

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- (c) a portion of Erf 1174 Stanford, $\pm 97\text{m}^2$ in extent, at an amount of R450.00/m² (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded);
 - (d) a portion of Remainder Erf 294 Stanford, $\pm 4019\text{m}^2$ in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded);
 - (e) a portion of Portion 18 of Farm No. 644 Stanford, $\pm 164\text{m}^2$ in extent, at an amount of R15.00/m² (FIFTEEN RAND PER SQUARE METRE) (VAT excluded);
 - (f) a portion of Remainder Erf 1071 De Kelders, $\pm 3901\text{m}^2$ in extent, at an amount of R18.00/m² (EIGHTEEN RAND PER SQUARE METRE) (VAT excluded); and
 - (g) portions of Remainder Erf 210 Gansbaai, $\pm 1201\text{m}^2$ in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded).
2. that a condition be registered in the title deeds of the said portions of properties to be alienated and transferred that no structures of any kind may be erected thereon;
 3. that the alienation and transfer of the said portions of properties be subject to obtaining the necessary subdivision, rezoning and consolidation approvals;
 4. that the costs of the valuation, subdivision and possible consolidation, rezoning and transfer costs be paid by the Western Cape Government (Department of Transport and Public Works);
 5. that, where necessary, servitudes be registered in favour of and to the satisfaction of the Overstrand Municipality in relation to any existing services on the properties, at the cost of the Western Cape Government (Department of Transport and Public Works);
 6. that a condition be included in the Deed of Sale that the Western Cape Government (Department of Transport and Public Works), its agents and contractors must at own cost attend to the relocation of services where requested; and

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7. that it be noted that the portions of municipal properties envisaged to be alienated is not required for the provision of the minimum level of basic services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

RESPONSIBLE OFFICIAL:	M ERASMUS
TARGET DATE FOR IMPLEMENTATION:	28 OCTOBER 2022
TARGET DATE TO INFORM APPLICANT:	21 OCTOBER 2022
TARGET DATE TO INFORM OBJECTOR:	N/A

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7/2/3/2

A Le Roux

10 May 2022

Manager: Property Administration

(028) 316 - 5623

THIS MATTER SERVED BEFORE THE INVESTMENT & INFRASTRUCTURE PORTFOLIO COMMITTEE ON 7 SEPTEMBER 2022, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:

RECOMMENDATION TO THE COUNCIL:

1. that the direct alienation (sale) and transfer of the following properties to the Western Cape Government (Department of Transport and Public Works) for road widening purposes **be approved**:
 - (a) a portion of Remainder Farm No. 645 Stanford, $\pm 2788\text{m}^2$ in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded);
 - (b) a portion of Remainder Erf 423 Stanford, $\pm 668\text{m}^2$ in extent, at an amount of R450.00/m² (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded);
 - (c) a portion of Erf 1174 Stanford, $\pm 97\text{m}^2$ in extent, at an amount of R450.00/m² (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded);
 - (d) a portion of Remainder Erf 294 Stanford, $\pm 4019\text{m}^2$ in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded);
 - (e) a portion of Portion 18 of Farm No. 644 Stanford, $\pm 164\text{m}^2$ in extent, at an amount of R15.00/m² (FIFTEEN RAND PER SQUARE METRE) (VAT excluded);
 - (f) a portion of Remainder Erf 1071 De Kelders, $\pm 3901\text{m}^2$ in extent, at an amount of R18.00/m² (EIGHTEEN RAND PER SQUARE METRE) (VAT excluded); and
 - (g) portions of Remainder Erf 210 Gansbaai, $\pm 1201\text{m}^2$ in extent, at an amount of R14.00/m² (FOURTEEN RAND PER SQUARE METRE) (VAT excluded).

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2. that a condition be registered in the title deeds of the said portions of properties to be alienated and transferred that no structures of any kind may be erected thereon;
3. that the alienation and transfer of the said portions of properties be subject to obtaining the necessary subdivision, rezoning and consolidation approvals;
4. that the costs of the valuation, subdivision and possible consolidation, rezoning and transfer costs be paid by the Western Cape Government (Department of Transport and Public Works);
5. that, where necessary, servitudes be registered in favour of and to the satisfaction of the Overstrand Municipality in relation to any existing services on the properties, at the cost of the Western Cape Government (Department of Transport and Public Works);
6. that a condition be included in the Deed of Sale that the Western Cape Government (Department of Transport and Public Works), its agents and contractors must at own cost attend to the relocation of services where requested; and
7. that it be noted that the portions of municipal properties envisaged to be alienated is not required for the provision of the minimum level of basic services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

RESPONSIBLE OFFICIAL:	M ERASMUS
TARGET DATE FOR IMPLEMENTATION:	28 OCTOBER 2022
TARGET DATE TO INFORM APPLICANT:	21 OCTOBER 2022
TARGET DATE TO INFORM OBJECTOR:	N/A

ANNEXURE A1

PROPERTY / EIGENDOM REM OF THE FARM DE KLEINE RIVIER VALLEY No.645, CALEDON SKETCH / SKETS NO. 72

ROAD STATUS / PADSTATUS TRUNK ROAD 28/2 RESERVE WIDTH / RESERWEDYDTE 30m(MIN)

NAME OF JOB / NAAM VAN TAAK CONTRACT NO. 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI


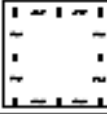
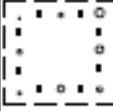
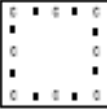
COMPILATION / SAAMGESTELDE PLAN H1646 SURVEY / OPMETINGS PLAN TR28-2 REV-2D,dwg

NOTA BENE

IN TERMS OF SECTION 30 (4) (b) OF ORDINANCE 18/1976 NO COMPENSATION IS PAYABLE FOR THE PORTION OF EXISTING ROAD RESERVE SITUATE WITHIN THE NEWLY EXPROPRIATED ROAD RESERVE, SEE 2 BELOW

LET WEL

INGEVOLGE ARTIKEL 30 (4) (b) VAN ORDINANSIE 18/1976 IS GEEN VERGOEDING BETAALBAAR VIR DIE GEEDELTE BESTAANDE PADRESERVE WAT BINNE DIE NUWE ONTEKENE PADRESERVE GELIEK IS AAN, SIEK 2 HIERONDER

1	TOTAL AREA OF NEW ROAD RESERVE TOTALE GROOTTE VAN NUWE PADRESERVE		2,5762Ha	
2	PORTION OF EXISTING ROAD RESERVE WITHIN NEW ROAD RESERVE GEDELTE BESTAANDE PADRESERVE BINNE NUWE PADRESERVE		2,2974Ha	
3	DIFFERENCE BETWEEN 1 AND 2 ABOVE IN RESPECT OF WHICH COMPENSATION CAN BE CLAIMED AS SET OUT IN 4 BELOW. VERSKIIL TUSSEN 1 EN 2 HIERBO WAARVOOR VERGOEDING GEËIS MAG WORD SOOS IN 4 HIERONDER UITEENGESIT.		0,2788Ha	
4	UNIMPROVED GROUND ONVERTEKENE GROND 0,2788Ha	CULTIVATED LAND BOERDE GROND		DEGRADED GROUND VERTEKENE GROND 
	ORCHARDS BOERDE	VINEYARD WYNYARD		PLANTATION PLANTASIE 

1. C.P.A. storage yard, concrete slab, tarred entrance, relocate security hut.
2. Entrance to storage yard to be relocated to Valey Street,
3. Informal taxi rank on either side of the road, sandy strip next to road.
4. Dense bushes and reeds along either side of the road,
5. Entrance walls x 3.

FIELD CHECKED BY / VELD NAGESEN DEUR EFG Engineers

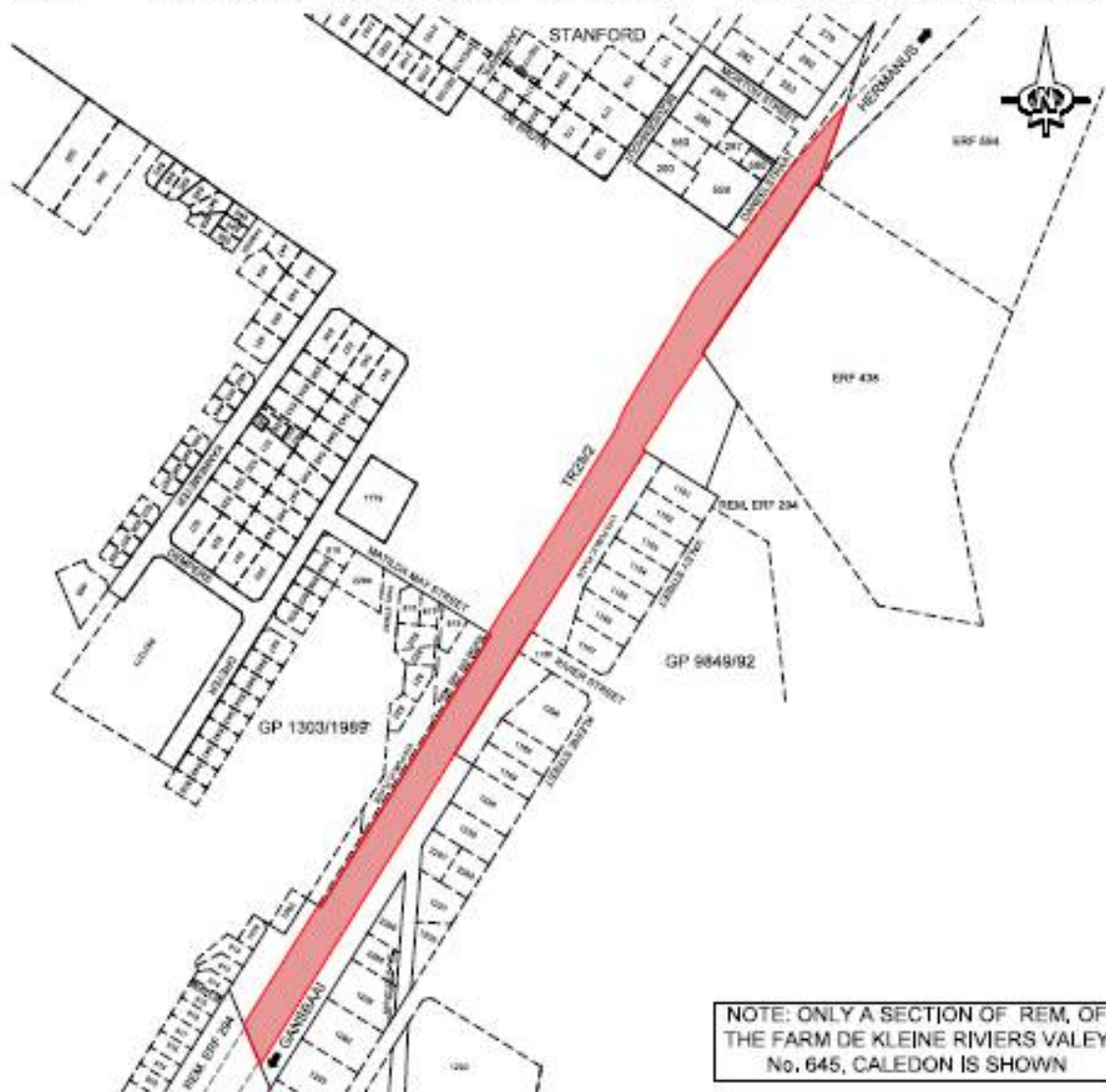
DATE / DATUM NOVEMBER 2021 AA2

ANNEXURE A2

PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAABE

FILE NO. TPW 16/8/2/1-TR28-2/1 SKETCH NO. 72
LEER NO. _____ SKETS NO. _____
PROPERTY REM OF THE FARM DE KLEINE RIVJERS VALEY No, 645
EENDOM _____
SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON IN EXTENT 158,9349Ha
DELEE IN DIE ADMINISTRATIEWE DISTRIK VAN _____ IN EXTENT 158,9349Ha
OWNED BY OVERSTRAND MUNICIPALITY TRANSFER NO. T6331/1921
EENDOM VAN _____ TRANSPORT NO. T6331/1921
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 2,5762Ha IN EXTENT 2,5762Ha
DIE ONTELENDE GEDEELTE, ROOI BEKLEUR, IS ONGEVEER _____ IN EXTENT 2,5762Ha
S/D, DIAGRAM NO. 51/1801 S.G. COMPIATION NO. M4305, M4312, M4306, M4307, M4303
L.G. KAART _____ I.G. SAMESTELLING NO. _____

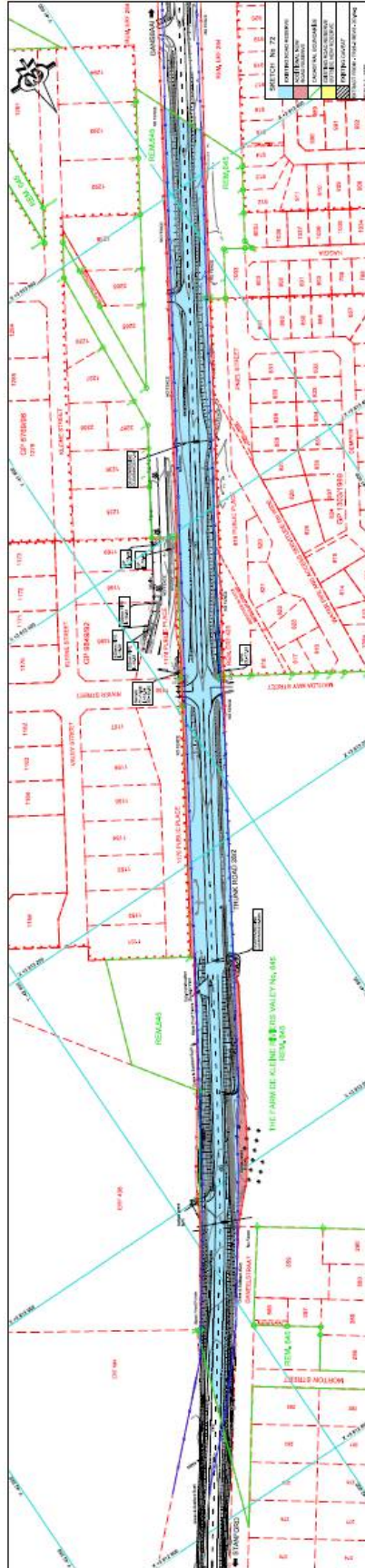


NOTE: ONLY A SECTION OF REM, OF THE FARM DE KLEINE RIVJERS VALEY No. 645, CALEDON IS SHOWN

SCALE 1 : 5000
SKAAL _____

COMPIATION BY EFG ENGINEERS
SAMESTELLING DEUR _____
DATE NOVEMBER 2021
DATUM _____ AA

ANNEXURE A3



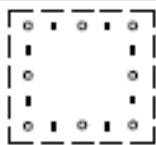
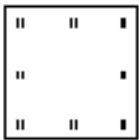
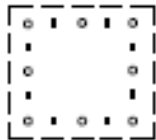
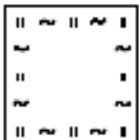
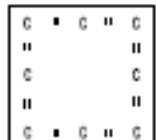
ANNEXURE B1

PROPERTY / EINDOM: REM OF ERF 423, STANFORD SKETCH / SKETS NO: 73

ROAD STATUS / PADSTATUS: TRUNK ROAD 28/2 RESERVE WIDTH / RESERWEGWYDTE: 30m(MIN)

NAME OF JOB / NAAM VAN TAAK: CONTRACT NO. 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI

COMPELATION / SAAMGESTELDE PLAN: H1646 SURVEY / OPMETINGS PLAN: TR28-2 REV-2D.dwg

ONVERBETERDE GROND UNIMPROVED LAND 0,0668Ha		BOORDE ORCHARDS	
BEWERKTE GROND CULTIVATED LAND		WINGERD VINEYARD	
BESPROEIDE GROND IRRIGATED LAND		PLANTASIE PLANTATION	

1. Dense bushes, grass and reeds in vlei areas.
2. Entrance wall x 1.

FIELD CHECKED BY / VELD NAGESIEN DEUR: EFG Engineers

DATE / DATUM: NOVEMBER 2021 AA1

ANNEXURE B2

PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAABE

FILE NO. TPW 16/8/2/1-TR28-2/1

SKETCH NO. 73

PROPERTY REM OF ERF 423, STANFORD

SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON

IN EXTENT UNKNOWN

OWNED BY RITBAR INVEST PTY LTD

TRANSFER NO. T20025/1989

ESTABLISHED BY VESTED WITH OVERSTRAND MUNICIPALITY

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY
DIE ONTOEGENDE GEDEELTE, ROOF GEDREUR, IS ONGEVEER

0,0668Ha

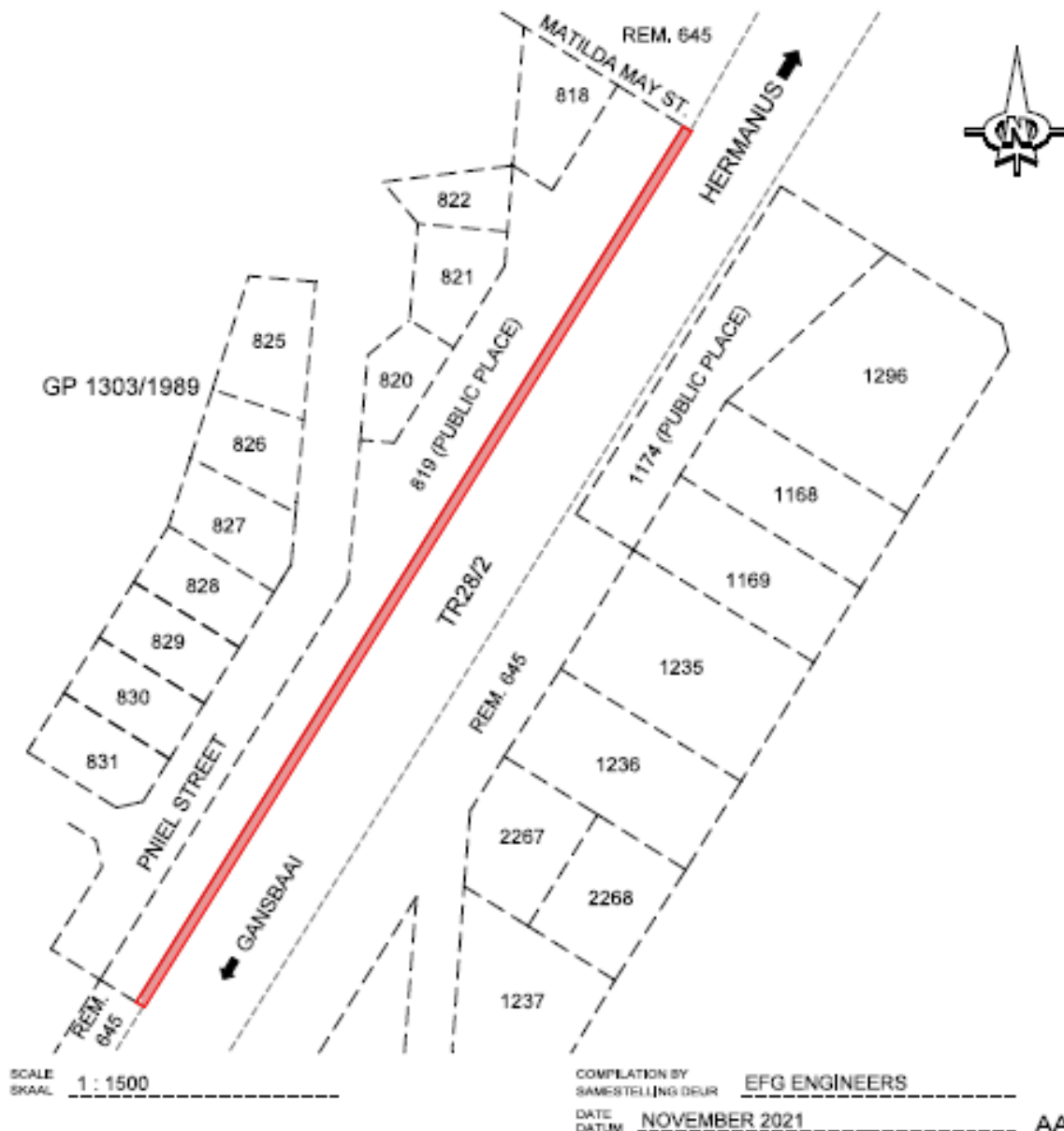
IN EXTENT
GROOT

S.G. DIAGRAM NO. 10162/1972, GP1303/1989

S/A COMPLETION NO. M4312

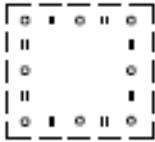
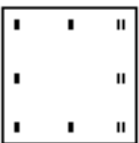

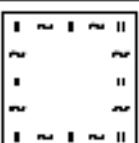
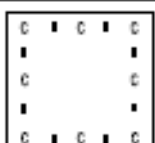
L.G. KAART

L.G. SAMESTELLING



ANNEXURE C1

PROPERTY ERF 1174, STANFORD SKETCH NO. 74
 EINDOM -----
 ROAD STATUS TRUNK ROAD 28/2 RESERVE WIDTH 30m(MIN)
 PADSTATUS ----- RESERIEWYDTE -----
 NAME OF JOB CONTRACT NO. 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI
 NAAM VAN TAAK -----
 COMPILATION PLAN H1646 SURVEY PLAN TR28-2 REV-2D.dwg
 SAAMGESTELDE ----- OPMETINGS -----

ONVERBETERDE GROND UNIMPROVED LAND 0,0097Ha		BOORDE ORCHARDS	
BEWERKTE GROND CULTIVATED LAND		WINGERD VINEYARD	
BESPROEIDE GROND IRRIGATED LAND		PLANTASIE PLANTATION	

1. Dense bushes, grass and reeds in vlei areas,

FIELD CHECKED BY EFG Engineers
 VELD NAGESEEN DEUR -----
 DATE NOVEMBER 2021
 DATUM ----- AA1

ANNEXURE C2

PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAAJE

FILE NO. TPW 16/8/2/1-TR28-2/1 SKETCH NO. 74
LEER
PROPERTY ERF 1174, STANFORD
SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON IN EXTENT 0,2159Ha
GELIG IN DIE ADMINISTRATIEWE DISTRIK VAN
OWNED BY MUNICIPALITY OF STANFORD TRANSFER NO. T44454/1993
EIGENDOM VAN
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 0,0097Ha IN EXTENT
DIE ONTEGENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER GROOT
S.G. DIAGRAM NO. GP9849/1992 S.G. COMPILED NO. M4310, M4312
L.G. KAART L.G. SAMESTELLING



SCALE
SKAAL 1 : 1000

COMPILED BY
SAMESTELLING DEUR EFG ENGINEERS

DATE
DATUM NOVEMBER 2021

AA

ANNEXURE D1


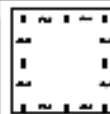
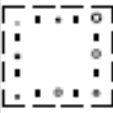
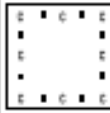
PROPERTY EENDOM REM ERF 294, STANFORD SKETCH NO. 75
 ROAD STATUS PADSTATUS TRUNK ROAD 28/2 RESERVE WIDTH RESERIEWYDTE 30m(MIN)
 NAME OF JOB NAAM VAN TAAK CONTRACT NO. 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI
 COMPLETION SAAMGESTELDE PLAN H1646 SURVEY OPMETINGS PLAN TR28-2 REV-2D.dwg

NOTA BENE

IN TERMS OF SECTION 35 (1) (b) OF ORDINANCE 1979 NO COMPENSATION IS PAYABLE FOR THE PORTION OF EXISTING ROAD RESERVE SITUATE WITHIN THE NEWLY APPROPRIATED ROAD RESERVE. (SIE 2 BELOW)

LET WEL

IN GEVOLGE ARTIKEL 35 (1) (b) VAN ORDINANSIE 1979 IS GEEN VERGOEDING BETAALBAAR VIR DIE GEDeelTE BESTAANDE PADRESERVE WAT BINNE DIE NUWE ONTRENDE PADRESERVE OORLEI IS NIK. (SIE 2 HIERONDER)

1	TOTAL AREA OF NEW ROAD RESERVE TOTALE GROOTTE VAN NUWE PADRESERVE		2,9666Ha		
2	PORTION OF EXISTING ROAD RESERVE WITHIN NEW ROAD RESERVE GEDeelTE BESTAANDE PADRESERVE BINNE NUWE PADRESERVE		2,5647Ha		
3	DIFFERENCE BETWEEN 1 AND 2 ABOVE IN RESPECT OF WHICH COMPENSATION CAN BE CLAIMED AS SET OUT IN 4 BELOW, VERSKEIL TUSSEN 1 EN 2 HIERBO WAARVOOR VERGOEDING GEEKS MAG WORD SOEK IN 4 HIERONDER UITEENGESTEL.		0,4019Ha		
4	UNIMPROVED LAND ONVERBETERDE GROND	CULTIVATED LAND BEWERKTE GROND		ROAD RESERVE PADRESERVE	
	ORCHARDS BOORD	VINEYARD WYNDERF		PLANTATION PLANTASIE	

1. Dense bushes, grass, reeds in vleai areas.

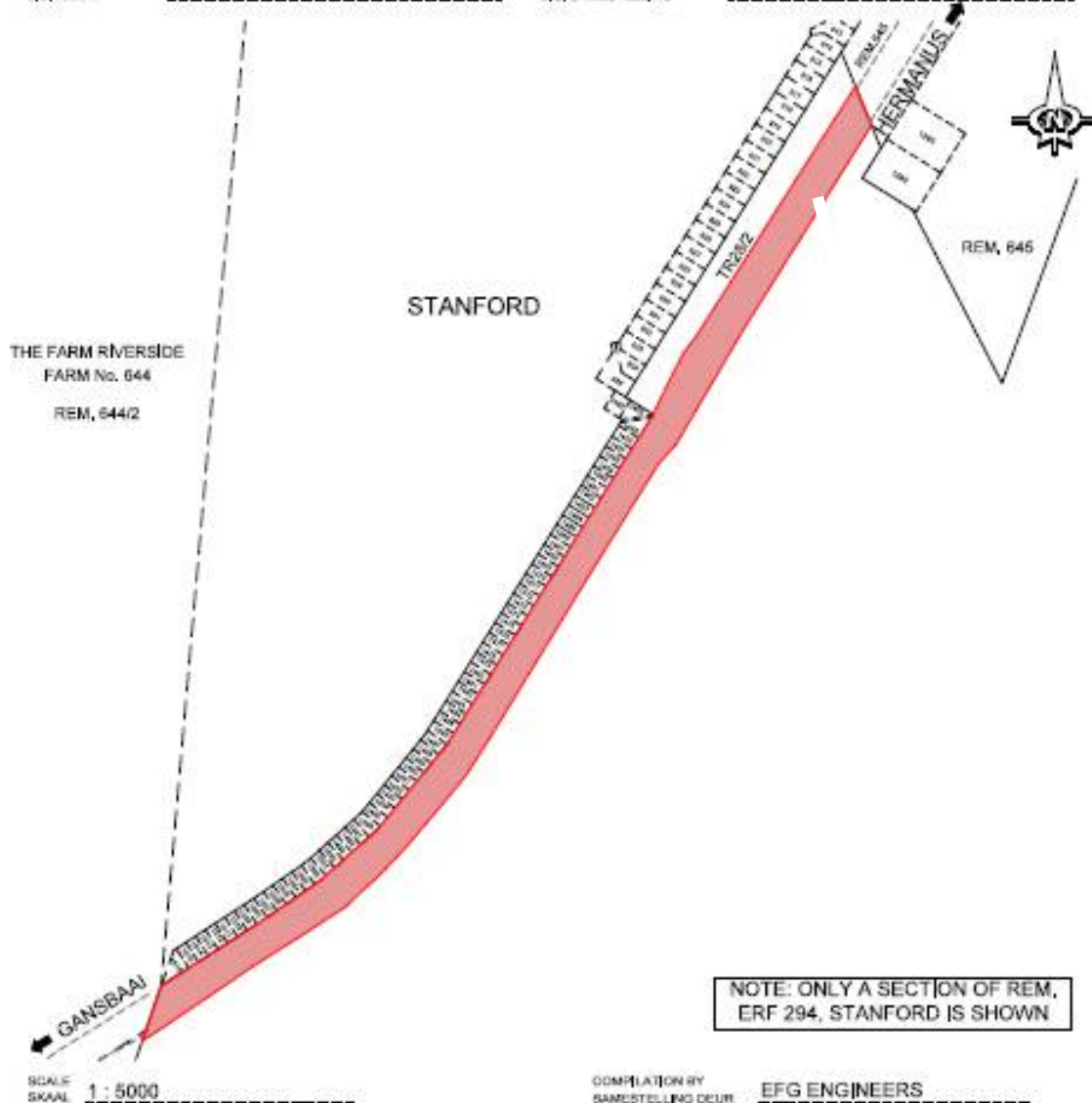
FIELD CHECKED BY VELD NAGESEN DEUR EFG Engineers
 DATE DATUM NOVEMBER 2021 AA2

ANNEXURE D2

PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAAJE

FILE NO. LEER NO.	TPW 16/8/2/1-TR28-2/1	SKETCH NO. SKETS NO.	75
PROPERTY EIGENDOM	REM ERF 294, STANFORD		
SITUATE IN THE ADMINISTRATIVE DISTRICT OF GELEë IN DIE ADMINISTRATIEWE DISTRIK VAN	CALEDON	IN EXTENT GROOTTE	146,5568Ha
OWNED BY EIGENDOM VAN	OVERSTRAND MUNICIPALITY	TRANSFER TRANSPORT NO.	T5943/1921
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY DIE ONTRENDE GEDEELTE, ROOI OEFLEUR, IS ONGEVEER	2,9666Ha	IN EXTENT GROOT	
S.G. DIAGRAM L.G. KAART NO.	2667/1908	S.G. COMPILATION L.G. SAMESTELLING NO.	M4307, M4309, M4310, M4311



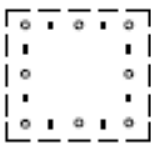
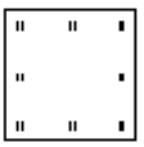
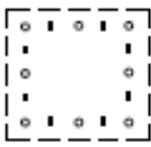
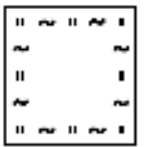
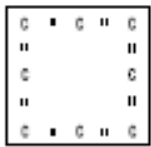
ANNEXURE E1

PROPERTY EINDOM PTN 18 (A PTN OF PTN 17) OF THE FARM RIVERSIDE SKETCH NO. 78
FARM No, 644, CALEDON SKETS

ROAD STATUS TRUNK ROAD 28/2 RESERVE WIDTH 30m(MIN)
 PADSTATUS RESERWEWYDTE

NAME OF JOB CONTRACT NO, 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI
 NAAM VAN TAAK

COMPILATION PLAN H1647 SURVEY PLAN TR28-2 REV-2D.dwg
 SAAMGESTELDE OPMETINGS

ONVERBETERDE GROND UNIMPROVED LAND 0,0164Ha		BOORDE ORCHARDS	
BEWERKTE GROND CULTIVATED LAND		WIJGERD VINEYARD	
BESPROEIDE GROND IRRIGATED LAND		PLANTASIE PLANTATION	

1. Dense bushes, Fynbos.

FIELD CHECKED BY EFG Engineers
 VELD NAGESIEN DEUR

DATE NOVEMBER 2021 AA1
 DATUM

ANNEXURE E2

PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAAL

FILE NO. TPW 16/8/2/1-TR28-2/1 SKETCH NO. 78
LEER SKETS

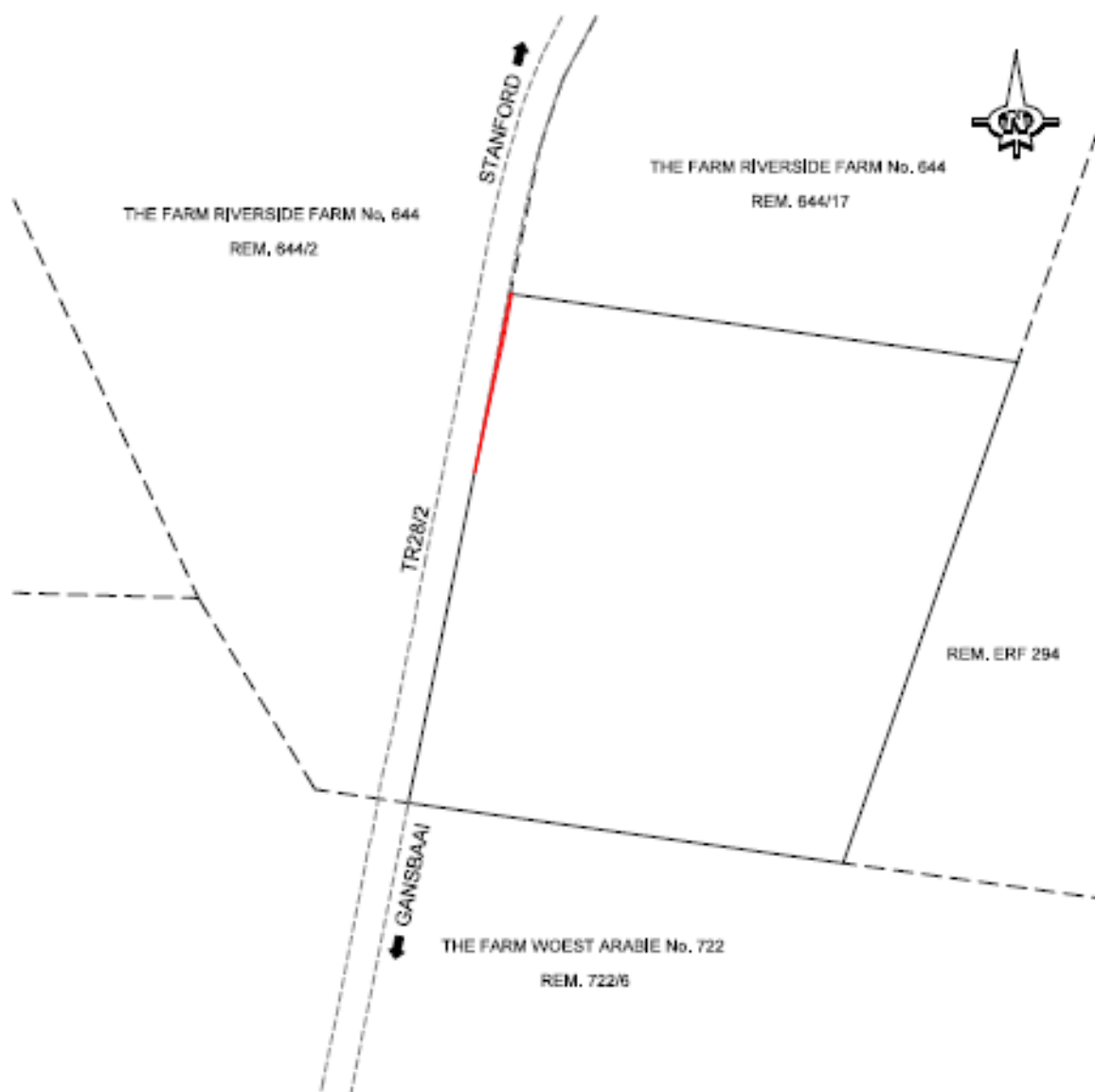
PROPERTY PTN 18 (A PTN OF PTN 17) OF THE FARM RIVERSIDE FARM No. 644
BESITTING

SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON IN EXTENT 17,0921Ha
GELDE IN DIE ADMINISTRATIEWE DISTRIK VAN GROOTTE

OWNED BY OVERSTRAND MUNICIPALITY TRANSFER NO. T22372/2003
BESITTING VAN TRANSPORT

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 0,0164Ha IN EXTENT
DIE ONTRENDENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER GROOT

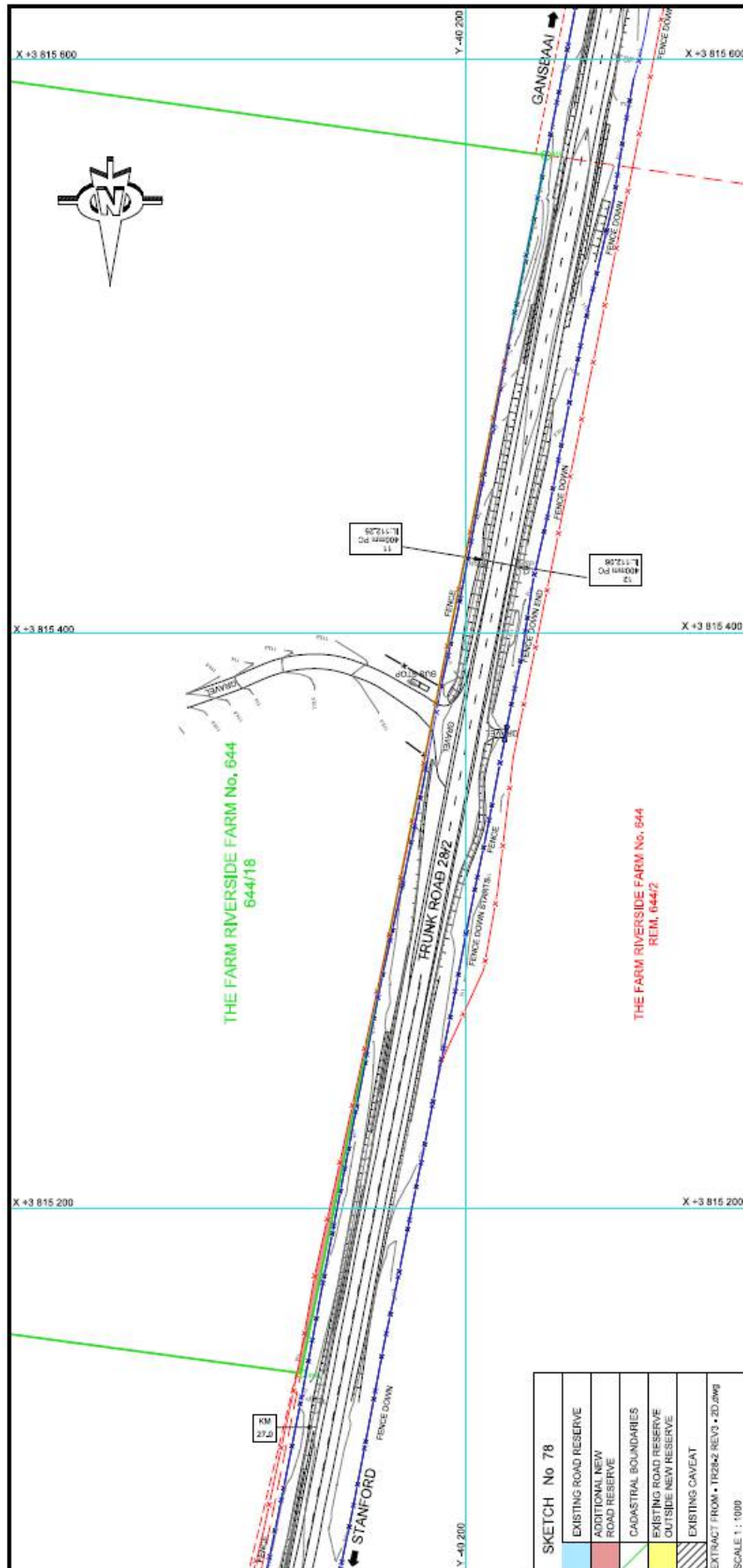
S.G. DIAGRAM NO. 9535/1971 S.G. COMPILATION NO. M3385
L.G. KAART L.G. SAMESTELLING



SCALE 1 : 5000
SKAAL

COMPILED BY EFG ENGINEERS
SAMESTELLING DEUR
DATE NOVEMBER 2021
DATUM

AA



ANNEXURE F1

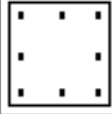
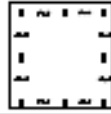

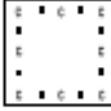
PROPERTY SKETCH NO. 97
 EINDOM REM ERF 1071, DE KELDERS
 ROAD STATUS TRUNK ROAD 28/2 RESERVE WIDTH 30m(MIN)
 PADSTATUS RESERIEWYDTE
 NAME OF JOB CONTRACT NO. 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI
 NAAM VAN TAAK
 COMPLETION PLAN H1652 & H1653 SURVEY PLAN TR28-2 REV-2D.dwg
 SAAMGESTELDE OPMETINGS

NOTA BENE

IN TERMS OF SECTION 25 (1) (b) OF ORDINANCE 147/1978 NO COMPENSATION IS PAYABLE FOR THE PORTION OF EXISTING ROAD RESERVE SITUATE WITHIN THE NEWLY EXPROPRIATED ROAD RESERVE. (SEE 2 BELOW)

LET WEL

INGEVOLGE ARTIKEL 25 (1) (b) VAN ORDINANSIE 147/1978 IS GEEN VERGOEDING BETAALBAAR VIR DIE GEDEELTE BESTAANDE PADRESERVE WAT BINNE DIE NUWE ONTERENDE PADRESERVE OORLEEF. (SIEH 2 HIERONDER)

1	TOTAL AREA OF NEW ROAD RESERVE TOTALE GROOTTE VAN NUWE PADRESERVE		5,9703Ha		
2	PORTION OF EXISTING ROAD RESERVE WITHIN NEW ROAD RESERVE GEDEELTE BESTAANDE PADRESERVE BINNE NUWE PADRESERVE		5,5802Ha		
3	DIFFERENCE BETWEEN 1 AND 2 ABOVE IN RESPECT OF WHICH COMPENSATION CAN BE CLAIMED AS SET OUT IN 4 BELOW, VERSKIL TUSSEN 1 EN 2 HIERBO WAARVOOR VERGOEDING GEEKS MAG WORD SOEK IN 4 HIERONDER UITTEENGESTEL.		0,3901Ha		
4	UNIMPROVED LAND ONVERBETERDE GROND	CULTIVATED LAND BEWERKTE GROND		IMPROVED LAND BETREKTE GROND	
	ORCHARD BOORD	VINEYARD WYNDRA		PLANTATION PLANTASIE	

1. Grass areas, dense bushes, Fynbos.

FIELD CHECKED BY VELD NAGESEN DEUR EFG Engineers

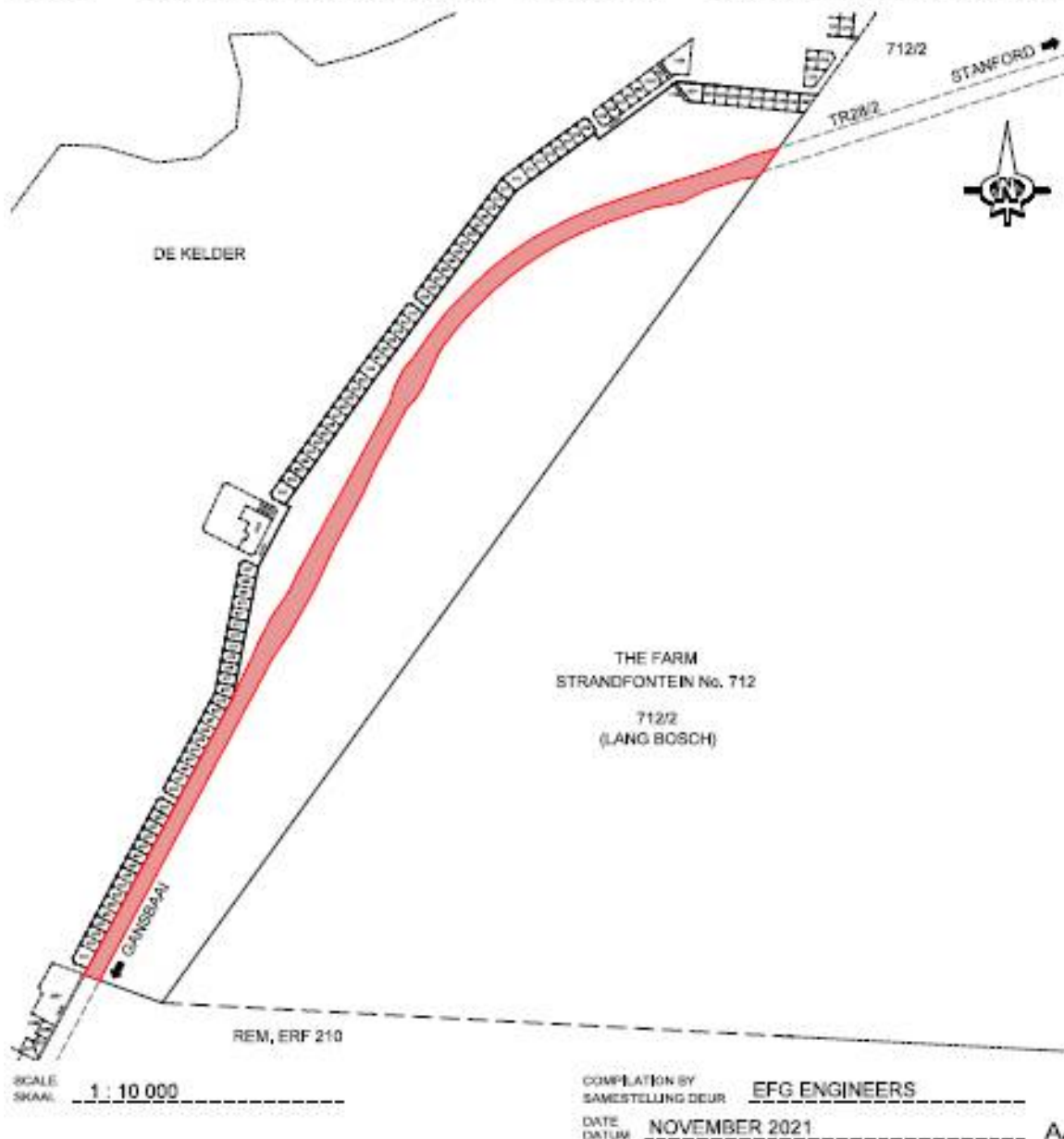
DATE NOVEMBER 2021 AA2

ANNEXURE F2

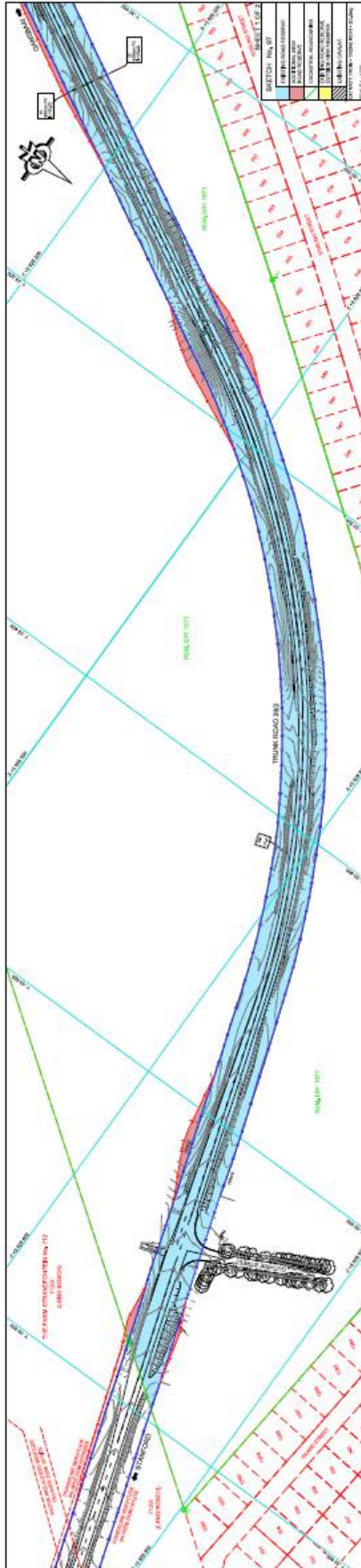
PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAAJE

FILE NO. LEER	TPW 16/8/2/1-TR28-2/1	SKETCH NO. SKETS	97
PROPERTY EIGENDOM	REM ERF 1071, DE KELDERS		
SITUATE IN THE ADMINISTRATIVE DISTRICT OF GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN	CALEDON	IN EXTENT GROOTTE	48,7807Ha
OWNED BY EIGENDOM VAN	OVERSTRAND MUNICIPALITY	TRANSFER TRANSPORT	NO. T19961/1994
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY DIE ONTEENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER	5,9703Ha	IN EXTENT GROOT	
S.G. DIAGRAM L.G. KAART	NO. 2000/1939	S.G. COMPILATION L.G. SAMESTELLING	NO. M3410, M496, M495



ANNEXURE F3



ANNEXURE G1

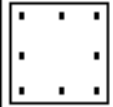
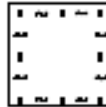
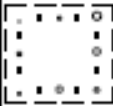
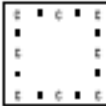
PROPERTY EINDOM REM ERF 210, GANSBAAI SKETCH NO. 98
 ROAD STATUS TRUNK ROAD 28/2 RESERVE WIDTH 30m(MIN)
 NAME OF JOB CONTRACT NO. 1000, UPGRADING OF TR28/2 BETWEEN STANFORD AND GANSBAAI
 COMPLETION PLAN H1653 SURVEY PLAN TR28-2 REV-2D.dwg

NOTA BENE

IN TERMS OF SECTION 35 (4) (b) OF ORDINANCE 141979 NO COMPENSATION IS PAYABLE FOR THE PORTION OF EXISTING ROAD RESERVE SITUATE WITHIN THE NEWLY EXPROPRIATED ROAD RESERVE. (SEE 2 BELOW)

LET WEL

INGEVOEGE ARTIKEL 35 (4) (b) VAN ORDINANSIE 141979 IS GEEN VERGOEDING BETAALBAAR VIR DIE GEDELTE BESTAANDE PADRESERWE VANT BINNE DIE NUWE ONTERENDE PADRESERWE GELIEK 2 NED. (SIE 2 HIERONDER)

1	TOTAL AREA OF NEW ROAD RESERVE TOTALE GROOTTE VAN NUWE PADRESERWE		2,5735Ha		
2	PORTION OF EXISTING ROAD RESERVE WITHIN NEW ROAD RESERVE GEDELTE BESTAANDE PADRESERWE BINNE NUWE PADRESERWE		2,4534Ha		
3	DIFFERENCE BETWEEN 1 AND 2 ABOVE IN RESPECT OF WHICH COMPENSATION CAN BE CLAIMED AS SET OUT IN 4 BELOW, VERSKEIL TUSSEN 1 EN 2 HIERBO WAARVOOR VERGOEDING GEBES MAG WORD SOOS IN 4 HIERONDER UITEENGESET.		0,1201Ha		
4	ONVERBETERDE GROND UNIMPROVED LAND 0,0291Ha (Garden) 0,0910Ha	BEWERKTE GROND CULTIVATED LAND		BESPROEIDE GROND IRRIGATED LAND	
	BOORDE ORCHARDS	WINGRD VINEYARD		PLANTASIE PLANTATION	

- Garden at entrance to Gansbaai Town, various plants, bushes, Aloe trees, Cactus.
Wooden fence and path
- Along the road, dense bushes, 1 large tree, unimproved grass area.

FIELD CHECKED BY EFG Engineers
 VELD NAGESIEN DEUR
 DATE NOVEMBER 2021
 DATUM AA2

ANNEXURE G2

PROVINCIAL ADMINISTRATION : WESTERN CAPE
DEPARTMENT OF TRANSPORT & PUBLIC WORKS
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP
DEPARTEMENT VAN VERVOER & OPENBARE WERKE
TAK PAABE

FILE NO. TPW 16/8/2/1-TR28-2/1
LEER

SKETCH NO. 98
SKETS

PROPERTY
EENDOM REM ERF 210, GANSBAAI

SITUATE IN THE ADMINISTRATIVE DISTRICT OF
GELEEF IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT
GROOTTE 721,7214Ha

OWNED BY
EENDOM VAN OVERSTRAND MUNICIPALITY

TRANSFER
TRANSPORT NO. G160/1938 & T17640/2001

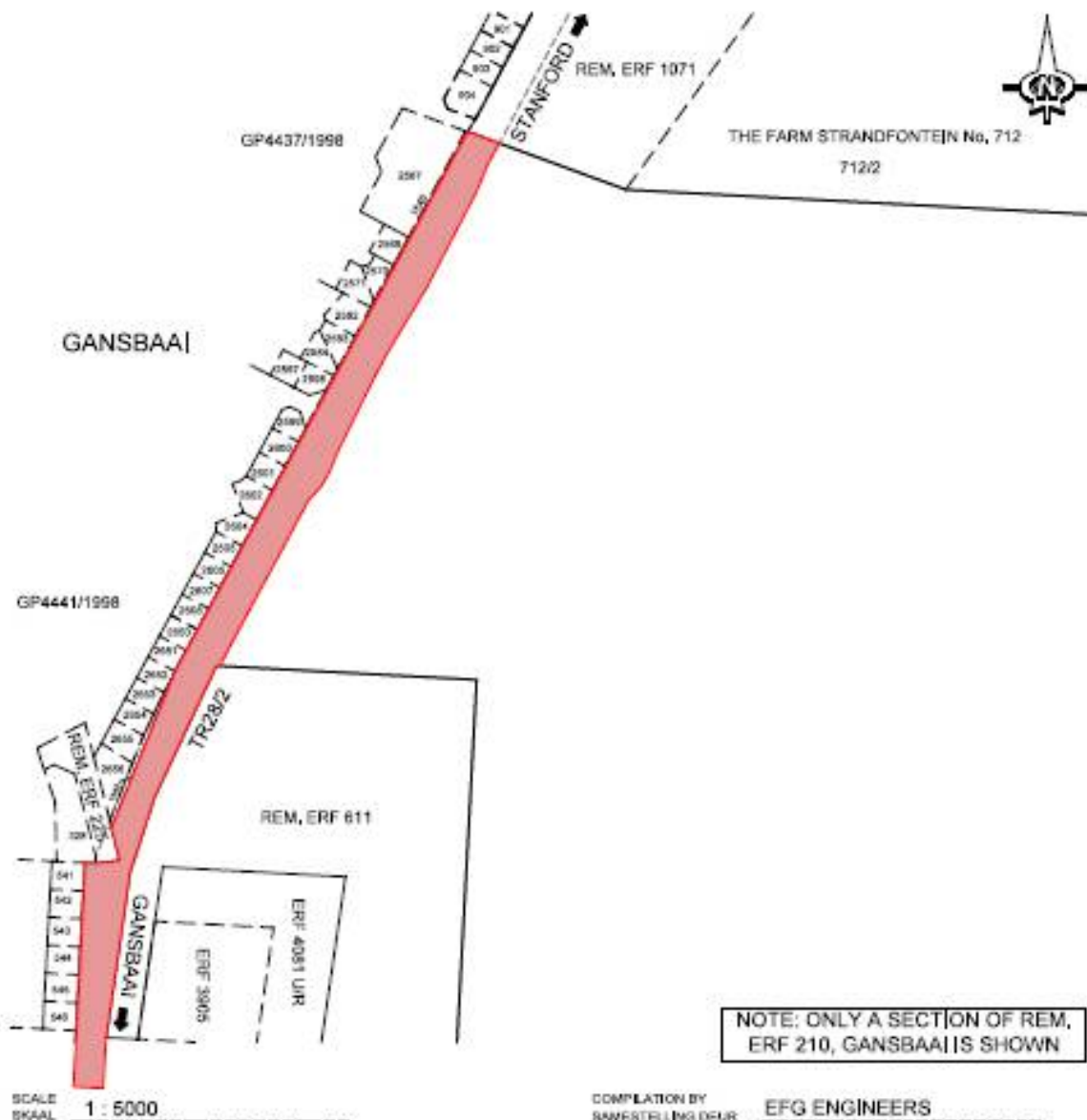
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY
DIE ONTEWENDE GEDDELTE, ROOI GEKLEUR, IS ONGEVEER

2.5735Ha

IN EXTENT
GROOT

S.G. DIAGRAM NO. 3890/1937
L.G. KAART

S.G. COMPILATION
L.G. SAMESTELLING NO. M3410, M3412, M3413

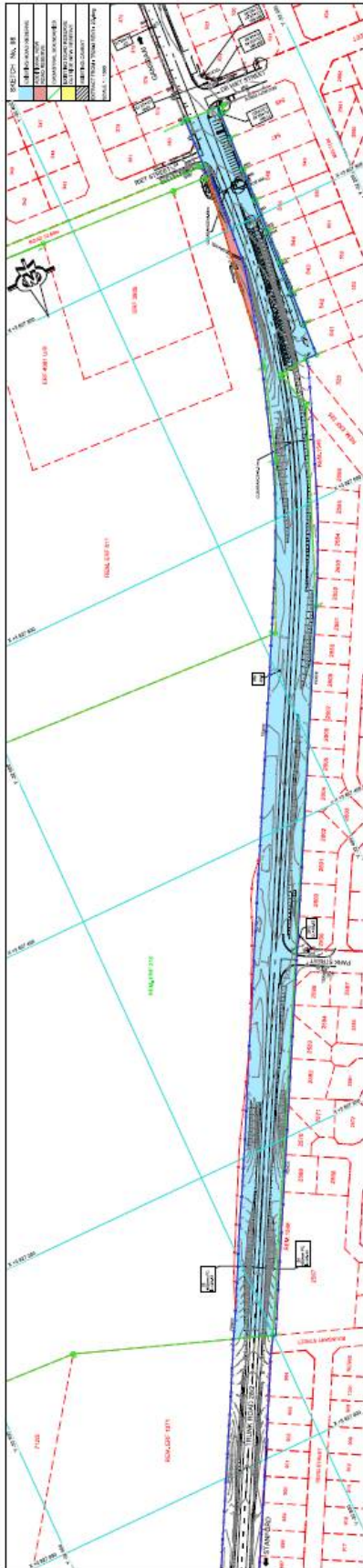


COMPILATION BY
SAMESTELLING DEUR EFG ENGINEERS

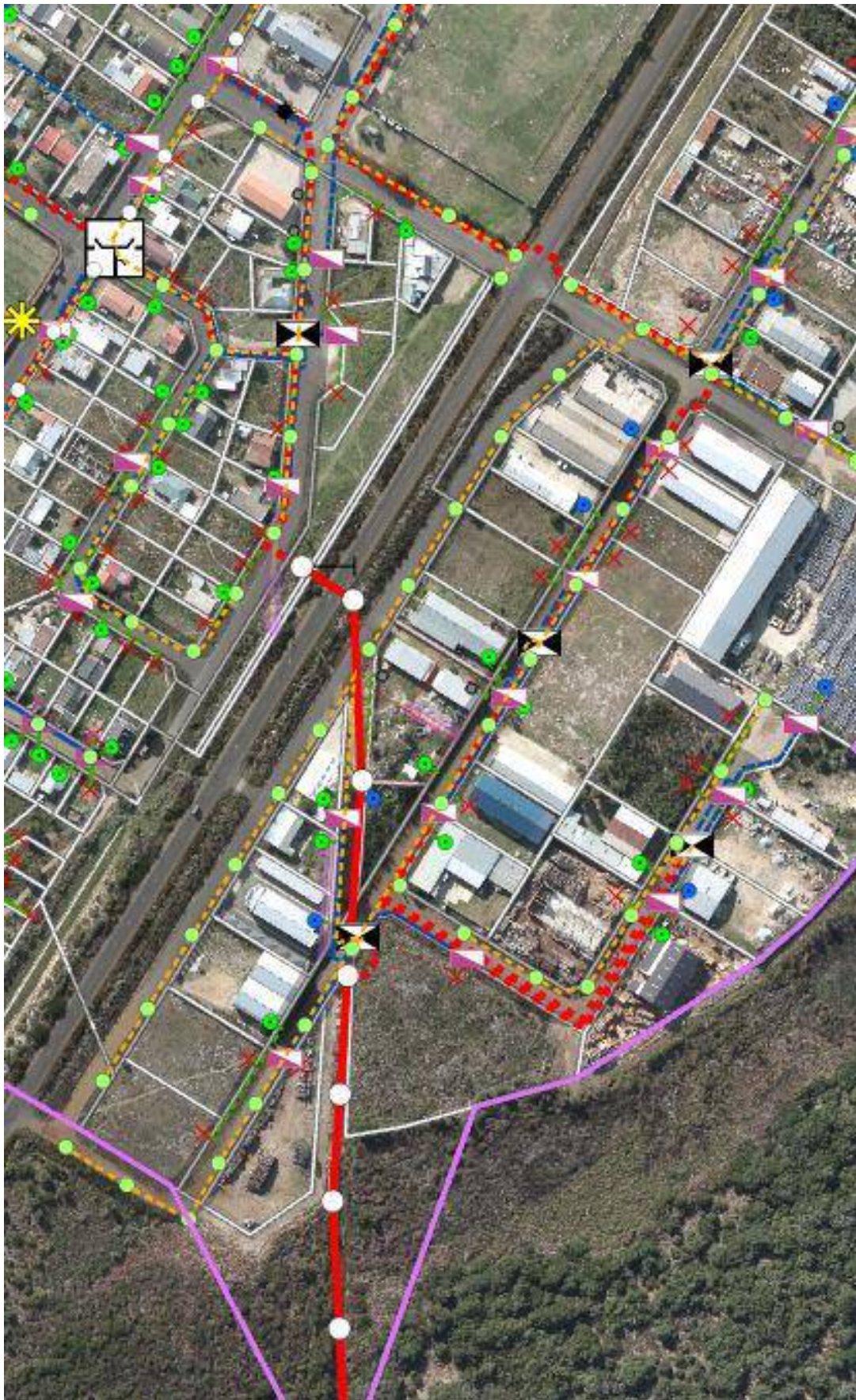
DATE
DATUM NOVEMBER 2021

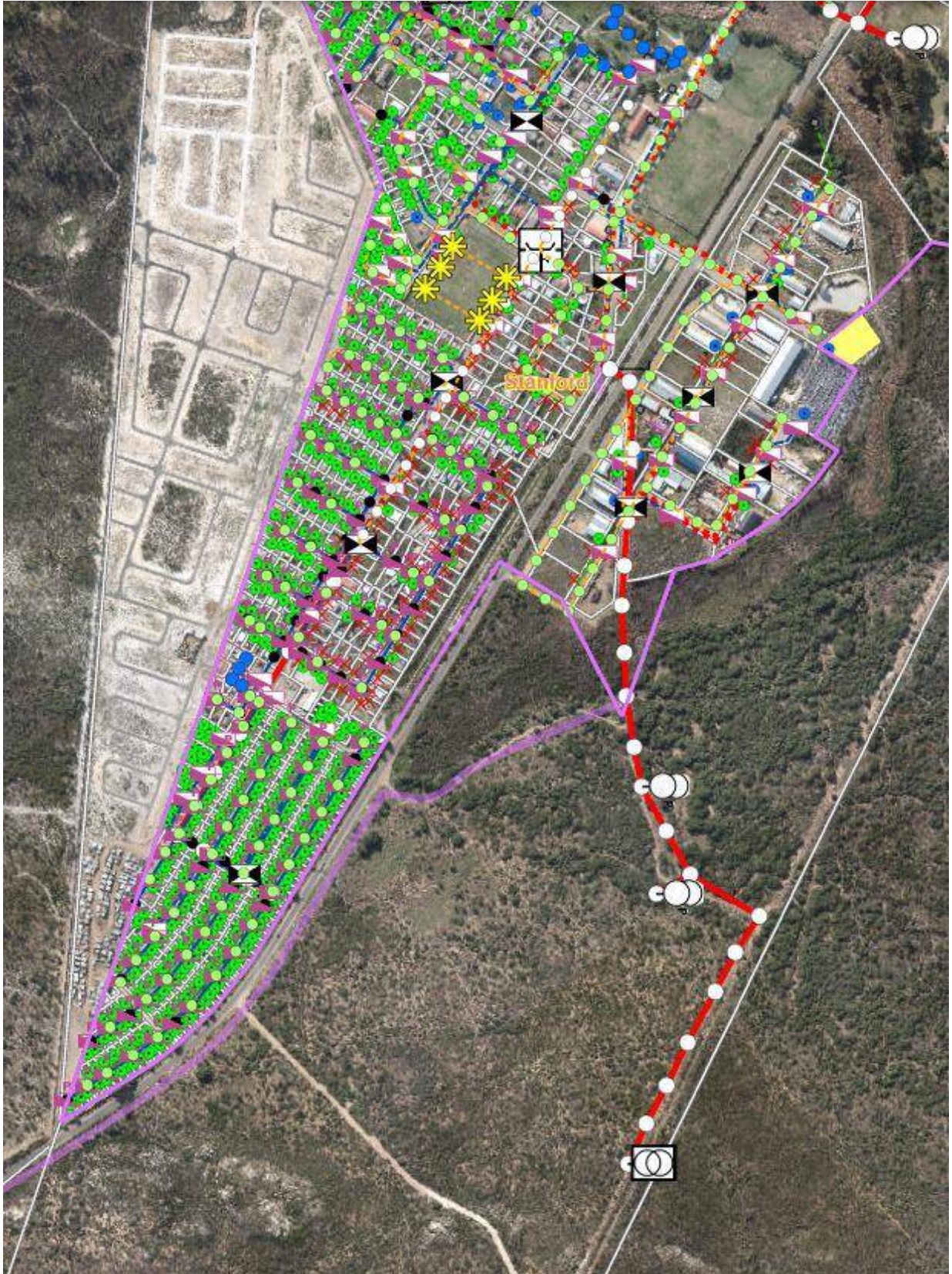
AA

ANNEXURE G3

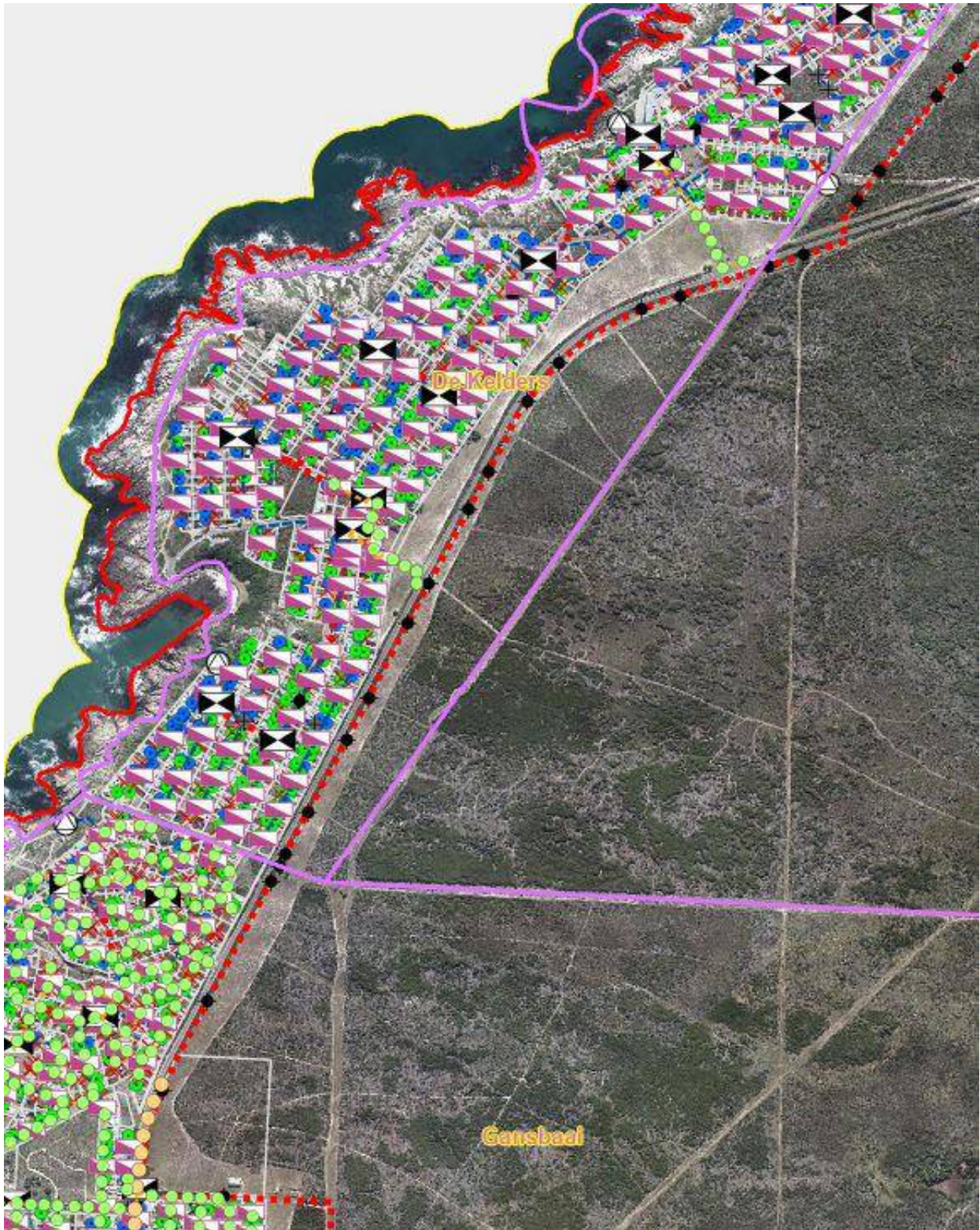


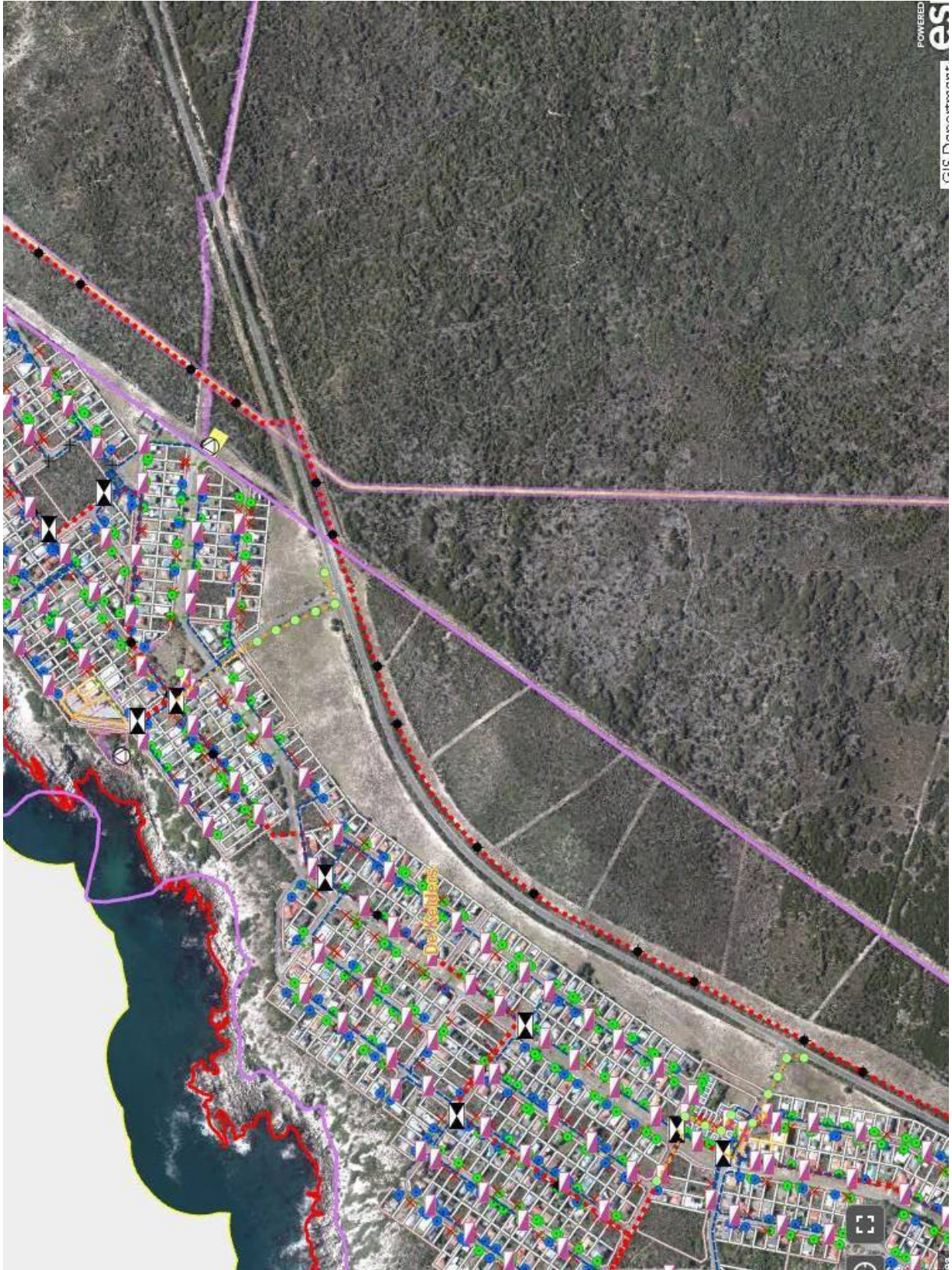




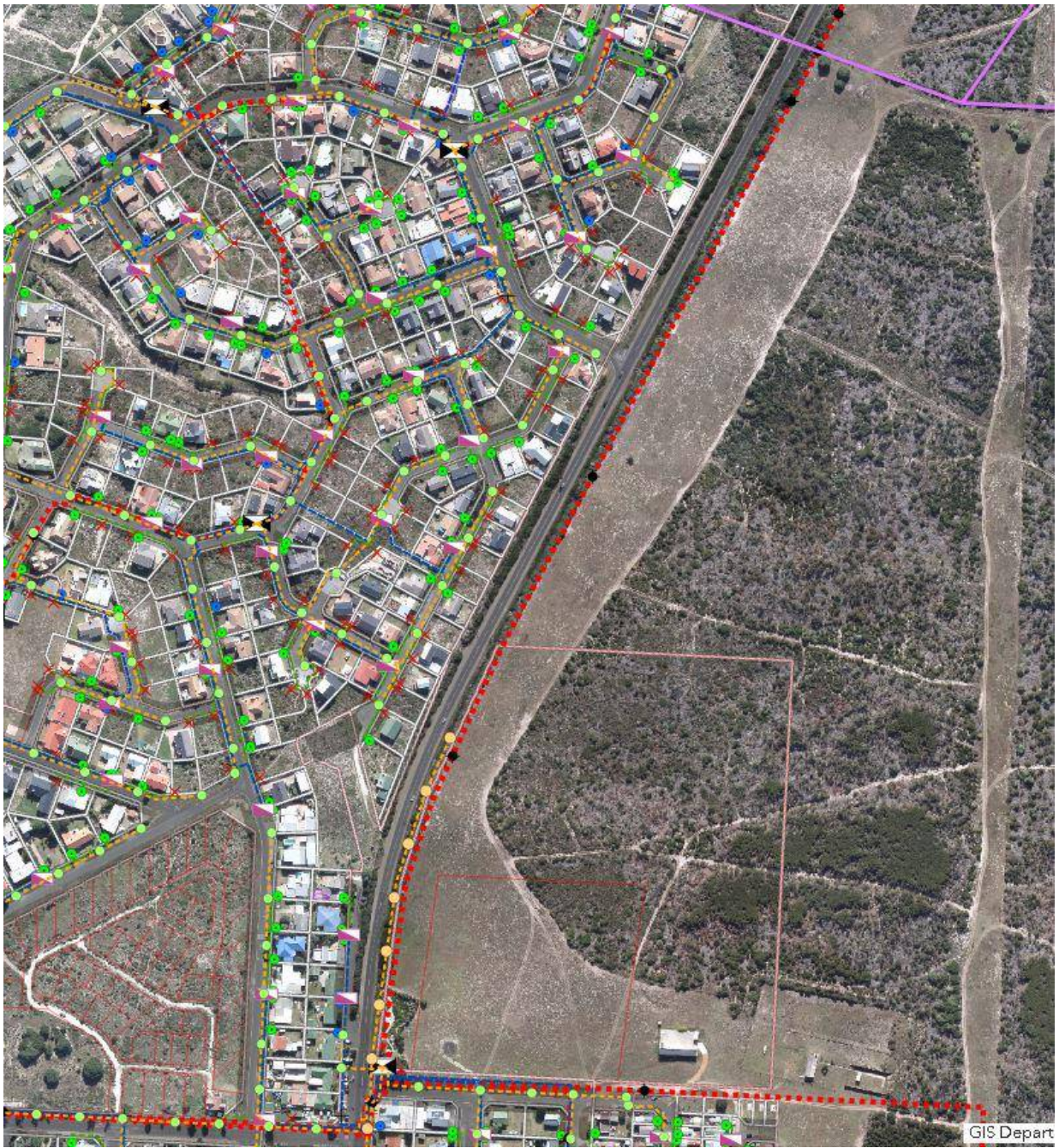


ANNEXURE H5









ANNEXURE H9

