



**agriculture,
forestry & fisheries**

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria, 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938
Enquiries: Helpdesk Ref: 2017_01_0103

Lagoon Bay Lifestyle Estate
P.O. Box 1300
GEORGE
6530

Attention: Dr Werner Roux

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT,
1970: SUBDIVISION OF SEVERAL PORTIONS OF THE FARM HOOGEKRAAL NO. 238 AND
FARM BUFFELSDRIFT NO. 227, DIVISION GEORGE, WESTERN CAPE PROVINCE**

Your e-mail dated 15 January 2017 refers.

With reference to the above-mentioned subject, the department wishes to inform you that the application has been granted.

Consent No. 522007, issued in terms of section 4 of the Act, is enclosed in duplicate.

To facilitate registration the conveyancer must lodge the signed copy of the consent with the Registrar of Deeds together with the documents for registration.

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

It is trusted that you will find the decision in order.

Yours faithfully

MR H.J. LINDEMANN
ACTING DIRECTOR: LAND USE AND SOIL MANAGEMENT
DELEGATE OF THE MINISTER
DATE 26/01/2017

CC: The Surveyor-General Private Bag X 9028 CAPE TOWN 8000
CC: Land Use and Soil Management P.O.Box 380 BELLVILLE 7535
CC: Mr Brandon Layman Landuse Management Department of Agriculture: Western Cape Private Bag x 1 ELSenburg 7607



**agriculture,
forestry & fisheries**

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2017_01_0103

TOESTEMMING

*KRAGTENS DIE WET OP DIE ONDERVERDELING
VAN LANDBOUGGROND, 1970*

CONSENT

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

52637

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

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

- 1.1 REMAINDER, IN EXTENT 46, 4954 HECTARES;
- 1.2 REMAINDER OF PORTION 5, IN EXTENT 29, 5737 HECTARES;
- 1.3 REMAINDER OF PORTION 6 (PORTION OF PORTION 5), IN EXTENT 58, 1224 HECTARES;
- 1.4 REMAINDER OF PORTION 17 (PORTION OF PORTION 4), IN EXTENT 23, 9249 HECTARES;
- 1.5 REMAINDER OF PORTION 18 (PORTION OF PORTION 4), IN EXTENT 6, 6304 HECTARES;
- 1.6 REMAINDER OF PORTION 19 (PORTION OF PORTION 4), IN EXTENT 2, 2535 HECTARES;
- 1.7 PORTION 23 (PORTION OF PORTION 5-BEGINSEL), IN EXTENT 8, 5653 HECTARES;
- 1.8 PORTION 41 (PORTION OF PORTION 4-KUYLERS HOOP), IN EXTENT 31, 2635 HECTARES;
- 1.9 REMAINDER OF PORTION 42 (PORTION OF PORTION 5-DIE KAMP), IN EXTENT 6, 9674 HECTARES;
- 1.10 REMAINDER OF PORTION 64 (PORTION OF PORTION 1), IN EXTENT 10, 3716 HECTARES;
- 1.11 PORTION 66 (PORTION OF PORTION 1), IN EXTENT 15, 6191 HECTARES;
- 1.12 REMAINDER OF PORTION 68 (PORTION OF PORTION 1), IN EXTENT 18, 0155 HECTARES;
- 1.13 PORTION 69 (PORTION OF PORTION 1), IN EXTENT 31, 5989 HECTARES;
- 1.14 REMAINDER OF PORTION 70 (PORTION OF PORTION 4), IN EXTENT 42, 1196 HECTARES;
- 1.15 PORTION 74 (PORTION OF PORTION 4), IN EXTENT 6, 3038 HECTARES;
- 1.16 PORTION 75 (PORTION OF PORTION 4), IN EXTENT 20, 9442 HECTARES;
- 1.17 PORTION 76 (PORTION OF PORTION 4), IN EXTENT 6, 8181 HECTARES;
- 1.18 REMAINDER OF PORTION 77 (PORTION OF PORTION 4), IN EXTENT 11, 8030 HECTARES;
- 1.19 PORTION 79 (PORTION OF PORTION 6), IN EXTENT 10, 8128 HECTARES;
- 1.20 REMAINDER OF PORTION 82 (PORTION OF PORTION 1), IN EXTENT 20, 1689 HECTARES;
- 1.21 PORTION 102 (PORTION OF PORTION 17), IN EXTENT 24, 1751 HECTARES;
- 1.22 PORTION 122 (PORTION OF PORTION 77), IN EXTENT 4, 9356 HECTARES;
- 1.23 REMAINDER OF PORTION 179, IN EXTENT 13, 9646 HECTARES;

- 1.2 PORTION 180 (PORTION OF PORTION 179), IN EXTENT 4, 1673 HECTARES;
- 1.25 PORTION 65 (PORTION OF PORTION 1), IN EXTENT 8, 8194 HECTARES;
- 1.26 PORTION 88 (PORTION OF PORTION 1), IN EXTENT 21, 334 HECTARES;
- 1.27 PORTION 90 (PORTION OF PORTION 1), IN EXTENT 3, 6466 HECTARES;
- 1.28 PORTION 72 (PORTION OF PORTION 1), IN EXTENT 1, 3619 HECTARES, ALL OF THE FARM HOOGE KRAAL NO. 238;
- 1.29 REMAINDER OF PORTION 5 (PORTION OF PORTION 3), IN EXTENT 23, 0978 HECTARES; AND
- 1.30 REMAINDER OF PORTION 9 (PORTION OF PORTION 3-CONCORDIA), IN EXTENT 88, 6511 HECTARES, BOTH OF THE FARM BUFFELS DRIFT NO. 227,
- 1.31 A PORTION OF PORTION 80(PORTION OF PORTION 6), MEASURING APPROXIMATELY 12 HECTARES;
- 1.32 REMAINDER OF PORTION 67(PORTION OF PORTION 1), IN EXTENT 16,7976 HECTARES;
- 1.33 PORTION 52, IN EXTENT 50,4855 HECTARES;
- 1.34 PORTION 81(PORTION OF PORTION 54), IN EXTENT 12,8480 HECTARES;
- 1.35 PORTION 55, IN EXTENT 96,7881 HECTARES;
- 1.36 PORTION 53, IN EXTENT 30,6924 HECTARES; AND
- 1.37 PORTION 160, IN EXTENT 15,1417 HECTARES, ALL OF THE FARM HOOGE KRAAL NO 238, DIVISION GEORGE, WESTERN CAPE PROVINCE

PARAGRAPH 2: CONSENT GRANTED

After consolidation the subdivision of the above-mentioned agricultural land into two-hundred and one (206) portions of which 200 (two-hundred) is measuring between 2,0 hectares and 71,0 hectares respectively and one (1) portion is measuring 10,21 hectares represented by the figures marked Ptn 1 to 205 and Remainder as shown on the sketch plan which is attached to this Consent.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer, written proof will have to be submitted that the George Municipality has approved the appropriate zoning for smallholdings of the proposed portions in terms of the George Municipal Land-Use Planning By-Law (1 September 2016).
- 3.2 Simultaneously with registration of transfer, written proof will have to be submitted that all the conditions imposed in terms of the Western Cape Land Use Planning Act, Act No 3 of 2014 have been complied with.
- 3.3 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.4 This consent does not exempt the property from the provisions of any other law, with special reference to the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.5 This consent is valid for 5 years from date of this grant. Should it not be registered within the timeframe, a new complete application must be lodged which will be considered on its own merits.



PA GRAPH 4: WITHDRAWAL OF PREVIOUS CONSENT

This consent supersedes consent No. 49829 of 2014-11-05.

26/01/2017
DATE

H. J. Lindemann
MR H.J. LINDEMANN
ACTING DIRECTOR: LAND USE AND SOIL
MANAGEMENT:
DELEGATE OF THE MINISTER

SKETSKAART WAARNA VER-SKETCHPLAN TO WHICH IS WYS WORD IN TOESTEMMING REFERRED IN CONSENT

PLAN 2: AMENDED SUBDIVISION PLAN

LAGOONBAY LIFESTYLE ESTATE
DEVELOPMENT

DENNIS MOSS PARTNERSHIP
EST. 1978