

**Annexure Number**

300

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

Amendment Scheme

Reference number original

Conditions of Title Deed

Property description

Dalmada Holdings 37 and 124, Dalmada Agricultural Holdings LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Shop; Filling Station

Notes

Provisions in Conditions of establishment of Dalmada Agricultural Holdings

Conditions and subservient and ancillary uses permitted

**HOLDING 37 DALMADA**

1. The property may also be used for purposes of a Shop and/or Filling Station subject to further conditions which may be imposed by the municipality;

**HOLDING 124 DALMADA**

2. The property may also be used for purposes of a Shop subject to further conditions which may be imposed by the municipality.

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301

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

2004/07/30

Amendment Scheme

Reference number  
original

LHL 15/5/2-34(122)

Property  
description

Holding 51 Dalmada Agrucultural  
Holdings LS

Notes

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Overnight  
Accommodation; Conference  
facilities; 3 dwelling units.

Conditions and subservient and ancillary uses permitted

The property may also be used for the following purposes and subject to any further conditions imposed by the municipality:

1. Overnight Accommodation and Conference facilities; as well as
2. Three (3) dwelling units.

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**302**

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

1997/10/20

Amendment Scheme

Reference number original

LHL 15/5/3-34(3)

Property description

Ptn. 14 Geluk 998 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Overnight accommodation; Conference facility.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for purposes of Overnight Accommodation facilities comprising of:

1. Reception and office area of 150m<sup>2</sup>;
2. Bar and restaurant of 500m<sup>2</sup>;
3. Entertainment hall/conference facility of 400m<sup>2</sup>;
4. 50 chalets of 64m<sup>2</sup> each with total area of 3200m<sup>2</sup>;
5. Staff quarters of 400m<sup>2</sup>;
6. Security house/entrance of 10m<sup>2</sup>;
7. Recreation facilities of 500m<sup>2</sup>, and

subject to the following conditions:

1. The right will lapse if any of the conditions are not complied with;
2. The right shall lapse if not exercised within a period of 2 years from date of approval;
3. The right shall lapse if discontinued for a period of 24 months;
4. A Site Development Plan shall be submitted to the satisfaction of the municipality;
5. The siting of buildings shall be to the satisfaction of the municipality;
6. Parking as well as on and off loading shall be provided to the satisfaction of the municipality;
7. No building is permitted within any building restriction area;
8. Fencing and/or screening of the site shall be erected and maintained to the satisfaction of the municipality;
9. The owner shall be responsible for the maintenance of the property to the satisfaction of the municipality;
10. The owner shall comply with conditions of the Dept. of Public Works: Roads Division;
11. No pollution, whether in the form of noise or odours shall be caused;
12. Water sewerage and other services shall be provided to the satisfaction of the municipality;
13. The development shall comply with health regulations of the municipality.

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303

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

1992/05/11

Amendment Scheme

Reference number  
original

LHL 15/19/2/1/-34(2)

Property  
description

Ptn. 22 Geluk 998 LS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Public resort/lodge.

Notes

**Conditions and subservient and ancillary uses permitted**

The property may be used for a Public Resort consisting of:

1. A 10ha Lodge consisting of 10 rondavels, 10 units and 40 chalets with a total of 120 beds;
2. A hotel consisting of 30 rooms with a total of 30 beds;
3. A picnic site of 3ha;
4. A swimming pool/s of 304m<sup>2</sup>;
5. Water gliding course;
6. A children play area of 304m<sup>2</sup>;
7. A restaurant of 380m<sup>2</sup>;
8. Indoor recreation facilities of 380m<sup>2</sup>;
9. Walking trails of 1km; 3 tennis/squash/volley ball courts,

subject to the following further conditions:

1. Chalets/rondavels shall be placed 18m from each other;
2. Personell housing must be screened off from the other development;
3. The restaurant is subordinate to the main use and may only be used by visitors to the resort;
4. The recreation facilities shall be provided to the satisfaction of the municipality;
5. A Site Development shall be submitted to the satisfaction of th municipality;
6. Parking as well as on and of loading shall be provided to the satisfaction of the municipality;
7. No buildnig shall be erected in any building restriction area;
8. Fencing and/or screening of the site shall be to the satisfaction of the municipality.

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304

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

1997/09/16

Amendment Scheme

Reference number  
original

LHL 15/5/2-34(18)

Property  
description

Ptn. 134 Doornkraal 624 LS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Golf driving range.

Notes

Conditions and subservient and ancillary uses permitted

- The property may be used for a Golf driving range and a club house subject to the following conditions:
1. The club house, kitchen, bar, and rest rooms, recreation area shall not exceed 120m<sup>2</sup>;
  2. Under cover stoop area with braai facilities shall not exceed 230m<sup>2</sup>;
  3. Recreational area consisting of a children play area and mini golf course shall not exceed 500m<sup>2</sup>;
  4. The development is subject to other standard conditions as may be imposed by the municipality.

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**305**

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

Amendment Scheme

Reference number original

Property description

Ptn. 30 Duvenhageskraal 689 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Hotel.

Notes

Conditions and subservient and ancillary uses permitted

The property may be used for a Hotel subject to the further conditions imposed by the local municipality.

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306

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

1992/11/17

Amendment Scheme

Reference number original

LHL 15/5/2-34(20)

Property description

Ptns. 25 and 26 Geluk 998 LS  
Ptn. 14 Geluk 998 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Conference facilities.

Notes

Originally Holdings 5 & 6 Dalmada. Excised from agric. holdings complex.

Conditions and subservient and ancillary uses permitted

The property may also be used for conference facilities subject to the following conditions:

1. The rights be restricted to the use of a conference facility consisting of conference rooms of 400m<sup>2</sup>; kitchen of 30m<sup>2</sup>; Dining hall of 50m<sup>2</sup>; Offices of 180m<sup>2</sup>; Overnight facilities of 150m<sup>2</sup>; ablution facilities of 40m<sup>2</sup>; Caretaker's residence of 500m<sup>2</sup>.
2. The existing dwelling house must be maintained in its original form, including the exterior view, subject thereto that it may be only be changed with the municipality's consent.
3. The property must be notarially tied before the right be executed;
4. All activities on the property is subservient to the conference facilities.
5. The maximum number of persone attending the conference facility at any moment in time shall not exceed 100 persons.
6. Supply of water and sewerage handling as well as refuse removal shall be to the satisfaction of the municipality.
7. The right will lapse if any of the conditions are not adhered to and if not complied with after 60 days of notice to the owner to comply with such condition.
8. The right will lapse if not executed within 2 years of date of approval.
9. The rights will lapse if not executed for a continued period of 24 months.
10. A site Development Plan shall be submitted to the satisfaction of the municipality.
11. The location of buildings shall be to the satisfaction of the municipality.
12. Parking as well as on and off loading facilities shall be provided to the satisfaction of the municipality.
13. No buildings shall be allowed in building restriction area.

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307

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

2000/09/21

Amendment Scheme

Reference number original

LHL 15/26/2/3-16(TR)

Property description

Ptn. 2 Myngenoegen 1000 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Restaurant; Tea garden; Conference facility.

Notes

Conditions and subservient and ancillary uses permitted

The property may be used for the following purposes and comprising of:

1. Restaurant of 522m<sup>2</sup>;
2. Tea garden of 225m<sup>2</sup>;
3. Conference facility/activity hall of 1 443m<sup>2</sup>; 4. Chapel of 150m<sup>2</sup>;
- 4 Overnight accomodation consisting of 30 chalets of a total area of 1895m<sup>2</sup>;
5. Manager's residence of 357m<sup>2</sup>;
6. Outbuildings of 340m<sup>2</sup>,

subject to the following further conditions:

1. The rights will lapse if any conditions are not complied with and if there is negelct to comply with such conditions within 60 days after the owner has ben informed in writing to comply with the conditions;
2. The rights shall lapse if not exercised within a period of 2 years from date of approval;
3. The rights shall lapse if discontinued for a period of 24 months;
4. A Site Development Plan shall be submitted to the satisfaction of the municipality;
5. The siting of all buildings shall be to the satisfaction of the municipality;
6. Parking and on and off loading facilities shall be provided to the satisfaction of the municipality;
7. No building shall occur within any building restriction area;
8. Fencing and screening of the site shall be to the satisfaction of the municipality;
9. The owner shall maintain the property to the satisfaction of the municipaity;
10. Sanitation shall be provided to the satisfaction of the municipality;
11. No pollution, whether noise or odours may have its origin on the property;
12. The development shall conform to health regulations of the municipality;
13. The development shall comply with conditions of ther Limpopo Province Roads Agency (Roads Agency Limpopo).



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Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

1997/11/25

Amendment Scheme

Reference number original

LHL 15/5/2-34(97)

Property description

Ptn. 24 Palm 681 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Overnight accommodation.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for Overnight Accommodation and a caravan park subject to the following conditions:

1. Fifteen (15) one and/or two bedroom suites between 45m<sup>2</sup> and 90m<sup>2</sup> may be erected with a total area of 1350m<sup>2</sup>;
2. Twenty (20) caravan/camping sites each 200m<sup>2</sup> may be provided with a total area of 4 000m<sup>2</sup>;
3. A restaurant with a total area of 275m<sup>2</sup>, including a kiosk for retail sales of consumer goods of 25m<sup>2</sup> in extend may be provided;
4. Administration, ablution and other facilities related to the above mentioned with a total of 250m<sup>2</sup>.

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Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

2004/02/23

Amendment Scheme

Reference number  
original

LHL 10/4/7/1/1/5/6

Property  
description

Ptn. 22 Palmietfontein 24 KS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Transport depot.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for a transport depot and ancillary uses subject to and consisting of the following:

1. Parking of vehicles of 1,5ha;
2. Office for administration of 359m<sup>2</sup>;
3. Workshop of 500m<sup>2</sup>;
4. Ablution facilities of 20m<sup>2</sup>;
5. Underground fuel tanks as approved in the Record of Decision of the Dept. of Finance & Economic Affairs,

subject to the following further conditions:

1. A Site Development Plan shall be submitted to the satisfaction of the municipality;
2. No building or structures shall be erected in any building restriction area;
3. Fencing and screening of the site shall be to the satisfaction of the municipality and/or the Limpopo Province Roads Agency (Roads Agency Limpopo);
4. The entrances to and exists from the property shall be to the satisfaction of the relevant road authority.

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**310**

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

Amendment Scheme

Reference number  
original

Property  
description

Ptns. 38 and 39 Duvenhageskraal  
689 LS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Filling station.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for a Filling Station subject to further conditions imposed by the local municipality.:

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**311**

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

1998/03/04

Amendment Scheme

Reference number  
original

LHL 15/8/2/2/-34(56)

Property  
description

Ptn. 79 Tweefontein 915 LS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Shop; Filling Station;  
Overnight accomodation; Caravan  
park.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for Shop and Filling station subject to the following further conditions and consisting of:

1. A Shop which shall not exceed 900m<sup>2</sup>;
2. Golf Drigving range and a club house which shall not exceed 300m<sup>2</sup>;
3. Caravan park and overnight accomodation of 20 chalets (without kitchen) with a maximum area of 1020m<sup>2</sup>;
4. An office with a maximum area of 20m<sup>2</sup>;
5. A Filling Station and Restaurant with a total area of 1000m<sup>2</sup>;
6. A Site Development Plan shall be submitted to the satisfaction of the municipality;
7. The rights will lapse if conditions are not complied with, and after failure to comply with conditions within 60 days after written notice has been submitted to the owner to comply with conditions;
8. The rigths will lapse if not executed within 2 years of date of aproval;
9. The rights will lapse if not continued for a period of 24 consequtive months;
10. Siting of all buildings shall be to the satisfaction of the municipality;
11. Parking as well as on and off loading facilities shall be provided to the satisfaction of the municipality;
12. No buildings or structures shall be permitted in any building restriction area;
13. Fencing and screening shall be to the satisfaction of the municipality;
14. The owner shall maintain the property to the satisfaction of the municipality;
15. Sanitation shall be providd to the satisfaction of the municipality;
16. All conditions of the Limpopo Province Roads Agency (Roads Agency Limpopo) shall be adhered to before any right may be executed.

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**312**

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

1996/02/20

Amendment Scheme

Reference number original

LHL 15/5/2/34-77(A)

Property description

Ptn. 10 Roodepoort 744 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Transport business.

Notes

**Conditions and subservient and ancillary uses permitted**

The property may also be used for purposes of a transport business subject to the following conditions and consisting of the following ancillary uses:

1. A workshop with 2 diesel pumps as well as a storage space with a total area of 400m<sup>2</sup>;
2. An office of 200m<sup>2</sup>;
3. Carports for parking of 3 heavy vehicles with a total area of 200m<sup>2</sup>; Overnight facilities with ablution and eating facilities of 150m<sup>2</sup>; An area for washing and cleaning of heavy vehicles with a total area of 400m<sup>2</sup>,

subject to the following conditions:

1. Access to and from the property shall be to the satisfaction of the municipality;
2. The rights will lapse if conditions are not complied with, and after failure to comply with conditions within 60 days after written notice has been submitted to the owner to comply with conditions;
3. The rights will lapse if not executed within 2 years of date of approval;
4. The rights will lapse if not continued for a period of 24 consecutive months;
5. A Site Development Plan shall be submitted to the satisfaction of the municipality;
6. Siting of all buildings shall be to the satisfaction of the municipality;
7. Parking as well as on and off loading shall be provided to the satisfaction of the municipality;
8. No building or structures shall be permitted within any building restriction area;
9. Water and sanitation facilities shall be provided to the satisfaction of the municipality;
10. Access and egress to and from the property shall be to the satisfaction of the municipality;
11. Fencing and screening shall be to the satisfaction of the municipality;
12. The owner shall maintain the property to the satisfaction of the municipality;
13. All conditions of the Limpopo Province Roads Agency (Roads Agency Limpopo) shall be adhered to.

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Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

1996/09/03

Amendment Scheme

Reference number  
original

LHL

Property  
description

Ptn. 41 Tweefontein 915 LS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Conference facilities.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for Conference facilities, restaurant and other related uses with a maximum of 1170m<sup>2</sup> and subject to the following conditions and/or consisting of:

1. Conference hall of 50m<sup>2</sup>;
2. Kitchen of 40m<sup>2</sup>; Lounge and bar of 90m<sup>2</sup>;
3. Snooker Room of 90m<sup>2</sup>;
4. Restaurant of 150m<sup>2</sup>; Recreation area of 700m<sup>2</sup>; store room of 50m<sup>2</sup>, subject to conditions as may be imposed by the municipality.

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**314**

Commencement: Polokwane/Perskebut Town  
Planning Scheme, 2007



Polokwane/Perskebut Amendment Scheme

Date rights originally  
granted

1997/10/10

Amendment Scheme

Reference number  
original

LHL 15/5/2/34(91)

Property  
description

Ptn. 171 Tweefontein 915 LS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Fruit and vegetable  
dealer; Tea garden.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following purposes and subject to conditions imposed by the municipality:

1. Fruit and vegetable dealer of 450m<sup>2</sup>;
2. Tea garden of 300m<sup>2</sup>;
3. Nursery of 1,0ha.

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315

Commencement: Polokwane/Perskebut Town Planning Scheme, 2007



Polokwane/Perskebut Amendment Scheme

Date rights originally granted

Amendment Scheme

Reference number original

LHL 15/5/2/34(95)

Property description

Ptn. 36 Tweefontein 915 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Auction pen/kraal; Auction mart.

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions as imposed by the municipality:

1. Auction pen/kraal of 2000m<sup>2</sup> GLFA;
2. Auction mart of 200m<sup>2</sup> GLFA;
3. A second dwelling unit of 200m<sup>2</sup>



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316

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

Amendment Scheme

Reference number original

LHL 15/5/2-34(?)

Property description

Ptn. 86 Leeuwkuil 691 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Abbatoir

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions imposed by the municipality:

1. An Abbatoir of 550m<sup>2</sup> GLFA; and
2. A subservient pen/kraal of 1500m<sup>2</sup>..

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317

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

2007/07/03

Amendment Scheme

Reference number  
original

LH12/4/7/1/1/5/25

Property  
description

Ptn. 38 Palmietfontein 24 KS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Sawmill; Wood  
treatment plant; Residential building;  
3 dwelling units

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions imposed by the municipality:

1. Sawmill and/or wood treatment plant;
2. A Residential building for accomodation of workers at a maximum of 20 workers;
3. Three (3) dwelling units in total ay be erected on the land.

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318

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

2006/10/11

Amendment Scheme

Reference number  
original

LH12/4/7/1/1/5/19

Property  
description

Holding 39 Dalmada Agricultural  
Holdings LS

Notes

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Overnight Accomodation

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions imposed by the municipality:  
1. Overnight accommodation.

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319

Commencement: Polokwane/Perskebult Town  
Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally  
granted

2007/10/31

Amendment Scheme

Reference number  
original

LH12/4/7/1/1/5(28)

Property  
description

Ptn. 47 Palmietfontein 24 KS

Use Zone

Agricultural

Main uses  
permitted

Agricultural; Industry

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions imposed by the municipality:  
1. Industry, of which the area is limited to 1458m<sup>2</sup>.

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**320**

Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

Amendment Scheme

Reference number original

LH

Property description

Ptn. 8 Roodepoort 744 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Overnight accommodation

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions imposed by the municipality:  
1. Overnight accommodation and related uses.

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321

Commencement: Polokwane/Perskebut Town Planning Scheme, 2007



Polokwane/Perskebut Amendment Scheme

Date rights originally granted

2005/09/27

Amendment Scheme

Reference number original

LH12/4/9/2/5(36)

Property description

Remainder of the farm Palm 681 LS

Use Zone

Agricultural

Main uses permitted

Agricultural; Builder's yard

Notes

Conditions and subservient and ancillary uses permitted

The property may also be used for the following uses and subject to any further conditions imposed by the municipality:

1. Builder's yard for a depot and storage of raw building material;
2. The maximum area of the builder's yard shall not exceed 6,9ha;
3. The rights shall lapse if any of the conditions are not complied with, and there is neglect to comply with such condition within 60 days after the owner has been informed in writing to comply with a certain condition or conditions;
4. The rights shall lapse if discontinued for a period of 24 consecutive months;
5. A Site Development Plan, if required by the local municipality, shall be submitted to the satisfaction of the local municipality. No buildings may be erected on the property before the Site Development Plan has been approved;
6. The development shall be in accordance with the approved Site Development Plan, provided that the plan may be amended from time to time with the written consent of the local municipality;
7. Adequate parking space together with manoeuvring space, shall be provided on the property to the satisfaction of the local municipality;
8. The loading and off-loading of goods shall take place on the property;
9. Fencing and screening shall be to the satisfaction of the local municipality;
10. The owner shall maintain the property to the satisfaction of the local municipality, and if the municipality is of the opinion that the property is not being maintained satisfactorily, the municipality shall be entitled to undertake maintenance at the cost of the registered owner;
11. Entrances and exits shall be to the satisfaction of the local municipality;
12. Services must be provided sufficiently and to the satisfaction of the local municipality and include: water conducted in pipes; sewerage; and electricity;
13. Refuse removal must be conducted in accordance with health regulations;
14. Any conditions imposed by roads authorities shall be complied with before the rights are exercised;

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Commencement: Polokwane/Perskebult Town Planning Scheme, 2007



Polokwane/Perskebult Amendment Scheme

Date rights originally granted

2008/06/04

Amendment Scheme

Reference number original

LH 12/4/5/2/5 (42)

Property description

Ptns. 12 and 15 of the farm Palmietfontein 24 KS

Notes

Use Zone

Agricultural

Main uses permitted

Agricultural; Overnight accommodation; Residential building; Shop

**Conditions and subservient and ancillary uses permitted**

Portion 12 of the farm Palmietfontein 24 KS may also be used for overnight accommodation or a residential building including ancillary uses necessary, subject to the following further conditions:

1. The overnight accommodation facilities shall not exceed 50 rooms and a maximum of 100 beds or 2 beds per room;
2. The maximum floor area of buildings, including administration offices, kitchen facilities, dining hall, laundry facilities and stores, shall not exceed 1 600m<sup>2</sup>;
3. The whole development (including buildings, open spaces between buildings and parking areas) shall not exceed on an area larger than 1ha and a Site Development Plan shall be submitted to the local municipality for approval;
4. Parking shall be provided at a ratio of one (1) parking space per bedroom and an additional 4 parking spaces per 100m<sup>2</sup> of public room area (e.g. dining hall) and off loading spaces shall be provided to the satisfaction of the local municipality;
5. All ancillary uses such as the dining hall and administration offices are subordinate and subservient to the main use;
6. Access to and egress from the property shall be to the satisfaction of road authorities and/or the local municipality.
7. With the written consent of the road authority and local municipality, buildings may be erected within 94,46 metres from the centre line of the public road subject to any conditions they may impose;
8. No building shall be erected within 1:100 year flood line and/or closer than 200meters from any river or stream.
9. Provision of water for household use and treatment of sewerage shall be to the satisfaction of the local municipality and subject to any such conditions they impose.

Portion 15 of the farm Palmietfontein 24 KS may also be used for shops, which may include places of refreshment and a fast food take-away business, subject to the following conditions:

1. The maximum Gross Leasible Floor Area of buildings shall not exceed 506m<sup>2</sup>;
2. The whole development (including buildings, open spaces between buildings and parking areas) shall not exceed on an area larger than 3500m<sup>2</sup> and a Site Development Plan shall be submitted to the local municipality for approval;
3. Parking shall be provided at a ratio of six (6) parking spaces per 100m<sup>2</sup> GLFA and off loading spaces shall be provided to the satisfaction of the local municipality;
4. Access to and egress from the property shall be to the satisfaction of road authorities and/or the local municipality.
5. With the written consent of the road authority and local municipality, buildings may be erected within 94,46 metres from the centre line of the public road subject to any conditions they may impose;
6. No building shall be erected within 1:100 year flood line and/or closer than 200meters from the center of any river or stream.
7. Provision of water for household use and treatment of sewerage shall be to the satisfaction of the local municipality and subject to any such conditions they impose.