

**BELA-BELA LOCAL MUNICIPALITY**

Chris Hani Drive, Bela-Bela, Limpopo. Private Bag x1609

BELA-BELA 0480

Tel: 014 736 8000, Fax: 01 4 736 3288

Website: [www.belabela.gov.za](http://www.belabela.gov.za)**OFFICE OF THE MUNICIPAL MANAGER**

Enquiries: M W Ramogale  
Date: 20 September 2011

North Plan  
Town and Regional Planners  
P.O Box 55425  
POLOKWANE  
0700

**APPLICATION IN TERMS THE DEVELOPMENT FACILITATION ACT,  
1995:THE PROPOSED APPLICATION ON PORTIONS 1, 2, 3 & 4 OF THE  
FARM VALENCIA 449 KR AND PORTION 87 OF BUISKOP 464 KR:  
PROPOSED EXTENSION OF KLEIN KARIBA RESORT.**

*Kindly be informed that the application for a land development area in terms of the Development Facilitation Act, 1995 on portions 1,2,3 and 4 of Valencia 449 KR and portion 87 of the farm Buiskop 464 KR is supported subject to the following conditions:*

- 10.1. That the applicant submit the site development plan and building plans to the Municipality for approval prior to any new/additional development.
- 10.2. That the Municipality will not provide services to the development.  
However Standard Conditions in the SDF must be complied with. The following further conditions from Technical Services and Community Services Departments in the Municipality must also be complied with:
  - (a). Water licenses must be obtained for all boreholes from the Department of Water Affairs(DWA);
  - (b). Water quality assessment must be done according to the standards in terms of the service agreement to be signed by the developer and the municipality to ensure that water is potable and suitable for domestic use.
  - (c ). Waste Water Treatment works license must be obtained from DWA.
  - (d). The effluent must be of the acceptable quality in terms of the service

agreement( to be signed by the developer and the municipality), to be used for irrigation of the recreational facilities (lawns and/or golf course).

(e). All water and waste water assessment results must be submitted to the municipality in terms of the service agreement;

(f). The issue of waste disposal as depicted in the EIA report complies with legislative requirements and authorized by the relevant authorities (this also implies the applicant's transfer station).

(g) Only domestic/general waste will be allowed in the municipal landfill site;

(h) Usage of enclosed transportation of waste is required to avoid scattering of waste;

(i) The applicant to cooperate with the landfill operator for disposal of waste.

10.3. That the Record of Decision by the Department of Economic Development, Environment and Tourism(DEDET) be submitted to the Municipality prior to commencement of the actual construction.

10.4. That 3x copies of Map 3 and Annexures indicating approved rights must be submitted to the Municipality for purposes of amending the Land Use Scheme, upon approval by the Development Tribunal.

10.5. The applicant shall comply with all requirements/conditions applicable to Resorts as outlined in the SDF.

10.6. That all conditions in terms of the Bela-Bela Land Use Scheme be complied with.

10.7. The retirement village must be approved as part and parcel of the Resort and not as a separate township development. When considered as a separate development from the resort the village will be inconsistent with the SDF as this would amount to lifestyle estate which prescribes low density of 1 dwelling unit per 5ha.

10.8. This development should be treated as unique, given the new concept/philosophy/approach that the ATKV group is planning to implement in all its resorts throughout the country and not be used as precedence for other developments where there might be deliberate attempt to establish townships outside the urban edge. Each


FROM

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application will be treated on its own merit.

10.9. The applicant shall comply with all other statutory requirements by other statutory bodies and support to this application does not exempt the applicant from complying with such requirements .

10.10. The applicant shall submit proof that he has complied with all relevant requirements and conditions before commencement with any of the additional rights that would have been approved by the Development Tribunal.

A handwritten signature in black ink, appearing to read 'N S Bambo', is written over a horizontal line.

**N S Bambo**  
**Municipal Manager**

Majestic Silver Trading 279 (PTY) Ltd  
Company Reg. No. 2007/007499/07  
ATKV  
348 Surrey Avenue  
Randburg  
2125

**Majestic Silver Trading**

VAT No. 4360254215

Our Ref: MST / Negester Klein-Kariba

Date: 9 July 2019

Mr. SM Makubela- Municipal Manager  
Bela-Bela Municipal Council  
Private Bag x 1609  
Bela-Bela  
0480

Copy: Mr T Mnisi- Head of Planning and Social Development

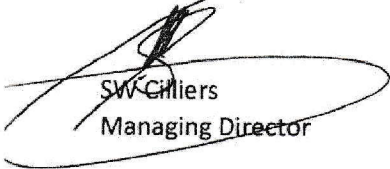
Dear Sir

APPLICATION IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995: THE PROPOSED APPLICATION ON PORTIONS 1, 2, 3 AND 4 OF THE FARM VALENCIA 449 KR AND PORTION 87 OF BUISKOP 464 KR: PROPOSED EXTENSION OF KLEIN-KARIBA RESORT

The approval by Bela-Bela Local Municipality (MW Ramogale) dated 20 September 2011 refers.

This letter serves as confirmation that Majestic Silver Trading 279 (Pty) Ltd has complied with all the conditions set out in the letter of approval.

Yours faithfully



SW Cilliers  
Managing Director



Majestic Silver Trading 279 (PTY) Ltd  
Company Reg. No. 2007/007499/07

ATRY

348 Surrey Avenue

Randburg

2125

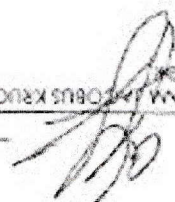
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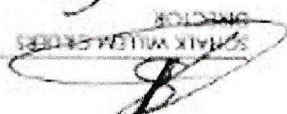
#### RESOLUTION BY COMPANY

Date: 15 January 2019

Majestic Silver Trading 279 (PTY) Ltd, (Company registration number: 2007/007499/07) a CIPC registered and existing company under the laws of the Republic of South Africa, P.O. Box 933, Rondeburch, 2125, (hereinafter referred to as the "Company"), have UNANIMOUSLY RESOLVED AS DIRECTORS THE FOLLOWING:

to purchase and appoint Catherine Rothoff, ID:6501030203088 to apply for section 58 certificates from the Bevo-Beta Municipality, on behalf of the developer, Majestic Silver Trading 279 (PTY) Ltd, (Company registration number: 2007/007499/07) for the development also known as Regester Klein Karoo. This resolution enables Catherine Rothoff, ID:6501030203088 to follow up with and negotiate with the Bevo-Beta Municipality until such certificate is issued. This resolution makes provision for the current portion 111 section 58 outbonding, as well as any future section 58 applications for this development.

  
ABRAHAM JACOBUS KRUGER  
DIRECTOR

  
SONTAK WILLIAM KRUGER  
DIRECTOR

Director: SW Cilliers (Chairman) A.J. Kruger Jr. A. Lee  
Company secretary: S.D. Bous

**Majestic Silver Trading**

**AJK PROJECTS**  
**ENGINEERS AND PROJECT MANAGERS**

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252 Val De Vie Paarl 7646 · PO Box 252 Val De Vie Paarl 7620

Tel: 082 275 9879

E-mail: [ajkruger@vodamail.co.za](mailto:ajkruger@vodamail.co.za)

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Our Ref: AJK / Negester Services

Date: 13/08/2019

Mr SM Makubela- Municipal Manager  
Bela-Bela Council  
Private Bag x 1609  
Bela-Bela  
0480

Copy: Mr T Mnisi- Head of Planning and Social Development

Dear Sir

**NEGESTER KLEIN KARIBA CONFIRMATION THAT THE FOLLOWING SERVICES IS COMPLETED,**

**WATER**

We hereby confirm that the main water supply for the development from the existing boreholes has been completed. Sufficient water and pressure are available at each connection.

All house connections have been installed, according to the design drawings and specifications. Each line has been pressure tested and is in working order.

**SEWERAGE**

The main sewer line is completed and connected to the Klein-Kariba sewerage works.

Pressure tests were carried out and all were in order. All houses are connected to the sewer lines according to the approved drawings and specifications.

**ELECTRICITY**

The electricity lines are completed, and the meter boxes have been installed at each house according to the approved Eskom plans.

# AJK PROJECTS

## ENGINEERS AND PROJECT MANAGERS

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252 Val De Vie Paarl 7646 · PO Box 252 Val De Vie Paarl 7620

Tel: 082 275 9879

E-mail: [ajkruger@vodamail.co.za](mailto:ajkruger@vodamail.co.za)

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### ON THE FOLLOWING STANDS:

3	314	212	172	277	111	113
4	315	213	173	278	112	114
5	316	214	174	279	130	115
6	317	215	175	286	131	116
7	318	216	176	290	132	117
8	328	217	177	299	133	118
9	319	218	178	300	134	119
10	459	219	179	301	135	120
11	320	220	180	302	136	121
12	331	221	181	303	137	122
13	332	222	182	304	138	123
14	321	223	183	307	139	124
15	322	246	184	308	140	125
16	343	247	185	309	141	126
17	323	248	186	310	142	127
18	324	249	187	311	143	128
19	346	250	188	312	144	129
20	347	251	189	313	163	153
21	325	252	190	437	164	154
169	326	253	191	438	165	155
170	327	261	192	439	166	156
171	329	262	193	440	167	157
224	330	263	194	441	168	158
225	341	264	195	442	378	159
226	387	265	196	443	379	160
227	342	268	197	444	380	161
228	344	269	198	445	381	162
229	345	270	199	446	382	
230	348	271	200	447	383	
231	349	272	201	448	384	
232	350	273	202	364	390	
233	351	274	203	365	391	
234	385	275	204	366	392	
235	386	276	205	367	393	

236	388	291	206	368	394
237	389	292	209	369	395
335	451	293	210	370	396
336	339	294	211	371	397
337	340	295	376		
338	352	296	377		
402	353	452	398		
403	354	453	399		
404	355	454	400		
405	356	455	401		
406	357	363			
407	358	372			
408	360	373			
409	361	374			
410	362	375			

Yours faithfully



Dr AJ Kruger Pr Eng







Negester

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