



PROPOSED TOWNSHIP ESTABLISHMENT ON SEVERAL FARM PORTIONS WITHIN THE MUSINA AND MAKHADO LOCAL MUNICIPALITY FOR THE MUSINA-MAKHADO SEZ

PLANNING IMPACT ASSESSMENT REPORT

DRAFT REPORT
REVISION 00

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EXECUTIVE SUMMARY

The National Development Plan (NDP) aims to eliminate poverty and reduce inequality by 2030. The goal is to increase employment from 13 million in 2010 to 24 million in 2030. In order to reach this target, policies and investment are aimed, by and large, at labour intensive industrial development. This will also occur only as part of a strategic re-think of South Africa's foreign trading and investment partners. The plan clearly states that, *'Understanding and responding appropriately to complex global challenges is the first task of planning'*.

In order to achieve radical economic transformation and diversify the economy of the Limpopo Province, a substantial investment in infrastructure is required. Water and sanitation, transport and energy supply improvements are essential to attract investment, manufacture goods, and efficiently export them to the market. Improvements to infrastructure are also mandatory if thriving human settlements, where people can live and thrive, are to be planned for the future.

On 1 December 2017, the Minister designated the Musina-Makhado Special Economic Zone (South Africa Energy and Metallurgical Zone), in Gazette No. 41287. The SEZ affected properties is approximately 8 020 ha in extent comprising eight previously mainly undeveloped farm portions located across the border between the municipality areas of Musina and Makhado, within the Vhembe District municipality area.

Over the longer term, South Africa has to enhance value-added industries and increase the volume of amongst others processed mineral and metal exports to compete on the global economic stage.

The development of a metallurgical and power cluster at the Musina-Makhado Special Economic Zone (SEZ) is the direct spatial response to producing metallurgical goods that are actively sought in the domestic and foreign markets.

Two townships are proposed to accommodate the SEZ, one on either side of the municipal border in the local municipalities of Musina and Makhado. Together the townships with a joint land area of 8 022 ha will be developed as predominantly heavy (noxious) industrial plants that produce various types of steel products. It is proposed that these plants will be powered by an on-site thermal power plant of 3 300 MW when developed fully. The availability of coal and coking coal and proximity to input minerals required for power generation and smelting, according to LEDA, are one of the main reasons for locating the SEZ here.

The SEZ is also located in the Limpopo province, which is the second poorest province by income per capita after the Eastern Cape Province. The SEZ will form a key anchor within the planned Eastern Escarpment National Transformation Corridor designated in the Final Draft National Spatial Development Framework, 2019.

The implementation of the SEZ will form the centre of the coal producing area of Limpopo, and the vehicle by which the Provincial and National Government will negotiate foreign direct investment, direct infrastructure clustering and cross-subsidising by potential investors, to

create jobs and strengthen the Limpopo Province economy. The vision for the SEZ is also to function as industrial gateway to the wider Southern Africa Development Community (SADC). The development of the SEZ also meets broader state priorities such as minerals beneficiation to enhance the South African economy as a whole.

The socio-economic benefit of the proposed development is unprecedented in the Limpopo Province. The total investment for the SEZ is estimated at R287.5 billion when fully developed.

According to estimates provided by LEDA via the appointed operator, 48 800 workers will be required by operational entities within the SEZ at full operational status, along with 5 000 additional workers required in the human settlement(s) that will expand as a direct result of the SEZ. A total of 53 800 job opportunities are created by the proposed SEZ development.

Based on the estimated 53 800 employment opportunities by the SEZ the total projected population associated with the SEZ is estimated at 144 311. It is estimated that 47 320 housing units will be required over time to house the population. Approximately 1 500 ha of land will be required to provide for human settlement development. A total of 189 social, educational, and other community service facilities will also have to be developed.

Alternative strategic options for human settlement development include the development of a new settlement in proximity to the east of the SEZ and or at the existing Musina or Louis Trichardt/Makhado towns.

Due to the extent of the proposed SEZ development, an Environmental Impact Assessment (EIA) and authorisation is required in terms of the National Environmental Management Act, 1998 (Act 107 of 1998). Various specialist studies have been prepared, which identify potential impacts on the natural and built environment in respect of aspects such as air emissions generated by heavy industrial activities and power generation, the loss of biodiversity, impact on economic activities and bulk infrastructure etc.

The Spatial Development Framework Plans of both the Musina and Makhado Local Municipalities make provision for the development of the SEZ within their respective municipal areas, and the current land use management schemes of both municipalities cater for the proposed range of land uses of the SEZ. The Spatial Planning and Land Use Management By-Laws) in terms of which applications for township establishment have to be made are in place. Joint decision-making to ensure the integration of the development implementation and phasing of bulk infrastructure services for the SEZ, between the Vhembe District municipality, local municipalities, and other spheres of government will be required.

Both municipalities, and the Vhembe District Municipality would have to plan for and ensure the additional operational and institutional capacity and budget to address the service delivery requirements of the SEZ.

The SEZ site does not have access to adequate bulk engineering infrastructure services. In terms of the draft internal masterplan, 2019 the bulk engineering infrastructure services requirements for the SEZ will be significant. The traffic generated by the proposed land uses

of the SEZ will have a high impact on road, rail, and public transport infrastructure with several upgrades that will be required. The same apply to the public transport arrangements that will have to be put in place.

Currently the section of the railway line from Polokwane towards Pyramid is electrified (25 kV AC traction) but the section from Polokwane to Beit Bridge carries Diesel locomotives. In order to meet the projected 50 mega tonnes per annum (MTPA) of raw material, an estimated 70 trains of 40 wagons each will be added to the external railway network. To meet this demand the railway line would have to be significantly upgraded. The impact on the countries ports will also be significant.

The SEZ would also necessitate air transport connections from a major international hub such as O.R. Tambo International Airport. The Musina Municipal Airport is an unlicensed airport situated approximately 7 km west of Musina, in closest proximity to the SEZ (approximately 46 km, or 36 min drive) that would have to be upgraded.

The sustainable supply of bulk water to the SEZ is also of critical importance. The National Department of Water Affairs and Sanitation is currently investigating the potential for the development of a water transfer agreement and scheme with Zimbabwe and other stakeholders, in order to supply the SEZ and to address other water needs in the region.

Significant volumes of domestic, general, industrial and hazardous waste will be generated at the SEZ that will have to be reduced as a point of departure through re-use and recycling efforts. The upgrading of existing general waste landfill facilities at the towns as well as the development of a hazardous waste facility, will be required over time to accommodate the waste generated by the SEZ.

The report further discusses the potential planning impact of the proposed development considering the spatial principles of the Spatial Planning and Land Use Management Act, 2013 (Act no. 16 of 2013).

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ABBREVIATIONS

DTI	Department of Trade and Industry
ESA	Ecological Support Area
FAR	Floor Area Ratio
HIA	Heritage Impact Assessment
IDP	Integrated Development Plan
IDZ	Industrial Development Zone
IPAP	Industrial Policy Action Plan (2016/2017)
LDP	Limpopo Development Plan
LEDA	Limpopo Economic Development Agency
LEDET	Limpopo Department of Economic Development, Environment and Tourism
MSA	Municipal Systems Act, Act No. 32 of 2000
MUTASSHI	Musina to Africa Strategic Supplier Hub Initiative
SDF	Spatial Development Framework
SEZ	Special Economic Zone
STATSSA	Statistics South Africa, 2011
SPLUMA	Spatial Planning and Land Use Management Act, Act No. 13 of 2016

1 INTRODUCTION

1.1 BACKGROUND

On 9 February 2016, the Special Economic Zones Act, Act No. 16 of 2014 was promulgated in Gazette No. 39667.

According to the South African Revenue Service (SARS), Special Economic Zones (SEZs) in South Africa are defined as *'geographically designated areas of country set aside for specifically targeted economic activities to promote national economic growth and export by using support measures to attract foreign and domestic investments and technology.'*

The Limpopo Provincial Government established the Limpopo Economic Development Agency (LEDA) as a Provincial Government entity within the Limpopo Department of Economic Development, Environment, and Tourism (LEDET).

In response to a call by the Department of Trade and Industry (DTI) to the provinces to investigate and propose potential sites for SEZ development, the province identified several potential sites for the purpose. Since 2015, LEDA has investigated the feasibility of establishing an SEZ at two locations in the Musina and Makhado municipal areas. A conclusion was reached that the logistic and metallurgical sectors have potential for development at two different locations.

LEDA applied to the Minister of Trade and Industry for the designation of the Musina-Makhado SEZ, which straddles the municipal boundary between Musina and Makhado Local Municipality.

On 1 December 2017, the Minister designated the Musina-Makhado Special Economic Zone (South Africa Energy and Metallurgical Zone), in Gazette No. 41287.

The SEZ affected properties is approximately 8 020 ha in extent comprising eight previously mainly undeveloped farm portions.

The northern part of the proposed SEZ falls under the jurisdiction of the Musina Local Municipality and measures 5 539 ha in extent and is located on the following farm portions:

- The Farm Steenbok 565-MS;
- The Remaining Extent of the Farm Antrobus 580-MS;
- Farm Dreyer 526-MS;
- Farm Battle 585-MS; and
- Farm Van Der Bijl 528-MS.

The southern part of the proposed SEZ falls under the jurisdiction of the Makhado Local Municipality and measures 2 482 ha in extent, and is located on the following farm portions:

- The Farm Somme 611 MS;
- The Remaining Extent of the Farm Lekkerlag 580 MS; and
- Portion 1 of the Farm Joffre 584 MS.

A few eco-estate erven and thatched lodge developed on the Farm Joffre 584 MS by the communal property association is excluded from the proposed township boundaries. The Mulambwane Communal Property Association has a vested interest in this eco-estate.

1.2 PURPOSE

The purpose of this report is to outline the site-specific, and regional planning impact of the proposed SEZ In terms of the spatial planning development principles reflected in the Spatial Planning and Land Use Management Act, 2013.

1.3 STRUCTURE OF REPORT

The report comprises the following sections:

- Section 3: Locality and Planning Contexts of Proposed SEZ Township
- Section 4: Application Properties
- Section 5: Site-Specific Impact of the SEZ
- Section 6: Development Proposal
- Section 7: Impact on Surrounding Land Uses and Residents
- Section 8: Need for Development
- Section 9: Desirability for Development
- Section 10: SEZ Impact on Regional Planning and Human Settlement
- Section 11: Planning Impact Assessment

- Conclusion
- Appendices.

2 LOCALITY AND PLANNING CONTEXT OF PROPOSED TOWNSHIP

The proposed Musina-Makhado SEZ is located on eight farms in the Vhembe District Municipality in Limpopo Province, in the far north of South Africa. Three farms are located in the jurisdiction area of Makhado Local Municipality and five farms within the jurisdiction of Musina Local Municipality. Separate but inter-relating township establishment applications should be submitted to each municipality in order to obtain the land use rights to allow the development.

The farm Dreyer 526 MS bounds the site to the north. The N1 highway road reserve bounds the site to the east. The unsealed road leading off the N1 to Huntleigh Station bounds the site to the south. The north railway line between Louis Trichardt and Musina bounds the site partly along the west.

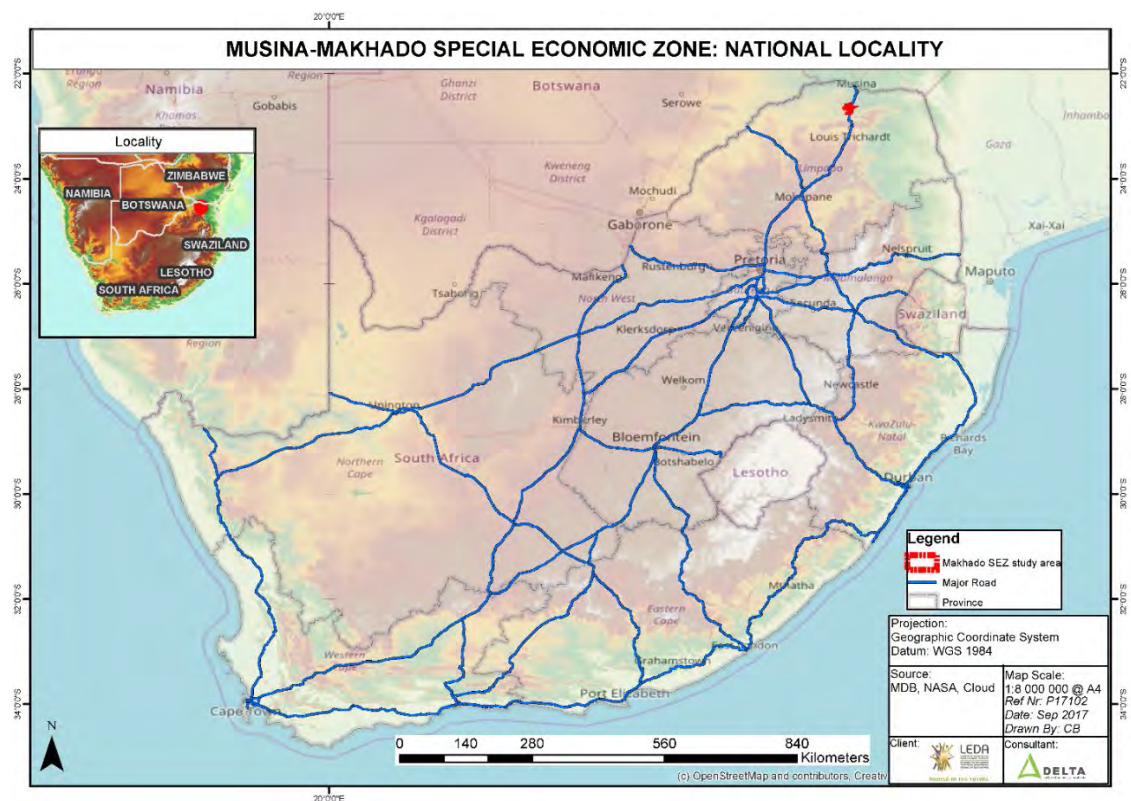


Figure 2-1: Musina-Makhado SEZ south site – national locality

The site is located in Vhembe, the northernmost district municipality in South Africa that comprises of four local municipalities, namely Makhado, Musina, Thulamela, and Collins Chabane Local Municipalities. The district administration is seated in Thohoyandou, which is located 91 km southwest of the site via the N1 and R523.



Figure 2-2: SEZ south site in relation to Limpopo's district municipalities

The road distances between the SEZ and surrounding settlements are as follows:

- 45 km from the Louis Trichardt/Makhado town centre (from the intersection of the N1 and Songozwi Street). Louis Trichardt/Makhado is a regional anchor in terms of the Draft National Spatial Development Framework.
- 37 km from the Musina town centre (Musina Mall). Musina is a regional anchor.
- 65 km from Beit Bridge border post with Zimbabwe.
- 91 km from Thohoyandou.
- 155 km from Polokwane city hall.
- The hamlet of Mopane adjoins the northwest corner of the SEZ site.

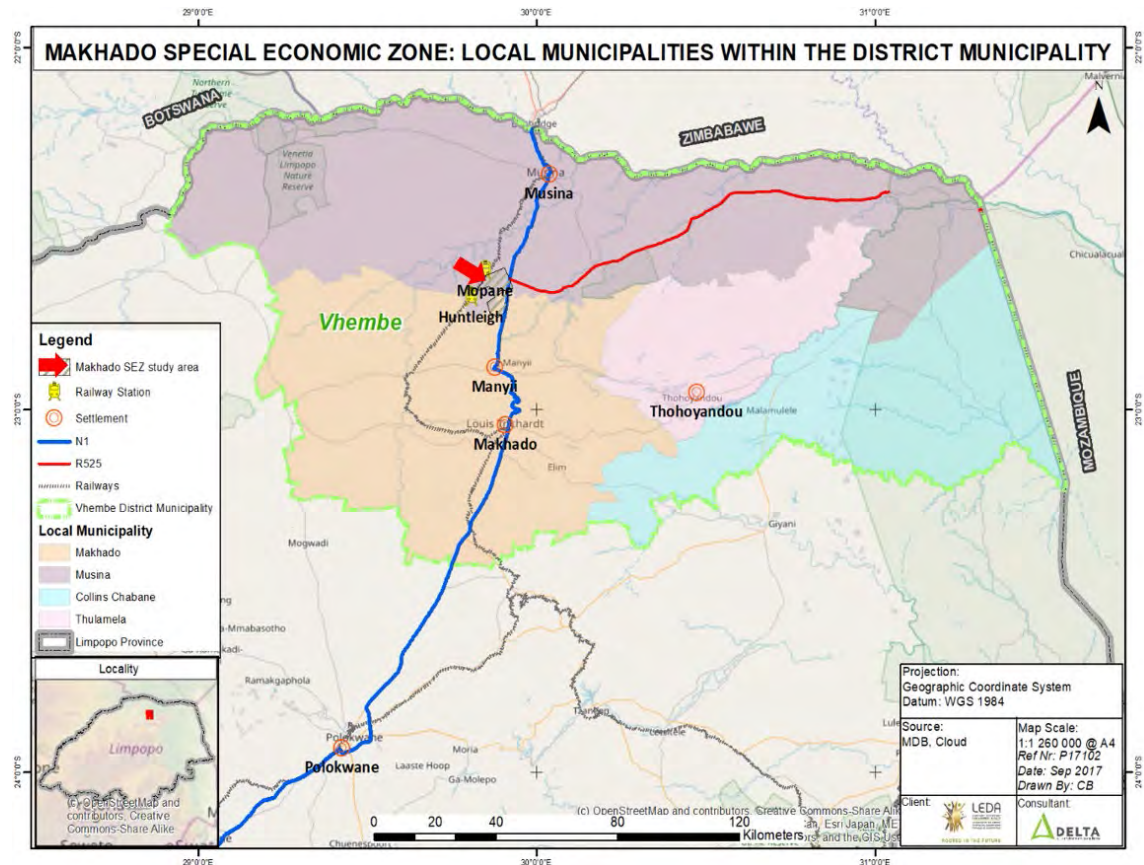


Figure 2-3: Musina-Makhado SEZ south site – Vhembe District and local municipalities locality

Access to the proposed township is proposed off the N1 along two routes. In the north access will be upgraded from the R525, and in the south access will be upgraded from the existing unsealed gravel road to Huntleigh. Access arrangements and road designs from the N1 highway to the township entrance(s) will be subject to approval from both the South African National Road Agency (SANRAL)(for national roads) and the Roads Agency Limpopo (RAL)(for provincial roads).

The Transnet northern line adjoins the northwest corner of the SEZ, with a station at Mopane. The single rail lane between Polokwane and Beit Bridge currently runs on diesel. The rail line is electrified south of Polokwane.

3 APPLICATION PROPERTIES

3.1 PROPERTY DESCRIPTIONS

The proposed SEZ township establishment is located on three farm portions located within the **Makhado Local Municipality** area of jurisdiction. The properties are registered at the Deeds Office as listed in the following table.

Table 3-1: Land ownership

PROPERTY DESCRIPTION	TITLE DEED NUMBER	OWNERSHIP	EXTENT (ha)
The farm Somme 611 MS, Limpopo Province	T51287/2008	Mulambwane Communal Property Association	992.4504 ha
The remaining extent of the farm Lekkerlag 580 MS, Limpopo Province	T51339/2008	Mulambwane Communal Property Association	868.4531 ha
Portion 1 of the farm Joffre 584 MS, Limpopo Province	T51334/2008	Mulambwane Communal Property Association	631.9138 ha
TOTAL AREA			2 492.8173 ha

The proposed township establishment is located on five farm portions located within the **Musina Local Municipality** area of jurisdiction. The properties are registered at the Deeds Office as listed in the following table.

Table 3-2: Land Ownership

PROPERTY DESCRIPTION	TITLE DEED NUMBER	OWNERSHIP	EXTENT (HA)
The Farm Steenbok 565-MS, Province of Limpopo	T51335/2008	Mulambwane Communal Property Association	988.8551 ha
The Remaining Extent of the Farm Antrobus 580-MS, Limpopo Province	T51337/2008	Mulambwane Communal Property Association	761.4581 ha
The Farm Dreyer 526-MS, Limpopo Province	T63278/2008	Mulambwane Communal Property Association	1310.0785 ha
The Farm Battle 585-MS, Limpopo Province	T51333/2008	Mulambwane Communal Property Association	751.2400 ha
The Farm Van Der Bijl 528-MS, Limpopo Province	T51336/2008	Mulambwane Communal Property Association	1508.7112 ha
TOTAL AREA			5320.3429 ha

Title deeds for the properties are attached as **Annexure A**.

3.2 PROPERTY TENURE

The Commission on Restitution of Land Rights confirmed in writing on 25 June 2019 that the Mulambwane Community Property Association's (MPCA) restitution claim for the eight farms forming the SEZ south site was successful (**Annexure B**).

The properties are all registered in the name of Mulambwane Communal Property Association, Registration Number: 08/1105/A, registered in terms of the provision of Communal Property Association Act, Act No. 28 of 1996.

LEDA concluded a Notarial Lease Agreement with the Mulambwane Community Property Association (MCPA) for an initial period of 90 years, with an option to extend the agreement for another 30 years. The lease agreement between LEDA and the MCPA was concluded in December 2016.

4 SITE-SPECIFIC ASPECTS

In this section, the natural and manmade characteristics of the site and its surrounds are discussed.

4.1 TITLE DEEDS AND ENCUMBRANCES

Please refer to the **title deeds (Appendix A)** of the respective farm portions as well as the **conveyancer report (Appendix D)** and **land surveyor certificate (Appendix E)**. The properties are held by the same owner under separate deeds for each farm. As per the respective Deeds of Transfer, all properties are affected by the following conditions:

- The minerals vest in the state in terms of the Minerals and Petroleum Resources Development Act, Act No. 28 of 2002; and
- The application properties are further subject to the servitudes listed in the respective title deeds as described herein.

The subject conditions applicable to each specific property are discussed in detail below.

1) The farm Somme 611 MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51287/2008. The property measures 992.4505 hectares in extent.

As per the conditions in the Deed of Transfer, an ESKOM servitude was registered in 1972 under K575/1972 for electric power transmission and telecommunication related purposes.

2) The remaining extent of the farm Lekkerlag 580 MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51339/2008. The property measures 868.4531 hectares in extent.

As per the conditions in the Deed of Transfer, an ESKOM servitude was registered in 1972 under K575/1972 for electric power transmission and telecommunication related purposes.

A registered railway reserve servitude SG266/2018 traverses the southern part of the farm.

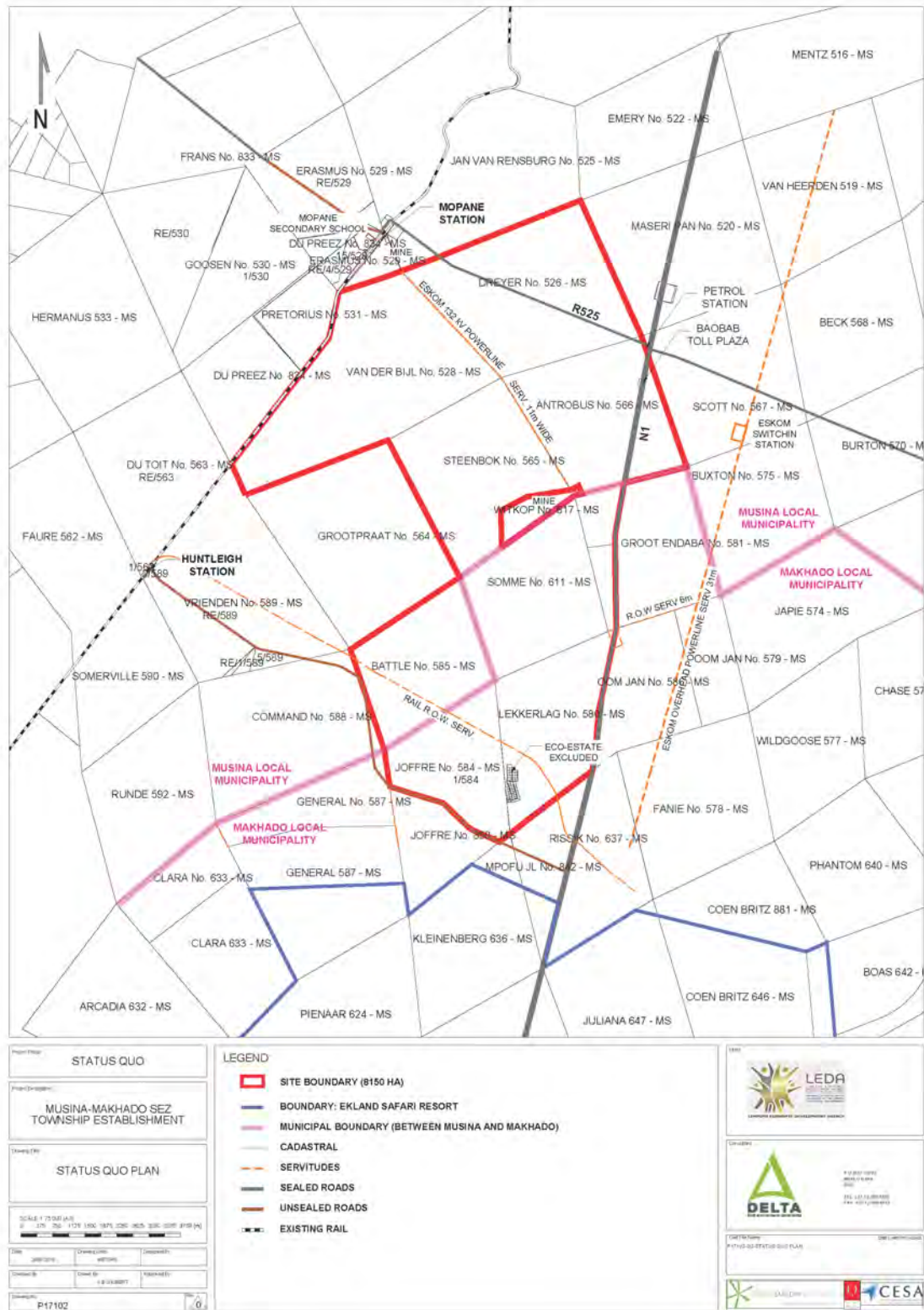


Figure 4-1: Status quo plan

3) Portion 1 of the farm Joffre 584 MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51334/2008. The property measures approximately 631.9138 hectares in extent.

A registered railway reserve servitude SG266/2018 traverses the southern part of the farm. The eco estate located on part of the farm Lekkerlag 580 MS has not been severed from the farm portion. The proposed township boundaries will therefore run around the outside of the eco estate.

4) The Farm Steenbok 565-MS, Province of Limpopo

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51335/2008. The property measures approximately 988.8551 hectares in extent.

As per the conditions in the Deed of Transfer an ESKOM servitude was registered in 1972 under K575/1972 for electric power transmission and telecommunication related purposes.

5) The Remainder of the Farm Antrobus 580-MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51337/2008. The property measures approximately 761.4581 hectares in extent.

As per the conditions in the Deed of Transfer an ESKOM servitude was registered in 1972 under K575/1972 for electric power transmission and telecommunication related purposes.

6) The Farm Dreyer 526-MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T63278/2008. The property measures approximately 1310.0785 hectares in extent.

7) The Farm Battle 585-MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51333/2008. The property measures approximately 751.2400 hectares in extent.

8) The Farm Van Der Bijl 528-MS, Limpopo Province

The property is registered in the name of the Mulambwane Communal Property Association as per Deed of Transfer T51336/2008. The property measures approximately 1508.7112 hectares in extent.

4.2 EXISTING MUNICIPAL ZONING

The application properties are undeveloped farm portions and the current zoning of the land is “Agricultural”. The zoning certificates from the respective municipalities are attached as **Annexure F**. According to the Makhado (2009) and Musina (2010) Local Municipality Land Use Management Schemes, an agricultural zoning is defined as:

‘Land used or a building designed or used for the purposes such as, but not limited to ploughing, pasturing, horticulture, poultry farming, dairy farming, breeding and keeping of livestock, aviaries, forestry, mushroom and vegetable production, flower production, orchards and any other activity commonly connected with farming or associated therewith, and includes the sale of own produced goods. It includes one main dwelling unit and associated farm settlement.’

The purpose for which buildings may be erected or used or land used is as follows:

- Uses/rights permitted only with the special consent of the local municipality:
 - Animal Care Centre;
 - Art Dealer and Gallery;
 - Bed and Breakfast;
 - Guest House;
 - Farm Stall;
 - Institution;
 - Nursery;
 - Place of Instruction;
 - Place of Public Worship;
 - Place of Refreshment;
 - Social Hall;
 - Tea Garden; and
 - Telecommunication Mast.

The purpose for which buildings may be erected or used or land may be used with the consent of the municipality is as follows:

- Uses/rights permitted only with the written consent of the local municipality (Clause 23):
 - Additional Dwelling Unit;
 - Household Enterprise; and
 - Rural General Dealer.

According to both Land Use Management Schemes, the land use parameters for agricultural zoning are as follows:

Use Zone: Agricultural

Primary Rights: Dwelling Unit, Agricultural Use, Farm Settlement

Height: 2 Storeys
FAR: Existing right – 0.3; 0.5 with a relaxation in terms of Clause 23.
Building Lines: Rear and side are 5 m and 10 m street boundary

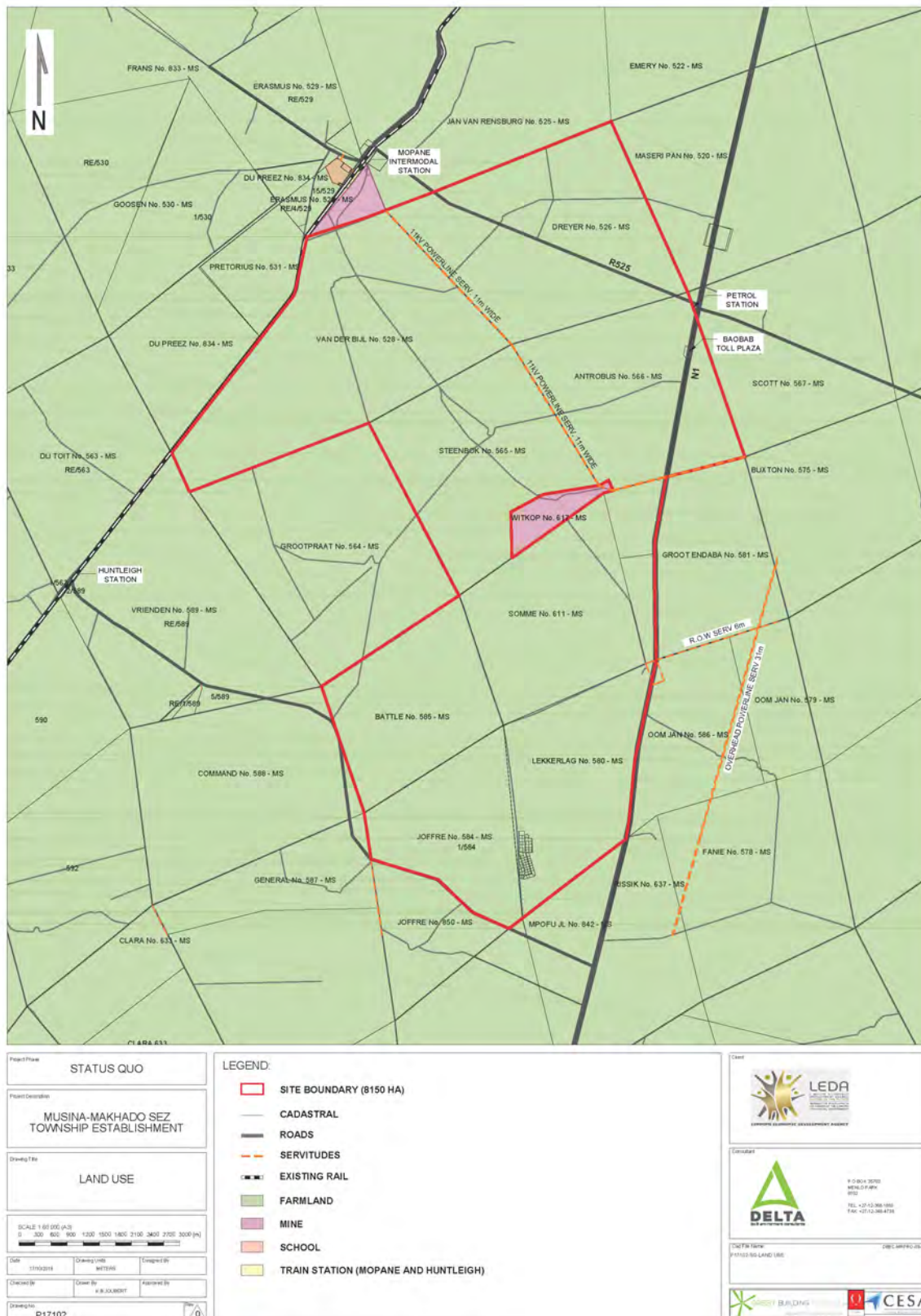


Figure 4-2: Existing zoning plan

4.3 ON SITE LAND USES



The SEZ properties are predominantly undeveloped bushveld farmland that was previously used for game farming .



HERITAGE RESOURCES


According to Digby Wells Environmental that conducted a heritage impact assessment the following built heritage resources older than 60 years were identified on site.

The alteration or demolition of these resources requires permission from the Limpopo Provincial Heritage Resources Authority (LIHRA).

Table 4-1 : Heritage Resources

SITE NAME	DESCRIPTION	PHOTO
STE-001	Structural remains, including what appear to be deep foundations or dipping trough made of brick and cement, currently being used to deposit rubbish. The age of this structure has not been determined. This structure is in close proximity to STE-002.	
STE-002	Building in a state of disrepair. The building appears to have been a residence with a wraparound veranda. All exterior windows and doors, except for the entrance have been bricked up. The roof is present over the main structure, but has collapsed over the veranda. One florescent light was attached to the ceiling. The age of this structure has not been verified, but it is assumed to be older than 60 years.	 

SITE NAME	DESCRIPTION	PHOTO
BGG-001	<p>Small burial ground with three visible graves, although there is space within the burial ground for more. The graveyard is demarcated with a white wire fence with a gate and is in good condition, although it was overgrown at the time of the survey. All three graves belong to the De Bruin family and date between 1960 and 1961. The date on the third headstone was not legible. One child grave is included.</p>	
BGG-002	<p>Single grave belonging to a member of the Manganya family, dated 1945. The grave was not fenced off and had a granite headstone and brick fittings. The graveyard is near abandoned buildings on a <i>werf</i> of unknown age. The area near the grave has been used to deposit construction rubble and metal rubbish.</p>	

SITE NAME	DESCRIPTION	PHOTO
SA-001	Isolated single MSA flake with flake scars and a snap fracture. Recovered from within a watercourse and as such is ex situ with limited contextual information.	

ECO ESTATE AND OTHER DEVELOPMENTS

Other developments within the project site area include:

- An uncompleted eco-housing estate is located on the southern part of the farm Lekkerlag 580 MS. This estate is excluded from the proposed SEZ township boundaries. The boundary of the estate is denoted by points J-K-L-M-N-P-Q-R_S on the township layout plan.



- Further north, at the centre of farm Lekkerlag 580 MS, is another two-storey thatched dwelling house and four outbuildings. This house is not older than 60 years and does not require heritage permission to demolish.
- A third dwelling house with 19 outbuildings, including several rondavels, is located in the north east corner of farm Lekkerlag 580 MS, which is advertised as Mulambwane Accommodation and is in current residential use. This house is not older than 60 years.
- A group of four single-storey houses is located 220 m north of the Mulambwane Accommodation entrance gate. These homes are fenced in their own compound and access is currently from the N1 via a separate vehicle gate. These houses are not older than 60 years.
- A narrow strip of land along the south boundary of the farm Somme 611 MS is disturbed for passive cultivation.
- A railway reserve servitude SG266/2018 traverses the southern part of the farm Lekkerlag 580 MS in favour of CM Mining Limited (former Coal of Africa). Construction of the rail line has not yet commenced.
- The disused dolomite mine located at the centre of the SEZ south site, on the farm Witkop 617 MS, adjoins the proposed township, but is excluded from the SEZ.
- Three houses are located along the north boundary of the Remaining Extent of Farm Antrobus 566 MS. An outbuilding and kraal is located 70 m north of these houses on the Farm Dreyer 526 MS. These houses are not older than 60 years and permission is not required from the Limpopo Provincial Heritage Resources Authority (LIHRA) for their alteration or demolition.
- Further west, at the centre of the Farm Steenbok 565 MS, is a group of seven houses, which is not older than 60 years.
- A house with extensive outbuildings is located adjacent to the R525 on the Farm Dreyer 526 MS. This house is also not considered older than 60 years.
- An 11 kV ESKOM powerline in a 11 m-wide servitude runs diagonally from north to south through the properties along the boundaries of Farm Dreyer 526 MS and the Remaining Extent of Farm Antrobus 566 MS. This powerline crosses the N1 Highway and connects with the ESKOM high voltage overhead powerlines 1.5 km east of the SEZ.

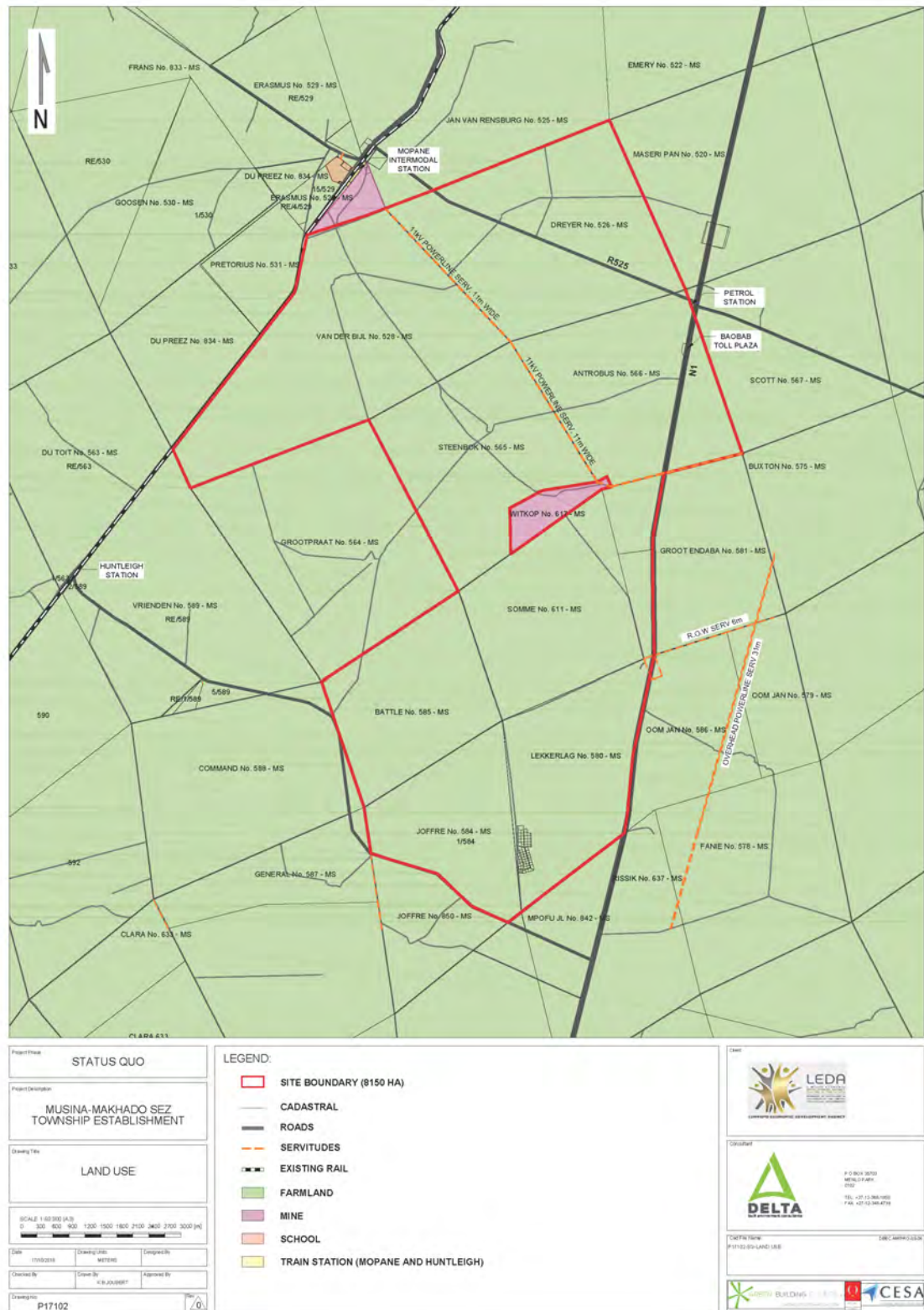


Figure 4-4: Existing land use plan

4.4 ENVIRONMENTAL FEATURES

The site slope is reflected in the figure below.

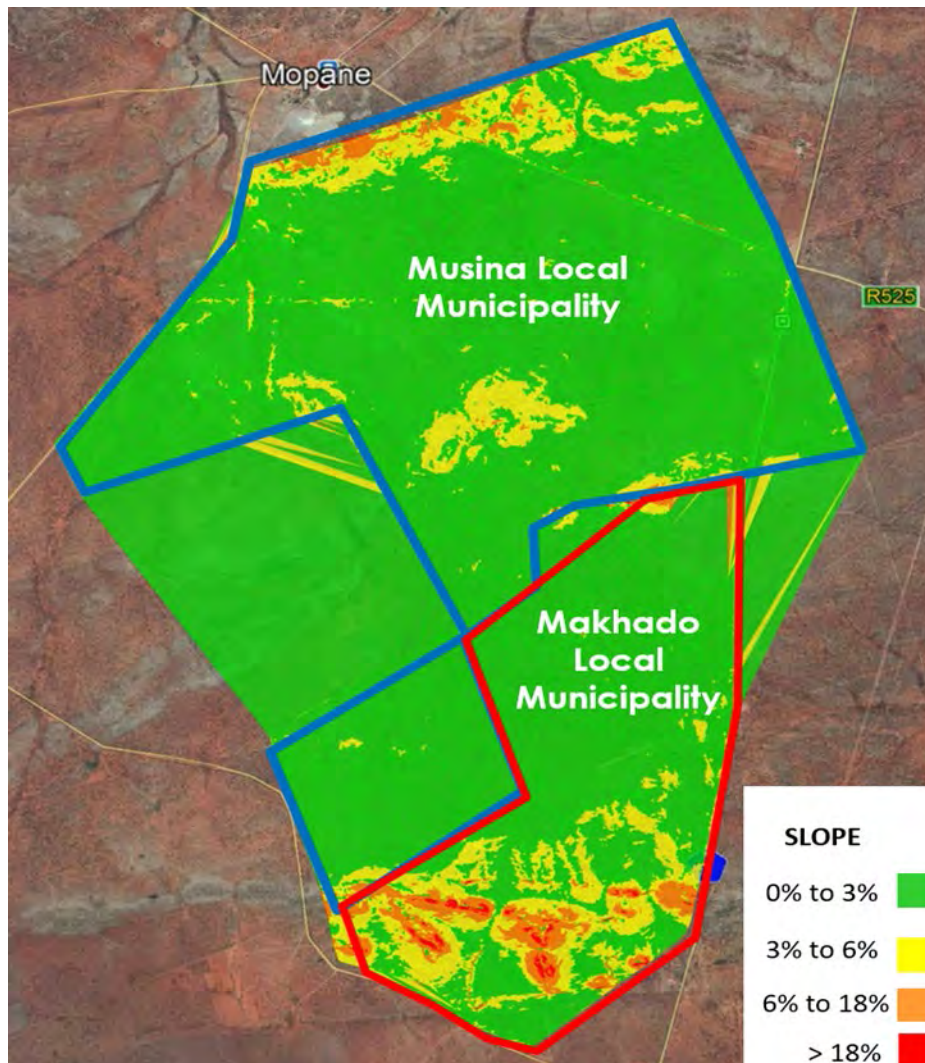


Figure 4-5: Musina-Makhado SEZ south site slope and development suitability

Courtesy iX Engineers, 2019

The hills running east-west through the southern part of the proposed township (farms Joffre 584 Ms and Lekkerlag 580) are indicated as Critical Biodiversity Area 2 According to the South African National Biodiversity Institute (SANBI)¹, CBA 2 areas are the best option for meeting biodiversity targets in the smallest area while avoiding conflict with other land uses. SANBI recommends that this land should be maintained in natural or

¹ South African National Biodiversity Institute, Using CBA Maps to Support Land-Use Planning and Decision-Making, 2018

near-natural ecological condition. Compatible uses include open space and low impact ecotourism and recreation uses.

The majority of the farm Somme 611 MS is indicated as Ecological Support Area 1, which is designated around the tributaries of the Sand River. SANBI considers ESA 1 less sensitive than CBA 2 areas, but supports the ecological functioning of the CBA 2, or which provides an important ecological infrastructure. SANBI recommends that this land be maintained in at least semi-natural ecological condition. Compatible uses include open space and low impact ecotourism and recreation uses, sustainably managed rangelands and certain forms of housing.

A smaller triangular land area of the farm Somme 611 MS adjoining the N1 highway is designated as Other Natural Areas (ONA). SANBI considers ONA as a critical biodiversity target as it does not support natural ecological processes. SANBI recommends that the best use of this land should be determined through a multi-sectoral planning process. From a biodiversity perspective, these areas can be used for a range of intensive land uses.

The nature of the proposed development is such that it would have significant impact on the CBA 2 area as well as the ESA 1. Please refer to the biodiversity specialist report by Digby Wells Environmental In the biodiversity report, the impact the development would have on fauna and flora is assessed in detail.

Digby Wells Environmental also completed a soil and land capability assessment.²

The general soil pattern of the proposed township area is classified as Class VI (Moderate Grazing/Wilderness wildlife land) and Class VIII (Wilderness). Based on the chemical characteristics the soils have limited potential for crop growth without additional management practises such liming or fertilisation.

Areas that may be affected by floods with a return period of 1: 100 years were also delineated on the site in terms of which approximately 1 370.43 ha (or 25%) of the site area is affected.

Water drains naturally in three directions on site:

- The area north of the hills on the Farm Dreyer 526 MS (northern tip of proposed Erf 3) drains northwards towards the Sand River;
- The central eastern part of the site on Farms Antrobus 566 MS and Steenbok 565 MS drains towards the valley where the R525 runs; and
- Water on the Farm Battle 585 MS (proposed Erf 1) and Van der Bijl 528 MS drains in a north westerly direction towards the Sand River.

² Digby Wells Environmental, Musina Makhado SEZ Soil and Land Capability Assessment, 2019

Given the heavy industrial nature of land uses and the large floorplates associated with this type of development, the SEZ site will in all likelihood be levelled and the streams channelled northwards across the site thereby significantly reducing the areas subjected to seasonal shallow flooding.

5 DEVELOPMENT PROPOSAL

5.1 INTRODUCTION

Township establishment is required for this heavy industrial complex.

The establishment of SEZs in South Africa represents the direct spatial application of core national economic and infrastructure growth policies and legislation, including:

- The National Development Plan 2030 (2012);
- The Final Draft National Spatial Development Framework (2019);
- The National Infrastructure Plan (2012);
- Industrial Policy Action Plan (2018/19 – 2020/21); and
- Special Economic Zones Act, Act No. 16 of 2014.

A township establishment application should be submitted for the energy , industrial metal and minerals beneficiation complex, which includes a thermal power plant with a maximum energy generating capacity of 3 300 MW per annum. The vision is that the Musina-Makhado SEZ will attract foreign and domestic direct investment that in turn promote industrial development and job creation in the second poorest province in South Africa.

Other land uses envisaged to complement the energy and metallurgical complex will comprise, amongst other things, bulk infrastructure, light industries, intermodal facilities, business uses, telecommunication infrastructure, offices, and retail and government functions such as SARS, the latter which will cater specifically to customs and excise of goods entering and leaving the SEZ south site.

The purpose of the beneficiation complex is to produce metals for value-added goods for markets in the Southern African Development Community (SADC) and for export to international markets.

The land will be leased to investors. The development of bulk infrastructure upgrades and the construction of heavy industrial plants in the SEZ will be funded through substantial public-private partnership arrangements between the parties involved.

5.2 TOWNSHIP ESTABLISHMENT

Township establishment applications should be submitted to the respective municipalities to change the use of land and secure the proposed land use rights.

The township establishment process is the process by which the existing land use rights are changed from agricultural land to urban development land comprising erven within a municipal approved township of which the general plan is surveyed and approved by the Surveyor General, and the township register is opened at the Office of the Registrar of Deeds once the conditions pertaining to the township approval have been complied with.

The main outcomes of the township establishment process are:

- A township establishment approval with conditions of establishment;
- An approved general plan,
- Approved land use zoning and applicable zoning scheme controls, and
- Municipal service delivery arrangements for the township.

5.3 PROPOSED LAND USES AND DRAFT INTERNAL MASTERPLAN

The SEZ operator, MCC, appointed South African-based iXEngineers to design a draft internal masterplan for the SEZ. The core land uses are indicated in the table below.

Table 5-1: Proposed core land uses and land areas of draft masterplan (entire SEZ south site)

ZONE	PROPOSED LAND USES	TYPICAL LAND USE SCHEME DESCRIPTION	LAND AREA APPROX. (ha)
1	Thermal power plant (and ash yard)	Industrial 2	600
2	Coal washery	Industrial 2	110
3	Coke (coking coal) plant	Industrial 2	420
4	High vanadium steel plant	Industrial 2	130
5	High manganese steel	Industrial 2	280
6	Ferromanganese plant	Industrial 2	100
7	Silicon manganese plant	Industrial 2	100
8	Domestic waste transfer area	Industrial 2	4
9	Cement plant	Industrial 2	108
10	Refractories factory	Industrial 2	30
11	Stainless steel plant	Industrial 2	300
12	Ferrochrome plant	Industrial 2	500
13	Lime plant	Industrial 2	160
14	Vanadium titanium magnetite plant	Industrial 2	1 000

ZONE	PROPOSED LAND USES	TYPICAL LAND USE SCHEME DESCRIPTION	LAND AREA APPROX. (ha)
15	SEZ administrative centre east of the N1 Highway (including essential government uses (SARS, Department of Home Affairs, Department of Foreign Affairs, SA Post Office, SAPS, Department of Health, etc. directly associated to SEZ south site operations))	Business 2/Government	110
16	Logistics centre (internal operations)	Business 3	50
17	Bonded area (open parking, container area, warehousing)	Industrial 1	300
18	Machinery zone	Industrial 1	400
19	Light industrial processing zone	Industrial 1	400
20	Sewage treatment plant	Industrial 2	20
21	Water treatment plant	Non-Municipal	10
22	Environmental conservation	Private Open Space	2 020
23	Fuel storage facility	Industrial 2	6
24	Gas storage facility	Industrial 2	2
25	Reservoirs	Non-Municipal	TBC
26	Visitors guest lodge (excluded from township)	Rural Residential (lifestyle estate)	TBC
27	Existing dolomite mine (farm Witkop 617 MS)	Excluded from township layout plan	66
TOTAL APPROXIMATE LAND AREA			8 021

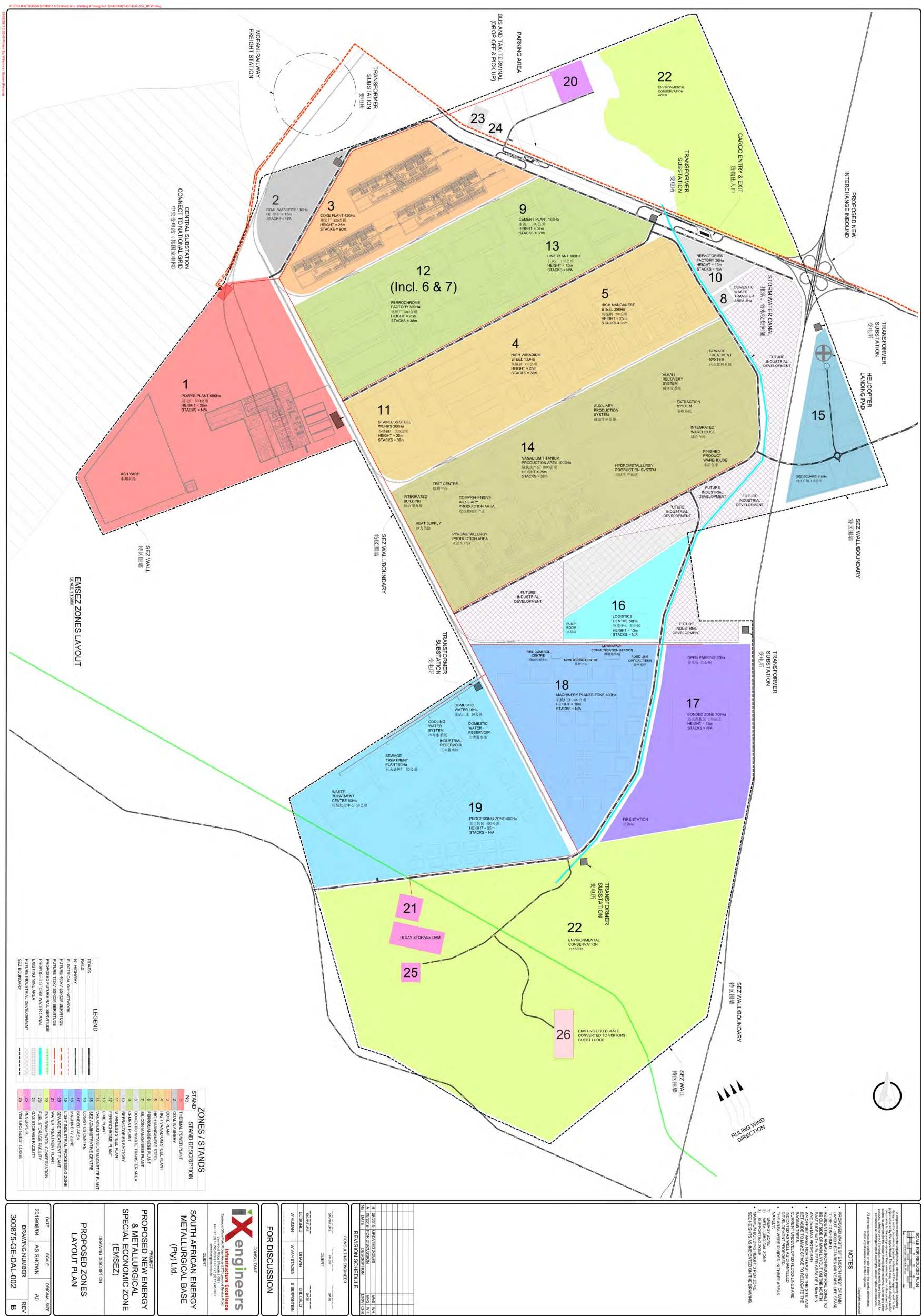
In addition to the above-mentioned main heavy industrial land uses, the infrastructure reflected in the table below will potentially also be developed on site in support of the core land uses.

Table 5-2: Complimentary Spaces and Infrastructure Development

INFRASTRUCTURE	
	<ul style="list-style-type: none"> • Access control points and security fencing • Staff and visitor drop off and pick up, public transport intermodal zone and parking areas, heli – pad. • Freight truck queuing and parking facilities – logistics hub • Internal road system • Internal rail system • Bulk potable water treatment and connections and internal water reticulation • Internal process (non-potable) water reticulation network • Bulk sewer treatment works connections and internal sewer reticulation • Internal stormwater system • Domestic waste and recycling • Industrial waste management sites (tailings) • Hazardous waste management site • Electrical Substations and reticulation network • Stormwater infrastructure and attenuation dams • Information and telecommunication infrastructure • Fire station/first aid

Due to the increase in the demand for engineering services, extensive bulk services, roads and rail transport services, the proposed township development will generate, a substantial need for external bulk services, which are currently unavailable or underdeveloped at the site.

Apart from key personnel accommodation, a human settlement will not form part of the designated SEZ south site.



5.4 PROPOSED ZONING

Based on the variety of land uses outlined in the previous section, the proposed SEZ is a mixed-use development that comprises a variety of land use zones represented in the current municipal land use scheme. The SEZ include eight land use classes in terms of the municipal land use scheme. A special zoning that provides for a basket of land use rights that can be limited/controlled in terms of the floor area as indicated in the table below, so as to ensure these uses do not compete with the rural anchors of Musina and Makhado, should be considered:

Table 5-3: Proposed zoning description

LAND USE SCHEME USE CLASSES	PARAMETERS	PROPOSED USE CLASS FOR ENTIRE SEZ SOUTH SITE
Residential 3	Limited floor areas (basket of rights) as agreed with local municipality	<i>“Special” for integrated industrial economic development zone.</i>
Business 2		
Business 3		
Government		
Industrial 1	Table A, B, C, D and E as per Land Use Table, 2009	
Industrial 2		
Municipal		
Private Open Space		

Table 5-4: Proposed development parameters

DEVELOPMENT PARAMETERS	
Coverage	As per the approved site development plan
Height	As per the approved site development plan
FAR	As per the approved site development plan
Building Lines	As per the approved site development plan
Parking	As per the approved site development plan
Access	As per approved site development plan
Landscaping	As per approved site development plan

The proposed special zoning (i.e. ‘*special for an integrated heavy industrial development zone*’) will comprise a basket of land use rights, broadly proportional to the land uses reflected in the above tables, and as to be agreed with the local municipality as part of the township approval and conditions of establishment.

A “Special” zoning should be applied for, due to the proposed phasing of the overall development, which will rely on details of potential investors’ developments and plans that will only become clear over time. The development coverage, height, Floor Areas

and building lines will be determined in accordance with an approved development phasing and site development planning, which will be submitted for every development phase. The proposed application approach will allow for greater flexibility in implementing and managing the SEZ south land development over time.

Aspects such as the topography, slope, watercourses, environmental considerations, access, infrastructure, and timing of an investment will greatly influence the spatial arrangement of the proposed basket of land use rights across the SEZ south site.

5.5 ARTISTIC IMPRESSIONS OF THE TOWNSHIP

The images below provided by the SEZ operator, MCC³, illustrates what the proposed development within the SEZ could possibly look like.



Figure 5-2: Illustrative aerial view of SEZ south site

Source: MCC

³ South African Energy Metallurgical Special Economic Development Plan, MCC, May 2019

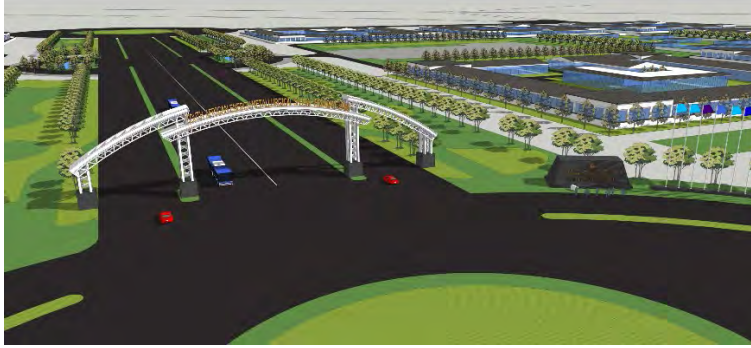


Figure 5-3: Illustrative impression of SEZ south site entrance

Source: MCC



Figure 5-4: Illustrative impression of ferrochrome plant

Source: MCC.com



Figure 5-5: Schematic illustration of Phase 1 of thermal power plant

Source: MCC.com



Figure 5-6: Schematic illustration of coking and lime plant
Source: MCC



Figure 5-7: Coal washing plant, Vele Colliery
Courtesy: Limpopo Mirror, 2019

5.6 A PHASED APPROVAL AND DEVELOPMENT APPROACH

Planning permission and Environmental Authorisation for the SEZ south site will be obtained through a phased approach.

Detailed requirements and guidelines for environmental mitigation and compliance will be set out in the SEZ EMP, which will guide and limit, for example the air emissions estimated for all of the industrial plants to be developed in the proposed township.

The EMP will contain detailed requirements and guidelines for mitigation and compliance in terms of all subsequent environmental authorisations and licences the investors would need to acquire in order to develop a particular industrial plant and or the engineering services associated therewith.

The EIA authorisation, if authorised, will set out the environmental thresholds and minimum standards for the overall development of the SEZ south site.

A condition should be attached to the draft conditions of establishment that requires the submission of township phases and site development plans (SDP) that illustrate the internal layout of the streets and the land portions intended to be leased and/or developed in more detail.

It is expected that the SDP will follow a phased approach similar to the development of the Coega SEZ. Detailed SDPs will be submitted once investors enter into an agreement with the SEZ management and details of the investor's development proposals become available.

Detailed SDPs will show the layout of structures on site, access and transport design, the location, height and mass of buildings on site, and land use. The SDPs will show the management of incoming and outgoing goods and materials on site, and engineering infrastructure connections. Each of the envisaged heavy industrial plants must develop their own SDP and the plans will be subject to their own site-specific full scoping and environmental authorisation.

5.7 CONDITIONS OF ESTABLISHMENT

Conditions of establishment are a legally binding document that sets out the approved land-use rights and development parameters. The conditions outline arrangements for phasing and layout of the development. The amounts for financial contributions towards bulk water, sewer, stormwater, electrical services upgrades, and the legal agreement associated with these upgrades are also listed as a pre-requisite that should be complied with prior to the development of said infrastructure.

6 SPLUMA DEVELOPMENT PRINCIPLES

Spatial Planning and Land Use Management are governed by the Municipal Systems Act, 2000 (Act 32 of 2000) (MSA) and the Spatial Planning and Land Use Management Act, 2013, Act 16 of 2013 (SPLUMA).

Accordingly, municipalities (as the principal authority responsible for land-use management and spatial planning at the local level/area) must ensure that land development within the area of jurisdiction adheres to the principles outlined in the Act.

Planning proposals should adhere to the Development Principles listed in Section 7 of SPLUMA. The five development principles are:

- The principle of spatial justice;
- The principle of spatial sustainability;
- The principle of efficiency;
- The principle of spatial resilience, (i.e. flexibility in spatial plans, policies and land-use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shock); and
- The principle of good administration.

7 IMPACT ON SURROUNDING LAND USES AND RESIDENTS

A variety of land use activities are present in the wider area surrounding the proposed SEZ. The area is predominantly within an area used for private game farming and agricultural use, that has tourism guest accommodation as well as existing and planned mining activities. The nearest residential settlement and school is in the hamlet of Mopane, adjoining to the northwest of the SEZ. There is also a filling station at the north eastern corner of the SEZ site.

7.1 VHEMBE BIOSPHERE

The Vhembe Biosphere Reserve (VBR) is the sixth South African Biosphere Reserve and the third in Limpopo Province. The VBR aims to conserve the area's uniquely biodiverse environment, which is considered to support the Kruger National Park⁴. The biosphere area is made up of a dense patchwork of Critical Biodiversity 1 (CBA 1) Areas along the Soutpansberg mountain range, which runs east-west through the Vhembe District Municipal area. CBA 1 Areas are also clustered north-south along the Sand and Mogalakwena rivers, both of which feed the Limpopo River.

⁴ www.vhembebiosphere.org

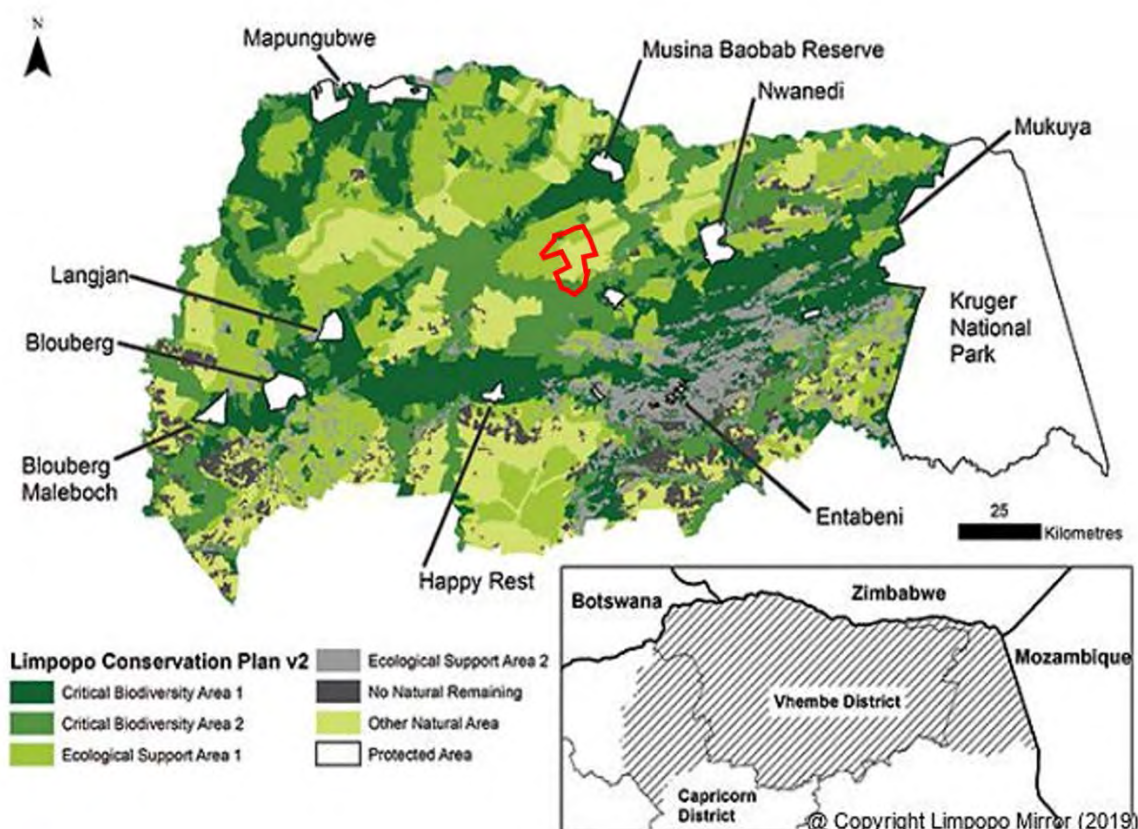


Figure 7-1: Position of SEZ south site (Red) within Vhembe Biosphere

Courtesy: Limpopo Mirror, 2019

The spatial zonation of the Vhembe Biosphere comprises the following zones:

- **Transitional zones:** The proposed SEZ south site falls within the Vhembe transitional zone, which should ideally be used for a range of sustainable activities that support the core Vhembe Biosphere areas;
- **Buffer zones:** Areas usually surrounding or adjoining core areas; and
- **Core zones:** Areas that must have a legal/long term protection status in terms of national laws (i.e. the Kruger and Mapungubwe National Parks).

Only the southern part of the proposed township falls within the Critical Biodiversity Area 1 (the hill range). The proposed SEZ township is located 66 km from Mapungubwe National Park and 105 km from the Kruger National Park.

7.2 LAND USES TO NORTH

A disused dolomite mine located on the farm Witkop 617 MS adjoins the site to the north, which falls within Musina Local Municipality. The nearest hamlet, Mopane, with its station, dwelling homes, general store, intermediate school and mine, is located 8 km northwest of the application properties.

Figure 7-2: Mopane human settlement plan

Courtesy of Musina Local Municipality



Figure 7-3: Planned human settlement in Mopane (purple) in relation to SEZ (red)

A number of private game farms with catered and self-catering guest accommodation are located within a 2 km radius of Mopane Station. These farms include Volharding Game Ranch, Marumbi Hunting Safaris, Mopanie Game Safaris and Avarel Private Nature Reserve.

A petrol filling station is located at the intersection of the N1 highway and the R525, 3 km north of the site, north of the Baobab Toll Plaza (also within Musina Local Municipality). This filling station property will be impacted by N1 Highway and R525 road upgrades.

An application for environmental authorisation was submitted for the development of the Munthso coal-fired thermal power plant on the farm Du Toit 563 MS, 12 km west of the proposed SEZ.

8 NEED FOR DEVELOPMENT

In this section, the need for the establishment of a township for an industrial complex in this location is motivated. Government share a singular vision that the Musina-Makhado SEZ, and the south site in particular, be developed as an industrial complex and force that compels action which will lead to radical economic transformation in the Vhembe District and the Limpopo Province. The need for the proposed development is discussed under the following headings:

- Provincial and District Social Outlook;
- Provincial and District Economic Outlook;
- Diversification of the Limpopo Economy;
- Minerals Beneficiation as Growth Alternative; and
- Re-Industrialisation as Spatial Justice.

8.1 PROVINCIAL AND DISTRICT SOCIAL OUTLOOK

Socio-economic statistics reveal the current human condition of a place. It is the most valuable tool in development planning as it illustrates, in measured, scientific means, the current population, population growth and the economic reality of the population. It also informs the level at which employment should be created to cater to the needs of the population. In this section of the report, the focus is placed on the social need for the proposed development.

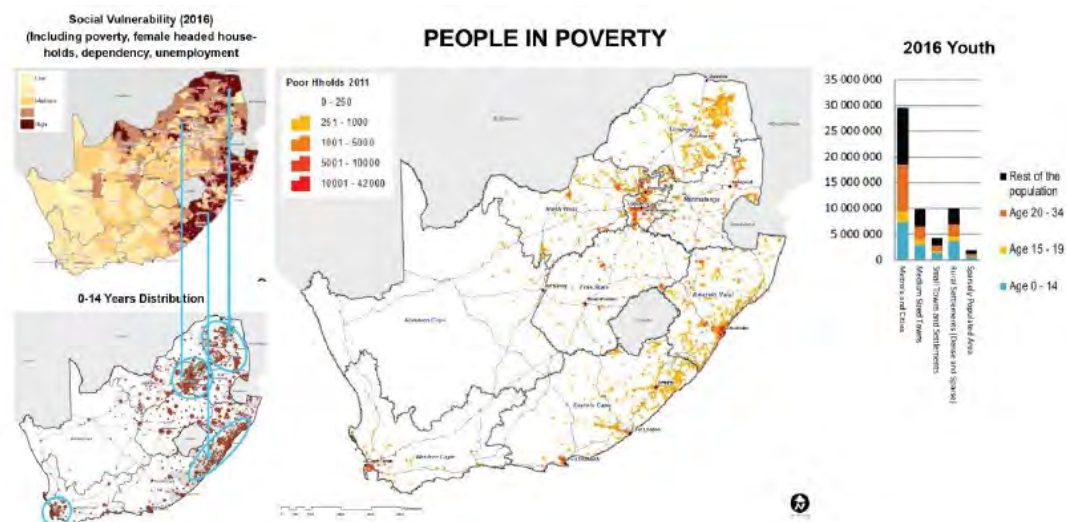


Figure 8-1: Concentration of young and economically vulnerable people (yellow)

Stats SA estimated the South African population in 2018 Q4 at 57.7 million. According to the 2016 Community Survey the population of Limpopo Province is estimated at 5 799 090 (7.5% of the South African population)⁵. In the 2011 census,

⁵ Provincial Profile: Limpopo Community Survey 2016, Stats SA Report number 03-01-15

the population of Vhembe District (in which the towns of Makhado and Musina are located) was counted as 1 294 722.

The population of the Vhembe District Municipality grew by 7.7% between 2010 and 2016 (Figure 8-2). The population of Vhembe District was calculated in 2016 as 1 393 949 persons, the most populous of all the districts in Limpopo Province⁶.

The official unemployment rate in South Africa was estimated in 2018 Q4 at 27.1%. The official unemployment rate in Limpopo is 16.5%. The expanded unemployment rate is 37.3% in South Africa and 38.8% in Limpopo Province⁷.

According to the Living Conditions Survey 2014/2015, Limpopo Province has the highest headcount of adult poverty in South Africa (67.5%), followed closely by the Eastern Cape Province (67.3%)⁸. The population of each province was weighed against its poverty findings to reflect the true extent of poverty in each province.



Figure 8-2: Population increase by Limpopo District 2010-2016, Community Survey 2016

The demographic statistic to note in the Limpopo Province is the size of its economically active population (EAP) of 15 to 64 year-olds, as shown in **Table 8-2** below. The Limpopo Province work force numbers 3 575 773 persons, or 61.6% of the provincial population⁹. This rate is affected by the migration of persons born outside South Africa, who migrated from, predominantly, the Southern African Development Community (SADC). An estimate is drawn in the Limpopo Community Survey that 121 089 persons migrated from the SADC to Limpopo Province (90.7% of migrants).

⁶ Provincial Profile: Limpopo Community Survey 2016, Stats SA Report number 03-01-15

⁷ Quarterly Labour Force Survey, Quarter 4: 2018, Stats SA

⁸ Men, Women and Children: Findings of the Living Conditions Survey 2014/15, Stats SA

⁹ Provincial Profile: Limpopo Community Survey 2016, Stats SA Report number 03-01-15

Table 8-1 Distribution of population in Limpopo by age group, Community Survey 2016

Age group	Male	Female	Total	Sex ratio
0–4	361 334	353 065	714 399	102
5–9	319 676	322 393	642 069	99
10–14	289 441	281 033	570 474	103
15–19	343 215	327 589	670 804	105
20–24	305 797	295 256	601 052	104
25–29	265 105	275 518	540 623	96
30–34	198 554	234 807	433 362	85
35–39	135 214	179 330	314 544	75
40–44	116 736	151 079	267 815	77
45–49	104 765	132 686	237 451	79
50–54	85 357	117 152	202 509	73
55–59	69 453	95 875	165 328	72
60–64	59 639	82 646	142 285	72
65–69	34 519	65 204	99 723	53
70–74	24 092	56 840	80 932	42
75–79	13 519	36 614	50 133	37
80–84	5 991	23 139	29 130	26
85+	6 139	30 317	36 456	20
Limpopo	2 738 547	3 060 543	5 799 090	89

Source: Stats SA, CS 2016

The cohort of children aged 0 to 14 is of particular significance in socio-economic terms. According to the 2016 Community Survey, the child population of Limpopo is estimated at 1 926 942, which accounts for 33% of the total population. This number also gives an indication of the number of adults that will enter the Limpopo provincial workforce between 2017 and 2030.

The cohort of children aged 0 to 14 is approximately 34.2% in Vhembe District, 30.5% in Musina LM and 33.9% in Makhado LM. Between 2017 and 2030, the potentially economically active segment (aged 15 to 64) of the population could gain a potentially large segment of population (depending on death rates and out-migration). On average, it is estimated that:

- 42 083 people enter into the potentially economically active population segment annually in the Limpopo province;
- 12 741 in the Vhembe District;
- 1 299 people in the Musina LM; and
- 4 231 people in the Makhado LM.

The potentially economically active market segment could achieve a proportional size of between 62% to 65% of the total population by 2030.

Another statistic to note with regard to the future socio-economic prospect of the youth of Limpopo is the number of orphaned children. Provincially, there are 57 194 maternal orphans, 119 736 paternal orphans and 26 067 double orphans¹⁰, which

¹⁰ Provincial Profile: Limpopo Community Survey 2016, Stats SA Report number 03-01-15

totals 203 000 potentially vulnerable children, or children raised in households with marginal financial means, either from one parent or family members.

Table 8-2: Household headship by sex and district, Community Survey 2016

District Municipality	Census 2011			CS 2016		
	Male	Female	Total	Male	Female	Total
Mopani	145 437	150 876	296 313	171 993	166 434	338 427
Vhembe	158 885	176 390	335 275	187 378	194 980	382 357
Capricorn	171 600	171 236	342 836	192 685	185 616	378 301
Waterberg	103 060	76 798	179 858	125 085	86 386	211 471
Sekhukhune	124 206	139 593	263 799	141 853	148 674	290 527
Limpopo	703 188	714 893	1 418 081	818 994	782 090	1 601 083

Totals for Census 2011 exclude 'Unspecified' (3).

The number of orphans is compounded further by the number of children already raised in female-headed households. The total number of female-headed households in Limpopo is estimated at 782 090 (of which 187 378 are located in Vhembe District). Because of this high level of interdependence, creating economic opportunities and permanent employment for women is of utmost importance.

The results of the 2011 census and 2016 community surveys illustrate the current socio-economic outlook for Limpopo and pervasive poverty. Despite a decline in the fertility rate, the Provincial populace is predominantly children and young people who grew up, and are currently raised, in an environment with soaring unemployment. This young populace has, since 2016, become economically active. Based on the statistics outlined in this section, it is expected that the number of job seekers will increase between 60 and 70% within the next 11 years.

8.2 PROVINCIAL AND DISTRICT ECONOMIC OUTLOOK

The Limpopo Development Plan was published in 2015 and its economic growth projections were largely based on an expected increase in production in the mining sector. Since this document was published, mining output was reduced and mines were restricted or closed on account of local and global economic factors. The reduction in mining has had a devastating effect on regional economic growth in the Limpopo Province.

The effect of changes in the mining sector in South Africa is magnified in Limpopo Province, which has a disproportional reliance on this industry. The economies of all district of Limpopo Province, including Vhembe District, in which the SEZ is proposed have been contracting since 2015¹¹.

¹¹ Limpopo Socio-Economic Review and Outlook 2018/19, Limpopo Treasury

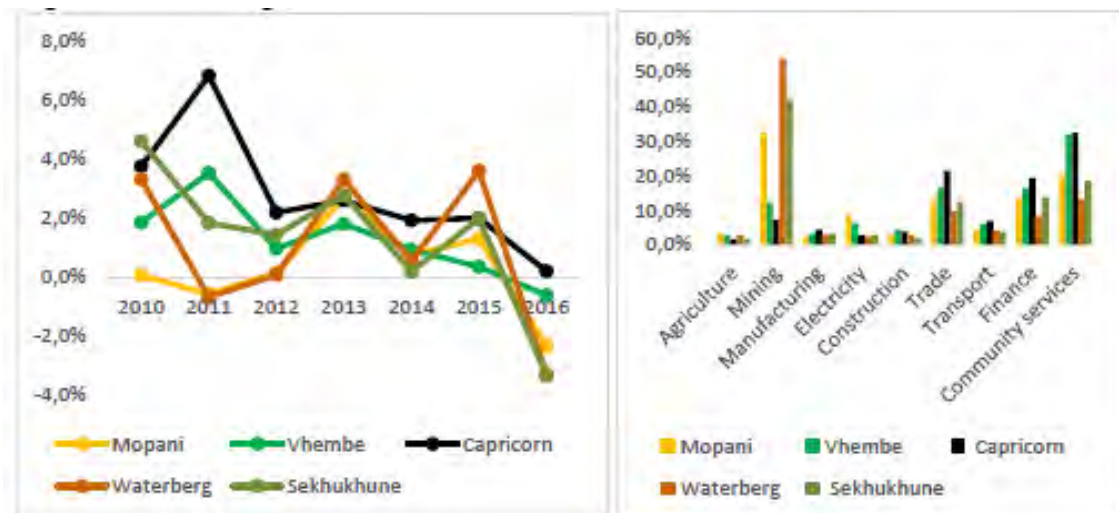


Figure 8-3: Relative growth in Limpopo districts

Source: *Limpopo Socio-Economic Review and Outlook 2018/19*

The regional Gross Domestic Product for Limpopo Province amounted to R223.1 billion in 2012. This represented 7.3% of the national GDP. The majority of this contribution was attributed to mining. Though mining's contribution to the national GDP has fallen from 21% in 1970 to 6% in 2011, it still represents almost 60% of exports. Despite this high figure, the mining sector accounts for up to 9% of value addition.

The contraction in the mining sector in Limpopo Province is directly related to the increase in unemployment in South Africa and Limpopo, which relies heavily on this sector for employment. When the expanded definition of unemployment is used, the rate of unemployment in Limpopo is slightly higher than the national unemployment rate. According to the Stats SA Quarterly Labour Force Survey, the expanded unemployment rate in Limpopo increased to 38.8% in 2018 Q4¹².

In terms of the national economic outlook, despite marginal increases in total employment (0.8%)¹³, the manufacturing sector continues to shed jobs on a year-by-year basis (Figure 8-4)¹⁴. The purchasing power of the populace has also reduced noticeably as gross earnings and average monthly earnings drop quarterly from 2018 to 2019. Total earnings paid to employees amounted to R688 billion in March 2019, down from R728 billion in December 2018. This is a quarterly decrease of R40 billion or 5.6%¹⁵.

¹² Quarterly Labour Force Survey, Quarter 4: 2018, Stats SA

¹³ Stats SA, Quarterly Employment Statistics, June 2019

¹⁴ Department of Trade and Industry, Industrial Action Policy Plan, 2018/2019

¹⁵ Stats SA, Quarterly Employment Statistics, June 2019

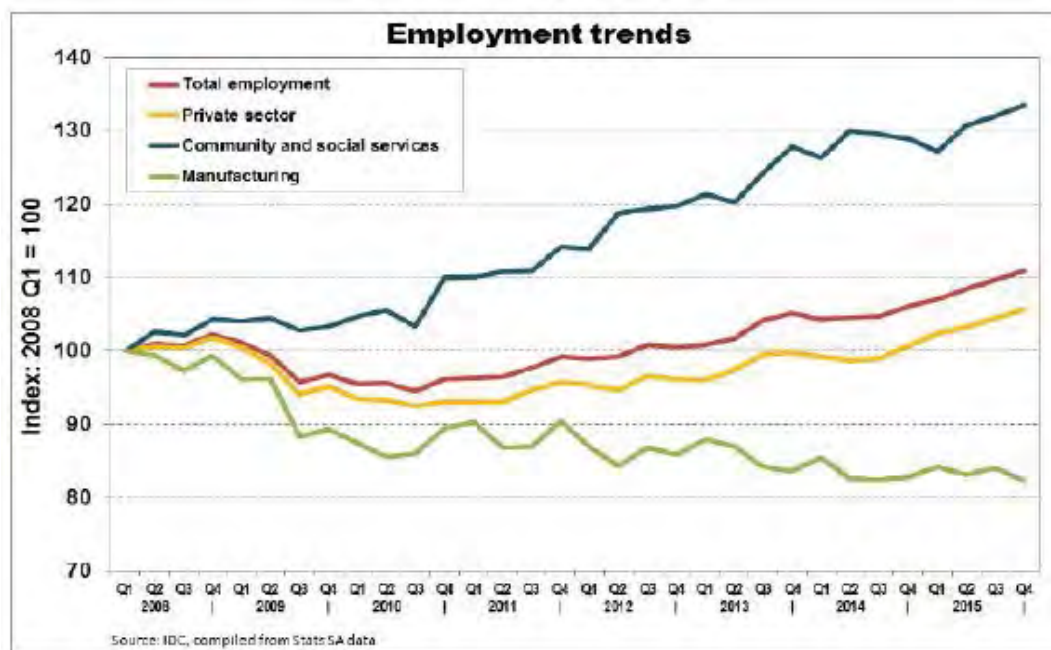


Figure 8-4: Manufacturing employment downward trend

Source: Industrial Action Policy Plan 2018/2019

8.3 DIVERSIFICATION OF THE LIMPOPO ECONOMY

Limpopo's rich mineral deposits include the platinum group metals, iron ore, chromium, high and middle-grade coking coal, diamonds, antimony, phosphate, and copper, as well as mineral reserves like gold, emeralds, scheelite, magnetite, vermiculite, silicon and mica. Commodities such as black granite, corundum and feldspar are also found. Mining currently contributes to over a fifth of the provincial economy.

The gross value-added sectoral composition in Limpopo, which is illustrated below, shows the province's dependence on the mining sector. The chart also shows the relatively small contribution made by the manufacturing, electricity, construction and transport sectors in the province. On a national level, the manufacturing sector contributed 13% to the economy in 2016, whilst the contribution of the sector in Limpopo was only 3%¹⁶.

¹⁶ Limpopo Socio-Economic Review and Outlook 2018/19, Limpopo Treasury

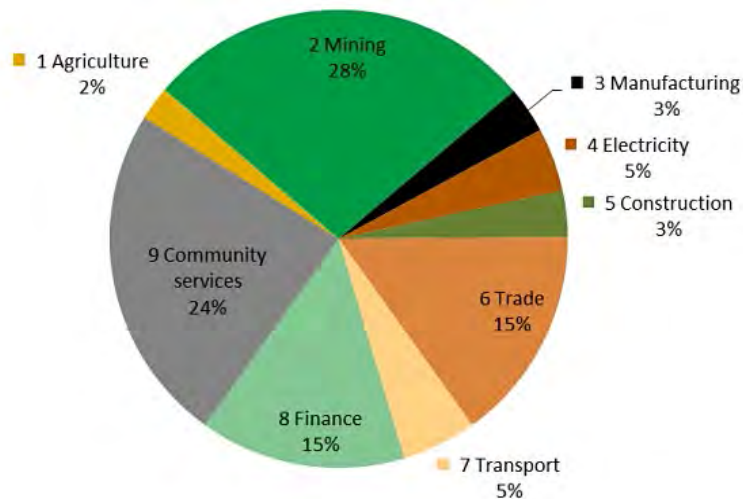


Figure 8-5: GVA-R Sectoral Composition Limpopo, 2016

Source: *Limpopo Socio-Economic Review and Outlook 2018/19*

It is clear, from Figure 9-3 and Figure 9-5, that expansion and diversification in the following underperforming sectors is considered essential to attain sustainable provincial economic growth, and is the core elements of the proposed industrial development complex in the proposed SEZ south site:

- Manufacturing, including beneficiation, machine production and light industrial activities;
- Electricity generation and reticulation;
- Construction of large labour-intensive noxious industrial plants, railways, roads and civil infrastructure; and
- Transport, freight, logistics and distribution activities.

The current Limpopo Development Plan (LDP) 2015-2019, focuses largely on the continuing growth in the mining sector, which, at the time of the publication of this document, was growing from year to year between 2000 and 2012.

Despite the presence of these resources, Limpopo is also one of the poorest regions of South Africa with the second lowest GDP (by region and per capita) of the nine provinces.

The growth performance of the provincial economy can, to a large extent, be explained by the volatile growth performance in the mining industry and its relative contribution, as a specific sector, to the provincial economy¹⁷. Contractions in growth due to the global recession of 2009 and subsequent mining restructuring in 2016 are shown below in Figure 8-6. GDP annual growth is expected to remain under 1% in 2019 and 2020.

¹⁷ Limpopo Socio-Economic Review and Outlook 2018/19, Limpopo Treasury

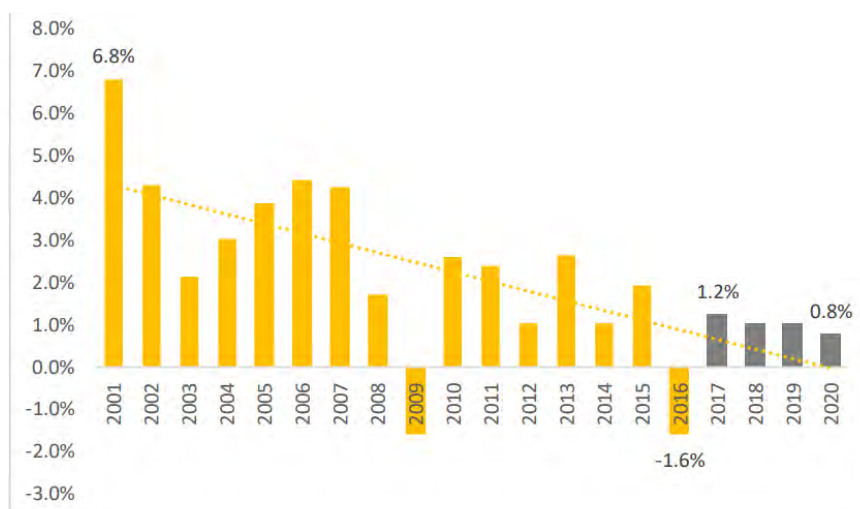


Figure 8-6 Limpopo GDP average annual growth

Source: Limpopo Socio-Economic Review and Outlook 2018/19

The LDP identified both Musina and Makhado as two of the ten growth points in the province where high-priority developments are needed and should be co-ordinated. The proposed SEZ south site is located equidistant from the two growth points.

In Chapter 3.1.1 of LDP, it is mentioned that *'the mining sector could become even more dominant in the production structure of the Limpopo provincial economy in the foreseeable future.'*¹⁸

8.4 MINERALS BENEFICIATION AS GROWTH ALTERNATIVE

Since 1980 to date, there has been a steady decline in the mining, manufacturing and agriculture sectors' contribution towards the gross domestic product (GDP) as shown in Figure 8-7. The contribution by mining dropped the most dramatically by 13% during this period, followed by manufacturing shirking by 9%.

¹⁸ Limpopo Development Plan, 2015-2019,

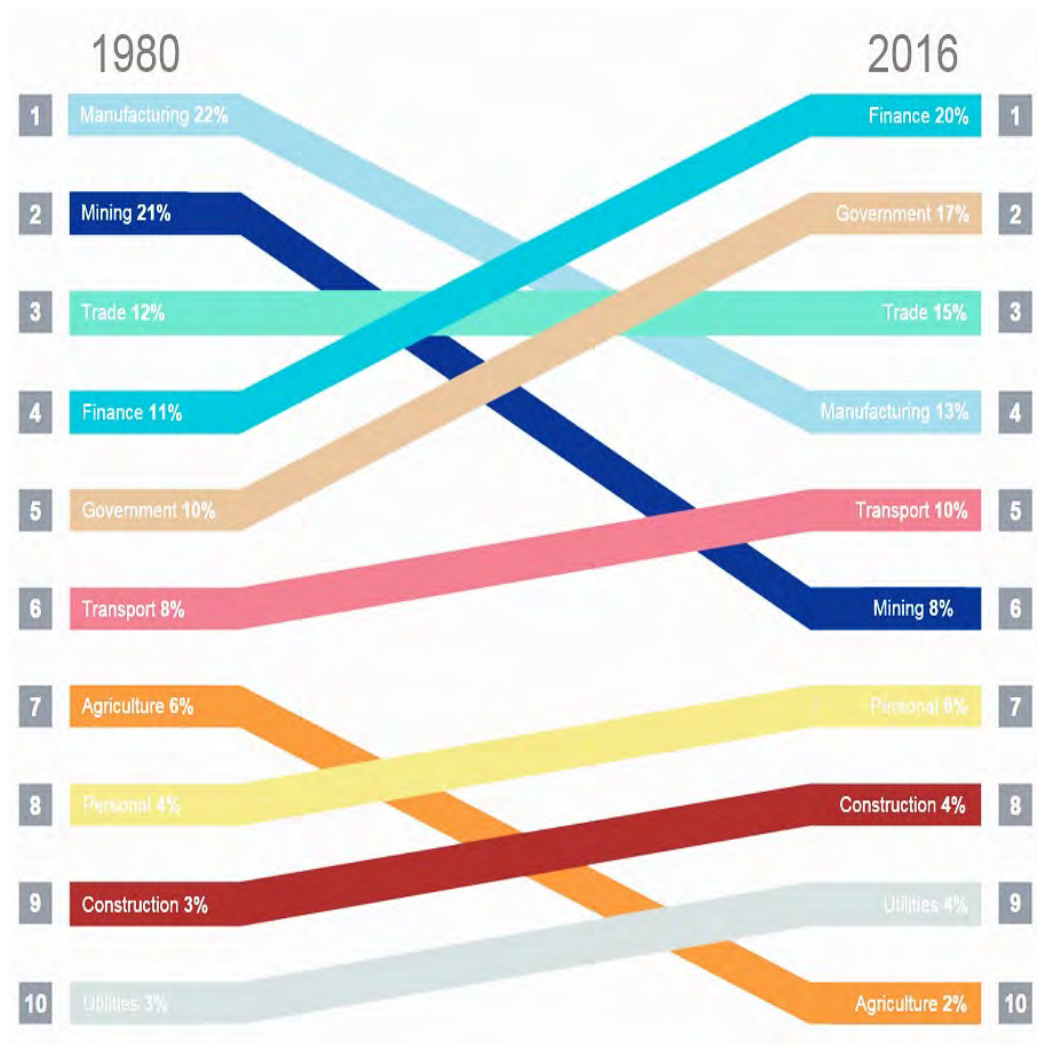


Figure 8-7: The fall of mining and manufacturing in South Africa

Source: Stats SA

The Beneficiation Strategy for the Mineral Industry in South Africa (2011) is a document published by the Government to advance the beneficiation of minerals as a strategy for economic growth.

Beneficiation entails the transformation of a mineral (or combination of minerals) to a higher value product, which can either be consumed locally or exported. The term value-addition is also used.

South Africa has been a resource economy in excess of a century. An independent evaluation of South Africa's non-energy in-situ mineral wealth is estimated at US \$2.5 trillion (Citibank report, May 2010)¹⁹, making the country the wealthiest mining jurisdiction in Africa. However, a considerable amount of South Africa's mineral resources is exported as raw ores or only partially processed (i.e. at its lowest value). The NGP identifies mineral beneficiation as one of the priority growth nodes for job creation.

¹⁹ Beneficiation Strategy for the Minerals Industry of South Africa, 2011, Department of Mineral Resources

From this data, it is clear that a switch should be made nationally to not simply extract and export raw minerals, but to add value to our resources prior to export to achieve higher export margins. The proposed township is located within an identified National Resource Production Region, shown in blue hatching in Figure 8-8.

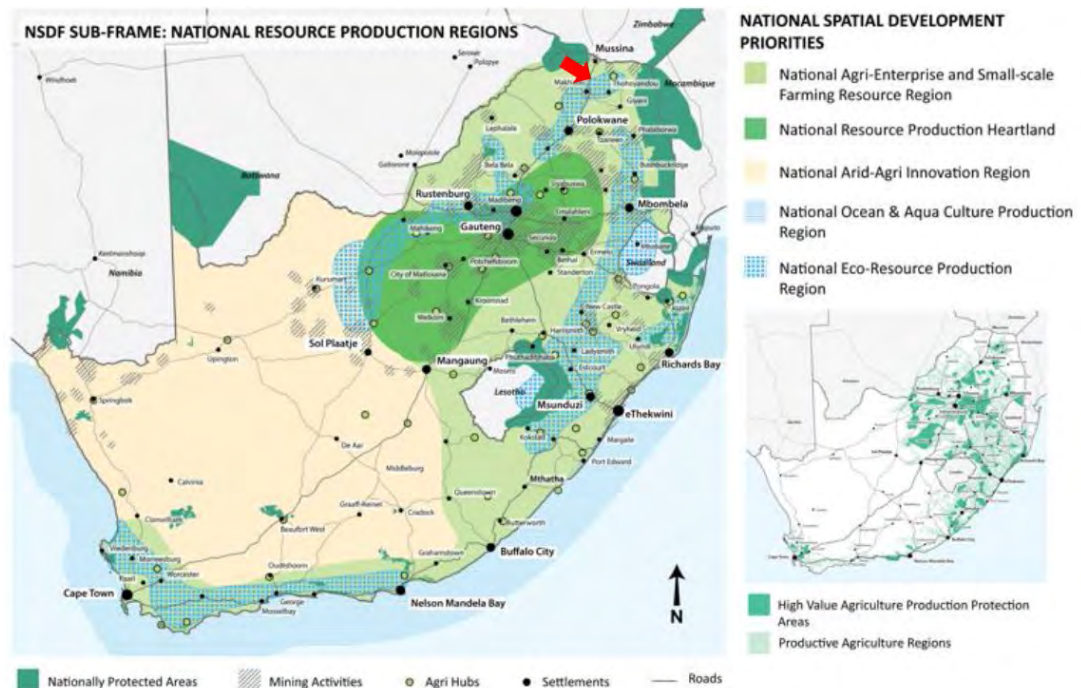


Figure 8-8: Position of SEZ south site in National Resource Production Region (blue)

Source: Final Draft National SDF, 2019

Beneficiating minerals to intermediate or finished consumer goods not only increases the revenue gained from the exploitation of the mineral resource, but also significantly increases labour absorptive capacity of the industry.

The strategy outlines ten strategic mineral commodities and five value chains. Of the five value chains, the two chains that will be actively pursued in the Musina-Makhado SEZ south site are:

- **Energy commodities (in particular coal)**

Energy is essential to poverty alleviation. All fuel sources will be needed but, as the most abundant and affordable of all the fossil fuels, the role of coal will be vital. Coal will continue to play a significant role in meeting energy demands worldwide. The world currently relies on coal for 40% of its electricity, while 66% of steel production is dependent on coal. Many countries rely on coal for much greater proportions of their electricity, for example, South Africa, China and India use their large, indigenous supplies of coal to generate most of their electricity.

Given environmental pressures, it might be necessary to capture harmful gases at source and have them sequestered in rocks (geological formations) at depths in an attempt to mitigate their contribution to global warming. The process of **carbon capture and storage** is illustrated below.

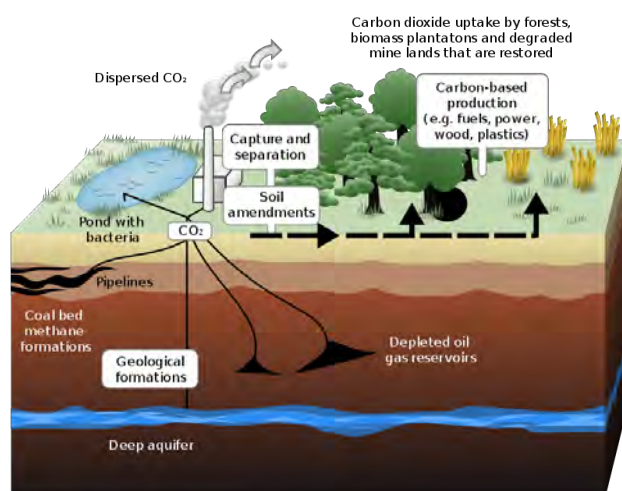


Figure 8-9: Carbon capture and storage

Source: Wikipedia

- Iron and steel

Steel and stainless-steel production is major consumers of iron ore, manganese, chromium, etc. and South Africa is a major producer of these ferrous minerals. Access to these raw materials will therefore be essential to increasing levels of local partial and full beneficiation of these minerals at the SEZ. Access to competitively priced iron ore, manganese, chromium, nickel and vanadium is essential for the projects to be viable and compete with existing players. The development of the plants would also assist in creating an environment for competitive pricing in the domestic market. The strategic outcome of iron and steel production at the SEZ to the final stages of the value chain is shown on the following page²⁰.

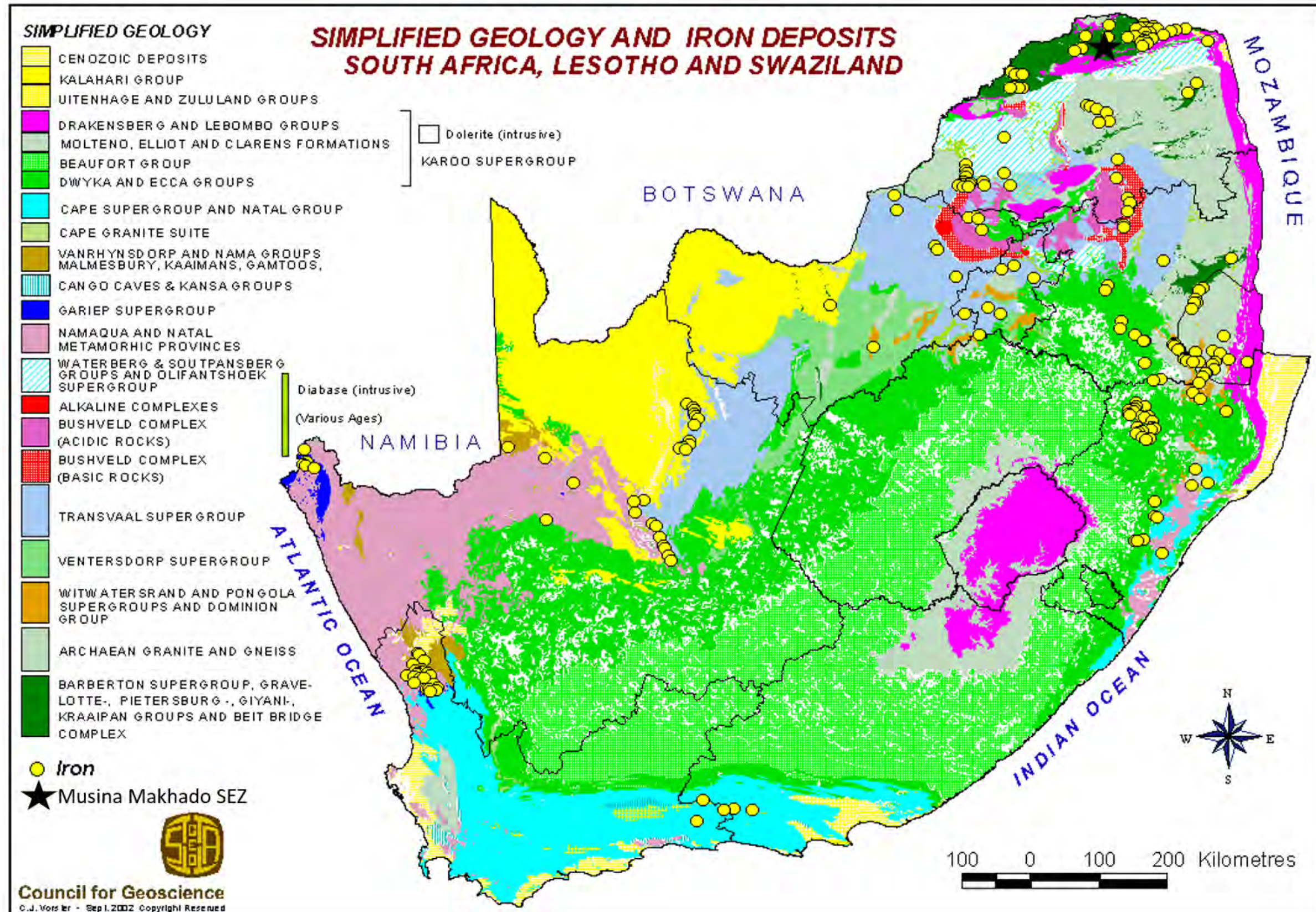


Figure 8-10: Iron deposits in South Africa

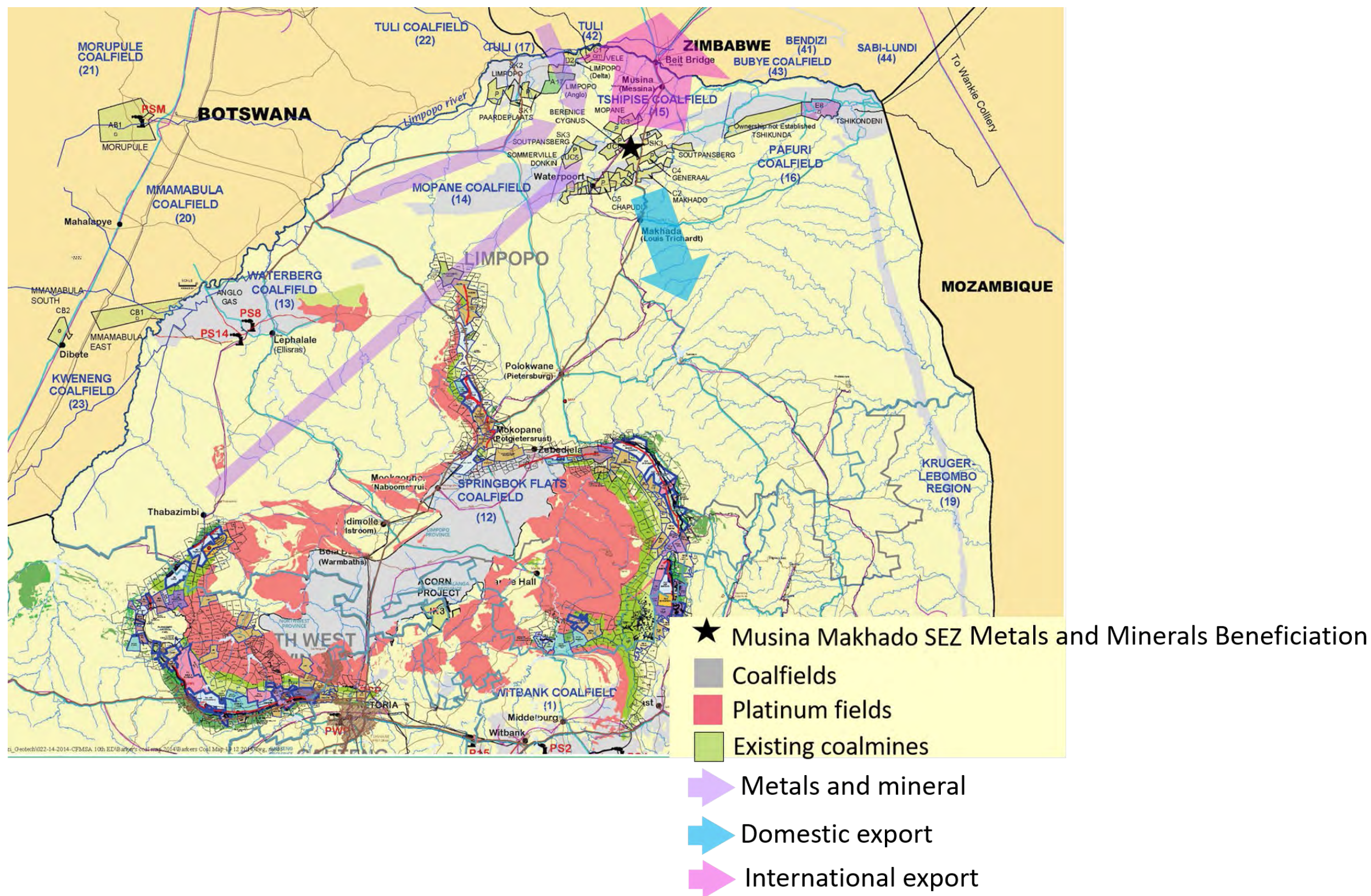


Figure 8-11: Coalfields and coalmines in Limpopo Province

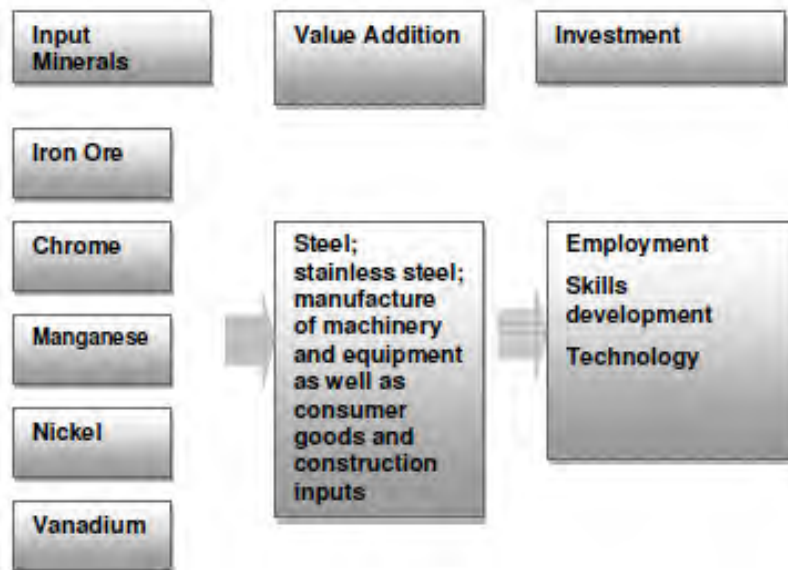


Figure 8-12: Strategic outcome of iron and steel production

Source: *The Beneficiation Strategy for the Mineral Industry in South Africa (2011)*

The beneficiation of minerals is a costly and long-term economic strategy that relies heavily on direct foreign investment (DFI).



Figure 8-13: Beneficiation strategy implementation framework

Source: *The Beneficiation Strategy for the Mineral Industry in South Africa (2011)*

COAL

As of the end of 2014, the world's proven coal reserves totalled 891.31 billion tons. The United States has the largest coal reserves, accounting for 26.6% of the global total, followed by Russia (17.6%) and China (12.8%). South Africa ranks fifth in the world, accounting for 7.5% of these reserves²¹.

²¹ MCC.com

BLACK METAL AND MINERALS

Total ferrous metal production in South Africa increased by 13.0% to 108 848 kilotons (kilotons). Iron ore continues to be a major contributor to the production of ferrous metals, accounting for 74.5% of the total black minerals, followed by chrome ore and manganese ore, at 13.0% and 12.5% respectively¹⁷.

The planned Musina-Makhado SEZ will focus on smelting and processing of metallurgical resources mined in the Limpopo, Northwest and Northern Cape provinces.

CHROMIUM

Global chromium ore reserves in 2014 are estimated at 9 297 million tonnes (Table 67), South Africa at 73.7%, followed by Zimbabwe and Kazakhstan at 10.2% and 4.2% respectively. In 2014, global chromium ore production reached 23 million tons, down 17.4% from 2013, with South Africa leading 43.5%, followed by Kazakhstan and India at 19.3% and 8.3% respectively¹⁷.

MANGANESE

According to the latest data from the U.S. Bureau of International Reconciliation, the global manganese ore reserves in 2014 were 570 million tonnes (Mt). South Africa, Ukraine, Australia, Brazil and India are among the top five manganese producers in the world, reaching 490 million tons, accounting for 86% of the total reserves worldwide¹⁷.

The Musina-Makhado SEZ will also be developed as an energy cluster, where the Limpopo Province's coal resources will be beneficiated in two processes. In the first process, thermal (non-coking) coal will be used locally in the production of electricity in a coal-fired power plant. In the second process, metallurgical (coking) coal (Figure 8-14) will be used both as fuel and reducing agent in steel smelting and steel making.



Figure 8-14: Raw coke

Coke (anthracite) is a porous, hard black rock of concentrated carbon that is created by heating bituminous coal without air to extremely high temperatures. The coal is

baked in a coke oven, which forces out impurities to produce coke, which is almost pure carbon. These kinds of coal are usually low in ash, sulphur and phosphorous content. It is an important industrial product, used mainly in iron ore smelting.

Coke is an essential fuel and reactant in the blast furnace process for primary steelmaking. The proposed SEZ is located within the Mopane coalfield belt, which has been prospected for thermal and coking coal. Australian-owned MC Mining (formerly Coal of Africa) is currently developing their Makhado Project.

According to The Australasian Code for Reporting of Exploration Results (JORC), MC Mining is obliged to disclose the mineable reserves *in situ* to determine feasibility of the project. According to MC Mining's studies, 344.7 metric tonnes of coal resources are estimated *in situ*.

According to LEDA internal mineral's availability study produced in 2018, 17 new mines were established in the greater Tubatse/Burgersfort/Steelpoort area between 2001 and 2016, and a further 22 new mines are planned. The completion of the large new De Hoop Dam makes these plans possible.

The development plan of the SEZ operator lists 21 mines that are considered sources for the proposed SEZ south site energy and metallurgical cluster²².

8.5 RE-INDUSTRIALISATION AS SPATIAL JUSTICE

Since 1986, the secondary (or manufacturing) sector in South Africa has fallen from 30% to about 21% of gross domestic product (GDP), and the mining sector has fallen from about 13% to 7%. In the meantime, the tertiary sector has grown from 51% to 69% of GDP²³. While this trend is normal in developed economies with a rapidly growing standard of living, it is non-representative of the socio-economic reality of the country. The skewed growth toward the government and services sectors and inadequate growth of goods-producing sectors have resulted in a structural account deficit with insufficient exports and higher imports.

The decline in the rate of economic growth, the balance of payment deficits and the low increase in the rate of employment, particularly for less skilled workers and youth, are structural problems that require fundamental changes in the way jobs are created through domestic and foreign investment.

Due to the soaring unemployment and large numbers of youth entering the job market in Limpopo Province (see Sections 8.1 and 8.2), a radical solution is required for employment creation.

In light of the socio-economic prospects of Limpopo Province, discussed in the previous sections, it is evident that there is a great need and demand for employment opportunities in the Limpopo Province including for less-skilled workers and the youth.

²² South African Energy Metallurgical Special Economic Development Plan, MCC, May 2019

²³ Reindustrialisation will get South Africa out of its socioeconomic mess, Mail&Guardian, 13 October 2016

Since the 2008 global recession, the situation has worsened, with GDP growth falling to below 2%. Growth in mining and manufacturing has been negligible, and agricultural growth has averaged only 1% a year. Financial services and personal service growth have averaged 2.4% and 2.8% a year respectively and government services 3.3% a year.

International credit ratings agencies have clearly stated that the sovereign rating of South Africa will be lowered unless the economic growth rate is raised, the balance of payments improves, and employment increases. One way for this to occur would be for the country to reindustrialise less developed regions of the country as a form of spatial justice. Economic transformation through re-industrialisation seeks to redress the industrial and manufacturing sectoral gaps prevalent outside of South Africa's metropolitan areas.

According to the National Development Plan, by 2030 there should be:

- A reduction in the number of people who live in household poverty with a monthly income below R419.00 per person from 39% to 0%. Limpopo Province has the highest headcount of adult poverty in South Africa, which signifies the extent to which radical economic transformation proposals should aim to reduce poverty; and
- A reduction in inequality as measured by the Gini coefficient, from 0.69 to 0.6.

9 DESIRABILITY OF DEVELOPMENT

In this section, the desirability of a heavy industrial complex is motivated in terms of the following strategic factors:

- Geographical centre of the coal producing area of Limpopo Province;
- Giving form to the Eastern Escarpment Transformation Corridor;
- Infrastructure clustering and cross-subsidising;
- Direct foreign investment;
- Job creation and human development; and
- Strengthening Limpopo Province's international economic presence.

9.1 CENTRE OF THE COAL PRODUCING AREA OF LIMPOPO PROVINCE

The proposed SEZ south site is powered by a coal thermal energy plant, which is proposed in the township to be established on the section of the SEZ located on the Musina Local Municipality side of the project.

The proposed township is located at the centre of the greater Mopane Soutpansberg coal mining cluster (Figure 9-1), which will supply the southern SEZ with various grades of coal. The following coal mining projects are located north of the Soutpansberg, within a 50 km radius of the coal thermal energy plant, proposed as part of the SEZ:

- Vele Project;
- Generaal project;
- Makhado Project;
- Chapudi Project; and
- Mopane Project.

Various grades of coal are located in this area, including energy coal, used in the thermal plant, and high-grade coking coal, which is purer and burns at higher temperatures needed for the metallurgical processes to be carried out in the industrial township.

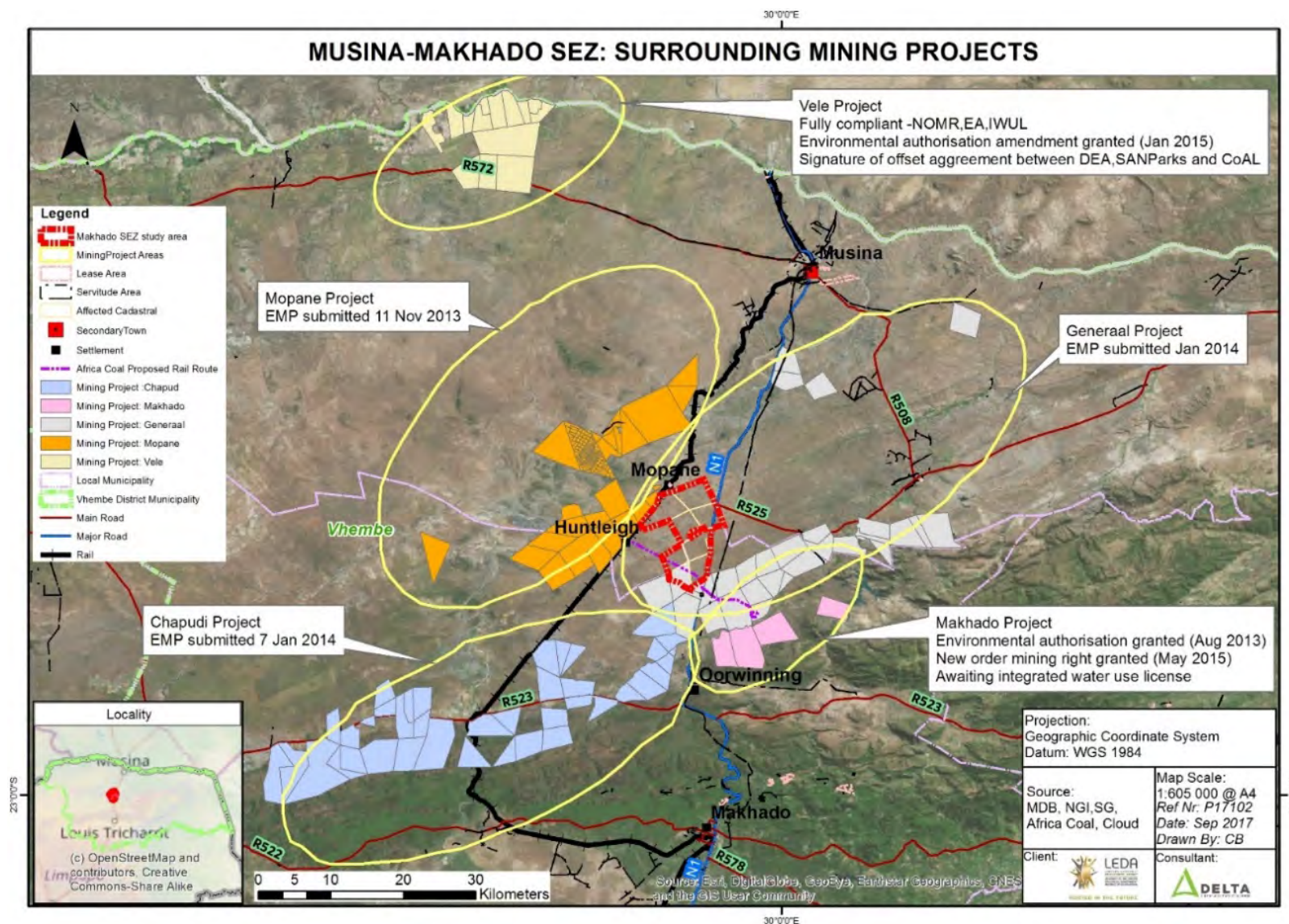


Figure 9-1: Musina-Makhado SEZ south site – Locality within Greater Mopane Soutpansberg Coal Mining Cluster

9.2 GIVING FORM TO THE EASTERN ESCARPMENT TRANSFORMATION CORRIDOR

Transformation corridors are large stretches of densely-populated human settlements where intense economic activity should be concentrated along roads and/or railway lines. Combined with National Highway improvements, these corridor areas link regional anchors with larger urban nodes, and ultimately to cities with harbours and airports. The intention is to concentrate land uses that create jobs along these corridors to enhance the local and national economy, through manufacturing, small scale and commercial farming and the export of goods for local and international consumption.

The proposed township is located 45 km from the Makhado/Louis Trichardt town centre and 35 km from the Musina town centre, both of which are designated in terms of the Final Draft National Spatial Development Framework (National SDF) as Regional Development Anchors²⁴. East of these Regional Anchors, Limpopo is characterised by a dense network of rural settlements stretching from Giyani, through Thoyondou, to Bushbuckridge/Hazyview in Mpumalanga Province.

Along the Southern Cape coast, a similar corridor is proposed that links Port Elizabeth and Coega IDZ with East London and its harbour. The dense human settlements, the road/railway links and the intensive economic activities mutually support each other in a synergistic way.

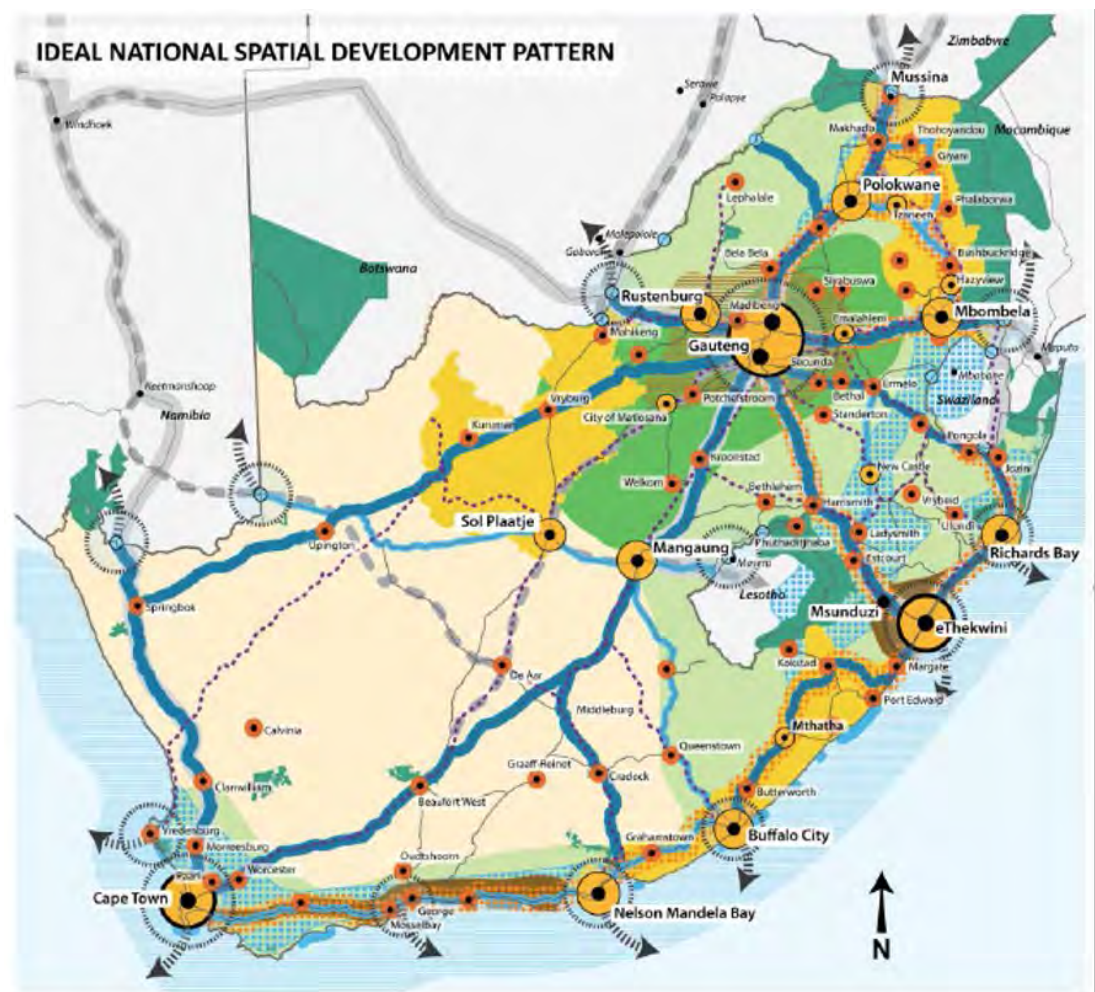
The proposed township is located within the Eastern Escarpment National Transformation Corridor. This geographical area is home to a large concentration of economically vulnerable people who have been marginalised to these areas as a result of unjust spatial planning policies of the past. National Transformation Corridors act as incubators and drivers of existing underdeveloped, and new, economies, and form the backbone along which quality human settlements should be developed.

While such corridors often develop organically over long periods of time, they can be supported and strengthened. Their development can be fast-tracked through well-considered and targeted state interventions, such as the Musina-Makhado Special Economic Zones.

The proposed township could form a vital part in the spatial realisation Eastern Escarpment National Transformation Corridor. The goal of this corridor is to structure urban development around National Eco-Resources, such as mining, minerals beneficiation and eco-tourism. To address the great need for employment and service delivery in the region, employment generating economic activities

²⁴ Department of Planning, Monitoring and Evaluation; Department of Agriculture, Land Reform and Rural Development, Final Draft National Spatial Development Framework, April 2019

should be concentrated in the urban nodes of Polokwane, Tzaneen, Hazyview and Mbombela, as well as in Regional Development Anchors such as Musina and Makhado.



NATIONAL SPATIAL DEVELOPMENT PRIORITIES

- National Urban Regions
- National Urban Nodes
- Regional Development Anchors
- National Coastal Corridor
- National Transformation Corridor
- National Innovation Belt
- Key National Development Corridors
- Import/Export Nodes
- Key National Roads
- Key Regional Roads
- Key Rail Routes

- Inter-regional Road Corridors
- Inter-regional Rail Corridors
- Border Posts
- Agri-Enterprise and Small-scale Farming Resource Region
- National Resource Production Heartland
- Arid-Agri Region
- Ocean & Aqua Culture Production Region
- Eco-Resource Production Region
- National Protected Areas and Transfrontier Parks
- Marine Protection Area

Figure 9-2: Ideal national spatial development pattern, Final Draft National Spatial Development Framework, April 2019

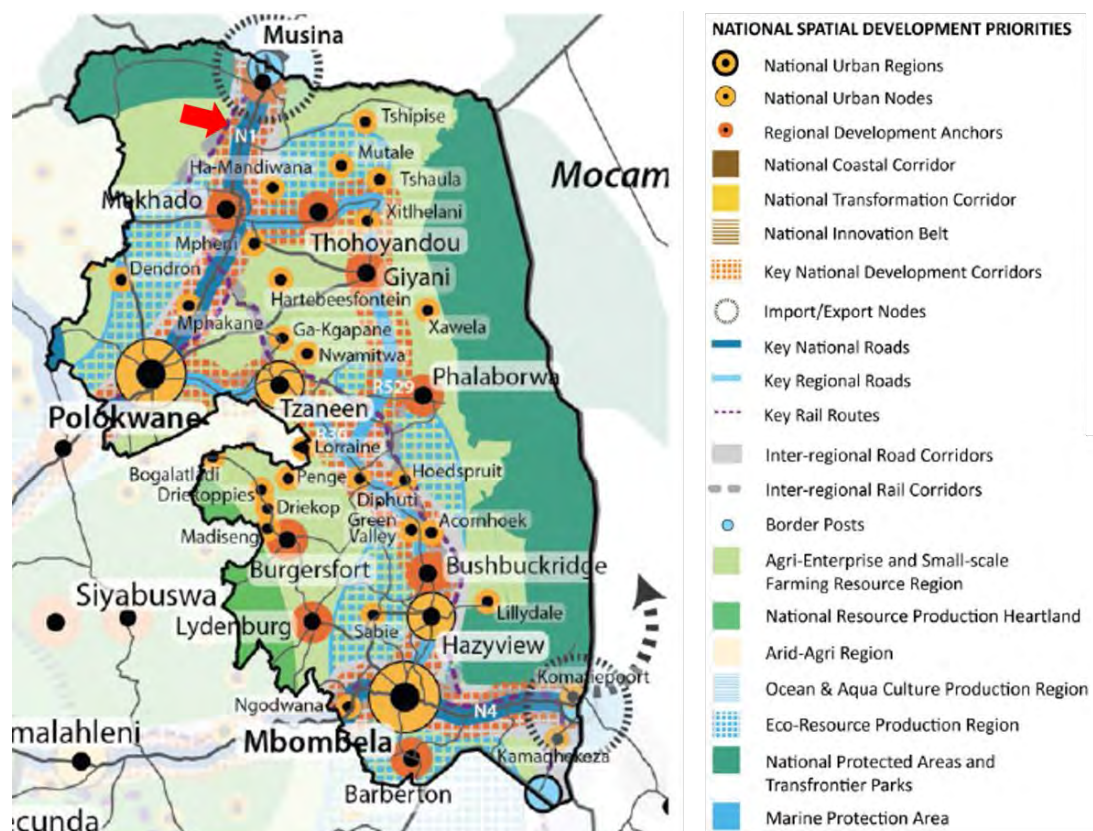


Figure 9-3: Eastern Escarpment National Transformation Corridor, Final Draft National Spatial Development Framework, April 2019

The proposed position of the township also aligns with the Regional-Rural Development Model in the Section 4.4.3 of the Final Draft National Spatial Development Framework (Figure 9-4). The Regional-Rural Development Model is one of the six National Spatial Development Levers, and this model focuses on regional and rural development planning, institutional economics, agglomeration economics, and ecological resource planning and management. Development levers are tools that intended to spread economic benefit from the place/tool of investment to the surrounding region.

The SEZ south site is a large scale, intensive development of national and international importance, which is induced in this particular locality to facilitate the distribution of socio-economic benefits between Regional Development Anchors and their rural edges (Figure 9-4).

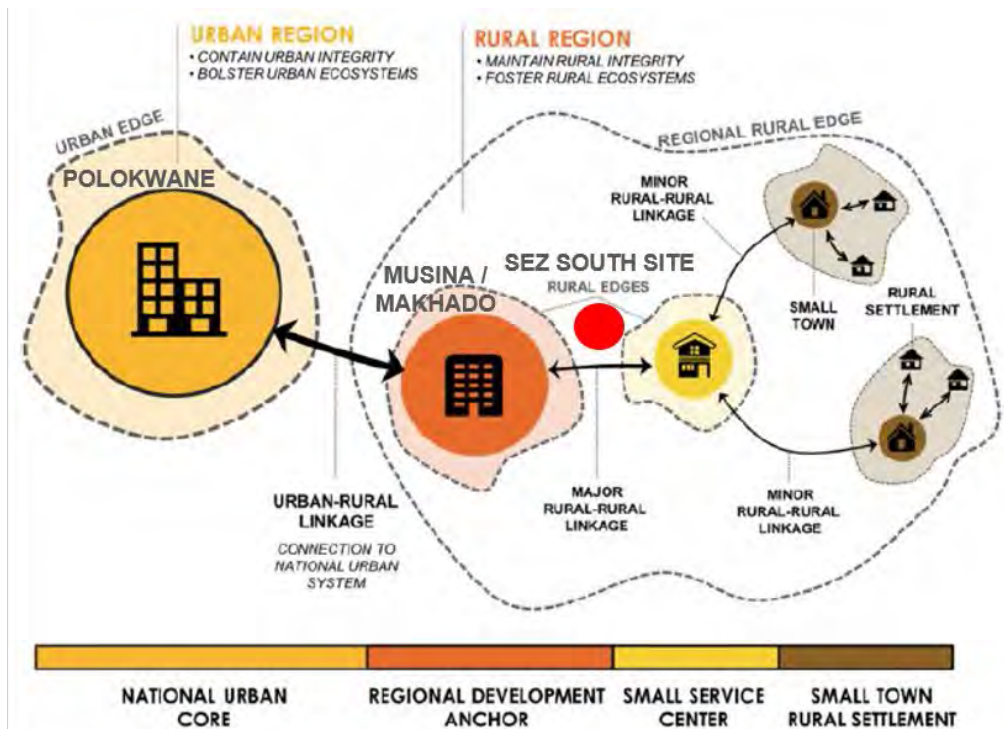


Figure 9-4: SEZ south site in relation to regional – rural development model

This linkages model to spatial planning aligns with the ordered provision of social services set out in the social service wheel, which suggests scale-appropriate social services delivery for each type/size of settlement.

Initial analysis of the human settlement component of this project revealed that, in terms of the Final Draft National SDF it would prove spatially prudent to locate human settlement at both, towns in order to bolster the economic importance of both regional anchors and also serve as motivation for the provision of larger, consolidated social services in these regional anchors and along the corridor.

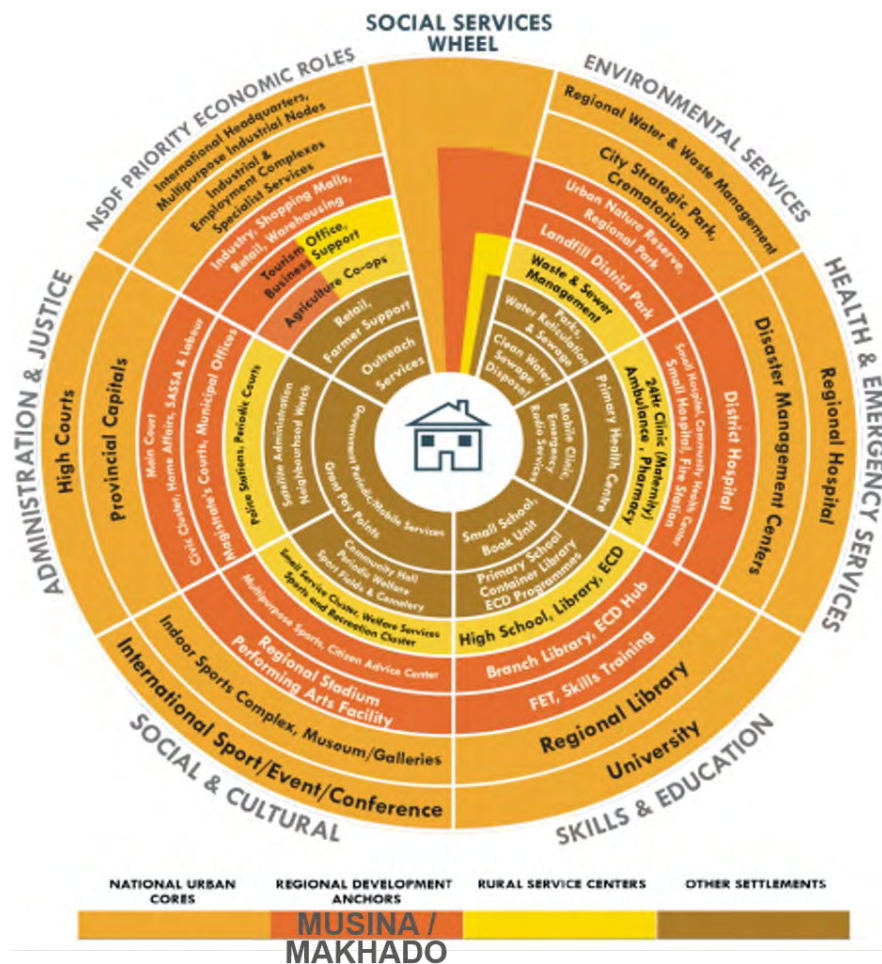


Figure 9-5: Wheel of social services
Source: Final Draft National SDF, 2019

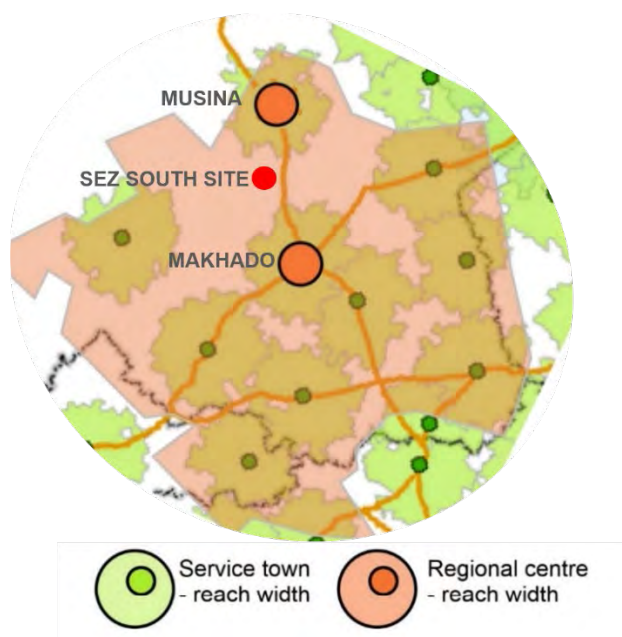


Figure 9-6: Towns service reach
Source: Final Draft National SDF, 2019

9.3 INFRASTRUCTURE CLUSTERING AND CROSS SUBSIDISING

The application properties are located adjacent to the N1 Highway Musina, and Makhado region is part of The Eastern Escarpment Transformation Corridor designated in the National Spatial Development Framework, 2019 (Final Draft) (National SDF). In terms of the National Development Plan, the northern mineral belt in Limpopo Province should be developed as a catalytic project for economic growth and job creation. In both the National Infrastructure Plan²⁵ and Limpopo Provincial Development Plan²⁶, a strategy is suggested, whereby economic transformation in the northern part of South Africa could be achieved in a more financially viable way by clustering infrastructure projects along the N1 Highway and Eastern Escarpment Transformation Corridor.

The South African Government adopted a National Infrastructure Plan (NIP) in 2012. The plan aims to transform the economic landscape while simultaneously creating a significant number of new jobs and strengthening the delivery of basic services. The plan also supports the integration of African economies.

The **Strategic Integrated Projects (SIPs)** include catalytic projects that can fast-track development and growth. Work is being aligned with key cross-cutting areas, namely human settlement planning and skills development. The proposed SEZ south site is a direct spatial application of the following SIPs:

- SIP 1: Unlocking the northern mineral belt with Waterberg as the catalyst.

On 20 February 2019, the Minister of Finance, Tito Mboweni, delivered the 2019 Budget Speech and confirmed the government's programme of action to achieve five presidential tasks set for Treasury²⁷. The same tasks were again echoed in President Cyril Ramaphosa's State of the Nation Address in June 2019. The five tasks are:

- Accelerate inclusive economic growth and create jobs;
- Improve the education system and develop the skills that we need now and, in the future;
- Improve the conditions of life for all South Africans, especially the poor;
- Fight corruption and state capture; and
- Strengthen the capacity and capability of the state to address the needs of the people.

Inclusive economic growth cannot occur without transformative infrastructure upgrades that would make South Africa globally competitive.

²⁵ Presidential Infrastructure Co-ordinating Commission, National Infrastructure Plan, 2012

²⁶ Limpopo Provincial Government, Limpopo Development Plan, 2015-2019

²⁷ Treasury, Budget Speech, 20 February 2019

In the Industrial Policy Action Plan (IPAP), one of the most ambitious strategies by which Government is seeking to achieve radical economic transformation is through the re-industrialisation of South Africa. The SEZ programme is one of the projects by which the South African government can leverage proposals in the IPAP to boost the country's industrialisation and manufacturing capacity.

According to the Minister of Trade and Industry, Rob Davies, the proposed SEZ designation is in line with the Industrial Policy Action Plan (IPAP), which has identified SEZs as strategic interventions designed to accelerate economic development through greater investment, export volumes and job creation.

Key strategies in support of this include the rehabilitation of strategic infrastructure and the mobilisation of private sector investors to assist in the implementation of the strategic economic development projects.

Government's Infrastructure Fund (GIF) is set to receive a R100 billion over the next decade (2019-29) as the state steps up its infrastructure programme by partnering with the private sector²⁸. The Presidential Infrastructure Coordination Commission will steer this endeavour, which is predominantly based on projects financed by blending public expenditure and private sector investment. The goal of the GIF is to improve the speed and quality of spending on infrastructure upgrades and to reduce the cost associated with delivering these large-scale schemes.

The SEZ south site can contribute positively to also address the region's demand for infrastructure services and service upgrades. These upgrades could possibly include:

- Upgrades to the N1 highway;
- Water bulk infrastructure;
- Railway upgrades,
- Human settlement and social services

Based on the concept of clustering of labour-intensive manufacturing activities related directly to minerals beneficiation, and the indirect increase in manufacturing and services sectors economy that will support these clusters, the proposed township can be advantageous.

9.4 INVESTMENT

The development of mines and beneficiation infrastructure are costly large scale, long term projects. Due to the large scale and complexity of the SEZ development proposal outlined in Section 6 of this report, it is expected that the SEZ will likely provide a significant number of employment opportunities over the medium term and significant direct and indirect full-time employment opportunities over the long term.

In Figure 9-7 below, the total investment for the SEZ south site and the human settlement component is estimated at R287.5 billion when fully developed.

²⁸ South African Government News Agency, 20 February 2019

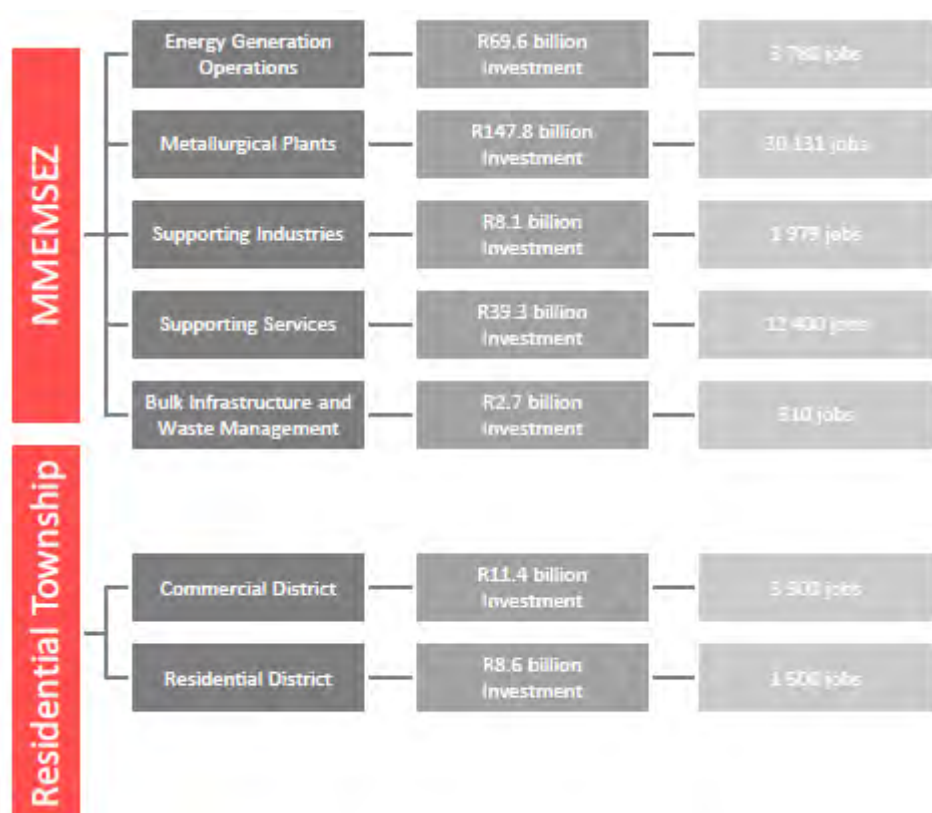
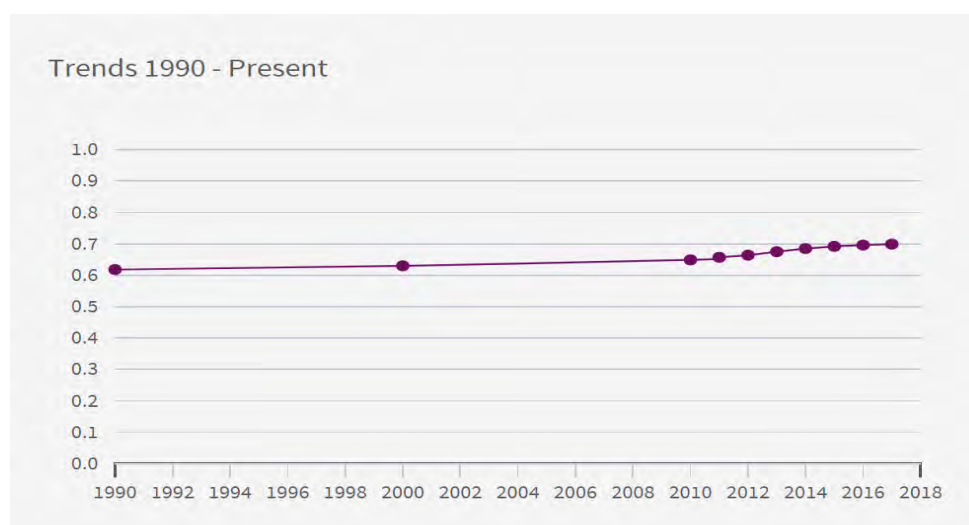


Figure 9-7: Overview of capital investment at SEZ south site

Source: Musina-Makhado SEZ Socio Economic Study, 2019

9.5 JOB CREATION AND HUMAN DEVELOPMENT

According to the United Nations Human Development Indicators (HDI)²⁹, South Africa has seen a 0.1 rise in human development since 1990 to 0.699, where 1.0 represents the pinnacle of human development. Despite this increase, income inequality in South Africa was estimated at 56.44%. It is also estimated that 16.4% of the working poor survives on US\$3.10 (R44.44) a day.



²⁹ United Nations Development Programme, Human Development Reports, 2018

Figure 9-8: Human development plateauing Since 2015, UN HDI, 2018

The UN has estimated, in terms of work, employment and vulnerability, the rate of youth (15 to 24-year-olds) not in school or employment is 31.1%. As mentioned in Section 8.1, 70% of the Limpopo population is currently 0 to 14 years-old, which could cause a dramatic rise in the employment vulnerability rate if employment opportunities are not generated on a large (even unprecedented) scale within the next 14 years.

According to the employment creation estimate received from the licensee, 48 800 workers are required by operational entities within the SEZ at full operational status and 5 000 labourers in the residential township. A total of 53 800 labourers are required by the SEZ.

According to the draft internal masterplan generated by iXEngineers (September 2019) based on information provided by the licensee:

- 60% of executive positions are to be filled from the local labour market while the remaining 40% of positions are to be filled from the investor's labour market.
- 75% of professional positions are to be filled from the local labour market while the remaining 25% of positions are to be filled from the investor's labour market.
- 95% of ordinary staff positions are to be filled from the local labour market while the remaining 5% of positions are to be filled from the investor's labour market.

Job opportunities that will be created at the SEZ south site include:

- Electricians
- Welders
- Forklift, hoist, crane operators
- Signal command work
- Mechanics
- Climbing High Frame construction
- Furnace operators
- Lab technicians
- Logistics operators
- QC/QA inspectors
- Driver/loader
- Compressor operators
- Refrigeration operator
- Security personnel
- Rescue workers
- Hazardous materials operator

- Controllers
- Metallurgical technicians
- Mining technicians
- Environmental technicians/engineers
- Administrative staff.

In addition to the employment opportunities estimated for the SEZ south site and associated human settlements, it is implied that the semi-skilled to skilled labour provided at the SEZ could possibly involve some level of in-service vocational training and acquired skill-sets that would not be available in the Vhembe District if the SEZ were not developed.

9.6 STENGTHENING LIMPOPO'S INTERNATIONAL ECONOMIC PRESENCE

In this section of the report, the desirability of the proposed township and its development for heavy industrial use are motivated in light of the strategic opportunity the DTI has given the Limpopo Province to grow its economy, whilst functioning as a linchpin in the South African metals trade with Africa's Regional Economic Communities (RECs) and globally with other BRICS member states.



Figure 9-9: South Africa and BRICS member states

Source: Coega IDZ Brochure

The application properties are located in the most strategic geographical location, 50 km from the Beitbridge border post with Zimbabwe, which is considered the gateway to trade partners in the Southern African Development Community (SADC). Existing South African national road and rail infrastructure link the application properties to this gateway. A portion of the steel products output at the southern SEZ will be transported by rail through Zimbabwe to Zambia.

The Musina-Makhado SEZ northern site, which is earmarked for manufacturing, is located between Musina and the Zimbabwe border, and the intention is that a proportion of the metallurgical outputs beneficated at the southern SEZ site (the subject of this township establishment application) will be processed further at this zone.

LIMPOPO PROVINCE AND BRICS

BRICS is a group of states comprising the Federative Republic of Brazil, the Russian Federation, the Republic of India, the People's Republic of China and the Republic of South Africa. All BRICS states are also G20 member states. The G20 focuses on meetings between high representatives from the respective countries' ministerial departments to develop eco-political relations.

BRICS was formed in 2009 on the basis of the economic might of BRICS countries, their significance as one of the main driving forces of global economic development, their substantial population and abundant natural resources form the foundation of their influence on the international scene.

In 2013, BRICS accounted for about 27% of the global GDP (in terms of the purchasing power parity of their national currencies). The total BRICS population is 2.88 billion (42% of the entire global population), and the five countries cover 26% of the planet's land mass³⁰.

The value of metallurgical goods at the SEZ south site will contribute directly to strengthen BRICS trading capacity in a global economy. It is estimated that the value of total annual output of the SEZ south site, when developed to capacity, could total US \$30.478 billion.

Project Type	Total Output Value	
	USD / Million	R / Million
Total Energy Generation Output	\$3 636	R51 956
Total Metallurgical Plant Output	\$20 756	R296 800
Total Supporting Industries Output	\$1 315	R18 791
Total Supporting Services Output	\$3 200	R45 727
Total Bulk Infrastructure Output	\$171	R2 444
Total Commercial District Output	\$900	R12 861
Total Residential District Output	\$500	R7 145
Total MEMSEZ Output	\$29 078	R415 518
Total Residential Township Output	\$1 400	R20 006
Total Output Value	\$30 478	R435 523

Figure 9-10: Limpopo Province and BRICS

³⁰ History of BRICS, 2019, www.infobrics.org

LIMPOPO PROVINCE AND AFRICAN REC'S

The African Union (AU) is a continental body consisting of the 55 member states that make up the countries of the African Continent. The AU was officially launched in July 2002 in Durban, South Africa, and has since conveyed several reforms and treaties that seek to promote unity and solidarity amongst African States. One of the chief goals of the AU is to coordinate and intensify co-operation for development among member states³¹. One of the mechanisms through which the AU is structuring regional economic co-operation is the system of African Regional Economic Communities (RECs).

As South Africa is the only African member state of BRICS and the G20, the proposed township and industrial land uses plays a strategic part in connecting the African Regional Economic Communities (RECs) in the African Union to the global market. According to information received from the licensee, approximately 10% of good produces at the SEZ south site will be exported to AU member states.

³¹ The African Union, Overview and In a Nutshell, 2019, www.au.int

10 SEZ IMPACT ON REGIONAL PLANNING AND HUMAN SETTLEMENT

10.1 MUSINA-MAKHADO SEZ POTENTIAL POPULATION INCREASE

Based on the information provided in terms of the internal masterplan of the SEZ, it is estimated that when fully developed and operating at capacity, the SEZ will employ 53 800 people directly. This total number of employees has been stratified further according to high, medium and low-income categories, and the anticipated split between permanent (post-construction) South African and Chinese employees.

According to labour estimate in the Internal Masterplan, the income group and nationality split for full time employees is as per the table below.

Table 10-1: Musina-Makhado SEZ labour figures

EXECUTIVES (NO. AND %)		PROFESSIONALS (NO. AND %)		SKILLED/SEMI- SKILLED STAFF (NO. AND %)		TOTAL/ COUNTRY	AVERAGE (%)
6 994 (13%)		4 842 (9%)		41 964 (78%)		53 800	100%
85%	594	85%	4 115	95%	39 865	44 574 South Africa	88%
15%	105	15%	727	5%	2 099	2 476 China	12%

In order to determine the population size, the average household size of both nationalities was considered. According to the 2016 Community Survey³², the average household size in Vhembe District is 3.7 persons per household, and this factor is applied to the above 88% South African labour component. According to ArcGIS³³, the national average household size in China is 3.1 persons per household, and this factor is applied to the above 12% expat labour component.

The number of households and the estimated population increase as a direct result of the Musina Makhado SEZ is calculated as per the table below.

Table 10-2: Musina-Makhado SEZ direct household and population increase

MUSINA- MAKHADO SEZ DIRECT	PROPORTION (%)/FACTOR	TOTAL		MUSINA- MAKHADO SEZ DIRECT	PROPORTION (%)/FACTOR	TOTAL
Total SEZ Employees		53 800				
High Income	13%	6 994				

³² StatsSA, Community Survey Limpopo Province, 2016

³³ ArcGIS, China Average Household Size, 20 December 2019

MUSINA- MAKHADO SEZ DIRECT	PROPORTION (%)/FACTOR	TOTAL		MUSINA- MAKHADO SEZ DIRECT	PROPORTION (%)/FACTOR	TOTAL
Medium Income	9%	4 842				
Low Income	78%	41 964				
South African	88%			International/ Expatriate		
Assumption 1.5 SEZ Employees per Household				Assumption 1 SEZ Employee per Household		
High Income	13%	4 103		High Income	13%	2 448
Medium Income	9%	2 841		Medium Income	9%	1 695
Low Income	78%	24 619		Low Income	78%	14 687
Total Households		31 563				18 830
Avg. Vhembe District Household Size (applied to all)	3.7			Avg. Int. Household Size (applied to high and medium income only)	3.1	
				Assumption low income employees are single persons	1	
High Income	3.7	15 182		High Income	3.1	7 588
Medium Income	3.7	10 510		Medium Income	3.1	5 254
Low Income	3.7	91090		Low Income	1	14 687
Total Population		116 782				25 529
Total Households		31 563		Total Households (High and Medium Income)		4 143
				Total Single Person Households (Low Income)		14 687

MUSINA-MAKHADO SEZ DIRECT	PROPORTION (%) / FACTOR	TOTAL		MUSINA-MAKHADO SEZ DIRECT	PROPORTION (%) / FACTOR	TOTAL
Total combined direct population increase: 144 311 persons						
Total combined direct household increase: 50 393 (35 706 multiple households, 14 687 single households)						

10.2 MUSINA-MAKHADO SEZ HUMAN SETTLEMENT LAND REQUIREMENT

The following table shows further development of the population and household estimates outlined in the sections above for the purposes of a simplified estimation of the housing types that different income groups would occupy. The following assumptions were made:

- **Low-income households:** It is considered likely that households in this group will likely rent apartments in the social housing market, or buy apartments or residential units either through the Finance Linked Individual Subsidy Programme (FLISP, or GAP-housing), or apartments/units with entry-level finishes in the commercial housing market. Provision is not made for detached single family home in this category, which is characterised by low density sprawl, low housing yield and financially unsustainable infrastructure layout and maintenance cost. It is expected that a large number of low income international SEZ employees with permanent residency permits or long-stay visas would also reside in apartments either developed by SEZ investors, or the commercial rental market.
- **Medium-income households:** Households in this income group have larger or joint incomes, which would bring a larger variety of housing types within reach. Larger or joint incomes mean greater affordability, and the possibility of qualifying for a home loan. While a segment of this population might still opt for apartments with a higher level of finishes, it is assumed that single residential row housing could prove financially feasible for developers in the commercial market. In this segment, joint/multiple income households with lower means could qualify, together, for FLISP row housing.
- **High-income households:** One or two members in these households are likely to hold professional, managerial, or executive positions in the SEZ and in the professional and service sectors developing indirectly in the settlement as a result of the SEZ. The households would likely rent or buy housing in the commercial market and these units could range from luxury apartments and row houses, to detached or semi-detached single-family houses built by developers. It is likely that a segment of this income group would live in houses built to the owners' own design preferences.

The following table sets out the differentiation of housing typologies in relation to household income and the estimated number in each typology.

Table 10-3: Number of housing units per typology

RESIDENTIAL TYPOLOGY	DETACHED AND SEMI-DETACHED SINGLE-FAMILY HOUSES (NO. OF UNITS)	ROW HOUSES OR 20 du/ha UNITS (NO. OF UNITS)	APARTMENTS 100 du/ha (NO. OF UNITS)
Local households	4 103	2841	24 619
International households	2 448	1695	14 687
Total units	6 551	4535	39 306
Residential land requirement			
Size or density	500 m ²	200	100 du/ha, four-storey walk-ups, avg. unit size 45 m ²
Land area (stands only) ha	275	190	329
Land for units (res stands only)			
Housing units	6 551	4 535	32 900
Local total units	433	300	2 600
Residential land requirement			
Size or density	500 m ²	200	100 du/ha, four-storey walk-ups, avg. unit size 45 m ²
Land area (stands only) ha	21	15	26
Housing units	433	300	2 600
Total housing per typology	6 984	4 835	35 500
Total combined housing typologies	47 320 units		

Table 10-4: Land requirement per housing typology

DESCRIPTION	HIGH-INCOME HOUSING (ha)	MEDIUM-INCOME HOUSING (ha)	LOW-INCOME HOUSING (ha)
Land requirement per typology (residential stands only, excl. public roads) (ha)	296	205	355
Total land requirement (residential stands only, excl. public roads) (ha)	856		

In addition to the above land area dedicated to residential development, an integrated human settlement would also consist of non-residential land uses such as commercial, retail and light industrial uses, as well as public and social services, such as schools, clinics, potentially a public and private hospital, hard open spaces (squares and informal trade areas) and urban parks and recreation facilities.

In terms of the *Guidelines for Human Settlement Planning and Design*³⁴, and industry practice, approximately 70% of the land area of a human settlement is devoted to the above-mentioned residential and non-residential land uses and approximately 25% of land is utilised for movement networks, transportation facilities, water, sanitation, stormwater management systems and energy generation and distribution infrastructure. The remaining 5% of land is protected as open space systems, usually in the form of rivers, wetlands, ridges and dense vegetation or indigenous trees that benefit from statutory protection.

In Table 10-5, the utilisation of land for various uses is set out, for residential, non-residential and infrastructure uses.

Table 10-5: Land utilisation index

LAND UTILISATION INDEX	LAND USE CATEGORIES (ha)	TOTAL LAND AREA (ha)	PROPORTION OF SETTLEMENT
Residential	856	1 043	70%
Commercial, retail and industrial (1/4 of existing Louis Trichardt)	25		
Public and social services and parks	146		
Hard open spaces (squares and informal trade areas)	8		
Urban parks	8		
Movement networks	372	372	25%
Transport facilities			
Water			
Sanitation			
Stormwater management			
Energy	75		5%
Open space systems			
Total SEZ human settlement land area required		1 491 ≈ 1 500	100%

The land area required for the development of a human settlement, as a direct result of the Musina-Makhado SEZ, totals 1 500 ha. This calculation is based on a conservative estimate for a compact human settlement with a substantial high-density residential component similar to more urbanised areas of Gauteng Province.

³⁴ CSIR Building and Construction Technology, Adam, A Et. al, Guidelines for Human Settlement Planning and Design 2000

It must be noted the calculation does not allow for discounting existing human settlements and amenities.

10.3 MUSINA-MAKHADO SEZ HUMAN SETTLEMENT SOCIAL SERVICES AND URBAN AMENITIES LAND REQUIREMENTS

In addition to the residential, non-residential and infrastructure land areas required for a human settlement for the Musina-Makhado SEZ, a human settlement should also include the entire range of social services and community amenities for the 53 726 households in line with published *Guidelines for Human Settlement Planning and Design* and the guidelines for service delivery standards.

The table below provides a summary of the basic social services and community amenities needed for the 53 726 households of the Musina-Makhado SEZ settlement. Estimates are shown for all levels of education and healthcare, emergency response services, parks and recreation facilities and complimentary government land uses. A total of 189 facilities may be required (excluding public parks and squares, sport fields, and play spaces), and a land area of 284 ha (all uses).

The estimated land area required for social services and urban amenity equates to 18% of the human settlement residential/non-residential/infrastructure land area.

**Table 10-6: Musina Makhado SEZ Human Settlement Social Services and Community Amenities
53 726 Households**

TYPE OF USE	NUMBER OF FACILITIES	LAND REQUIRED (ha)
Creche	37	5.4822
Grade R (ECD)	4	1.2000
Primary Schools	46	127.9190
Secondary Schools	18	87.6861
Colleges	1	4.8000
Religious	0	0.0000
Clinics	37	7.3097
Hospital	8	4.0950
Library	4	0.5480
Community Centre	18	9.1340
Fire and EMS Station	2	0.5480
Police Station	2	0.9134

TYPE OF USE	NUMBER OF FACILITIES	LAND REQUIRED (ha)
Home Affairs Office	1	0.2000
Thusong Centre	2	0.3000
Community Hall	0	0.0000
Post Office	2	0.6000
Cemetery	7	31.5193
Tertiary Facility	0	0.0000
R&D Site	1	2.0000
Recreational Facilities		
Public Parks and Squares		106
Sports Fields		
Children's Play Areas		
Total	189	284

10.4 Musina-Makhado SEZ Human Settlement subsidised Housing and INFRASTRUCTURE

Table 10-7: Local Housing and SEZ Township Infrastructure

COMPONENT OF SEZ HUMAN SETTLEMENT	UNIT
Local Employee's Low-Income Housing Units	6 551 Units
Township Infrastructure*	449 Erven (low income housing and social services/amenity stands)
International Low-Income Housing Infrastructure ‡	393

10.5 MUSINA-MAKHADO SEZ HUMAN SETTLEMENT LOCALITY OPTIONS

The section below provides an indicative outline of strategic options for human settlement development in support of the SEZ.

SEZ HUMAN SETTLEMENT OPTION 1

Human Settlement Option 1
At Louis Trichardt Town (South of Tunnel)

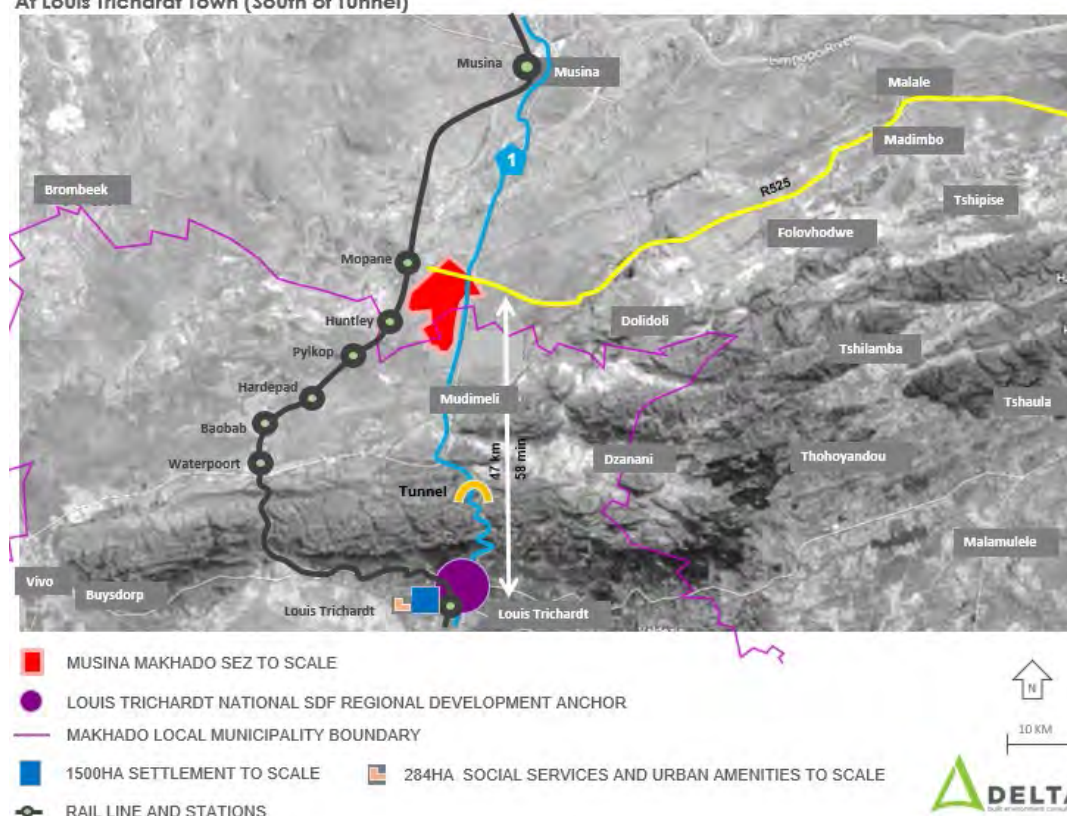


Figure 10-1: Musina-Makhado SEZ human settlement Option 1

Table 10-8: Musina-Makhado SEZ human settlement Option 1 SWOT

STRATEGIC ASPECT	SUMMARY
Strengths	Strengthening the Louis Trichardt regional anchor. Transit-oriented design around existing rail station. Triggers provision of larger social services and urban amenities. Integration of new and old urban fabric. Climate more temperate than north of Southpansberg. Makhado settlements north of mountain not integrated into new development.
Weaknesses	Mass commute through bottle-neck tunnel likely reach LOS saturation point in long term. Settlement entirely benefits Makhado LM.
Opportunities	Catalyst to develop the town of 25 360 into fully-fledged city with population of 196 692.
Threats	Sprawl and informal settlements likely to continue north of mountain, closer to SEZ. Traffic conditions through tunnel will hamper transit efficiency. Unplanned market-driven development at R525 and N1 interchange.

SEZ HUMAN SETTLEMENT OPTION 2

Human Settlement Option 2

Mudimelli or Manyi or Tshkuwi (north of tunnel)

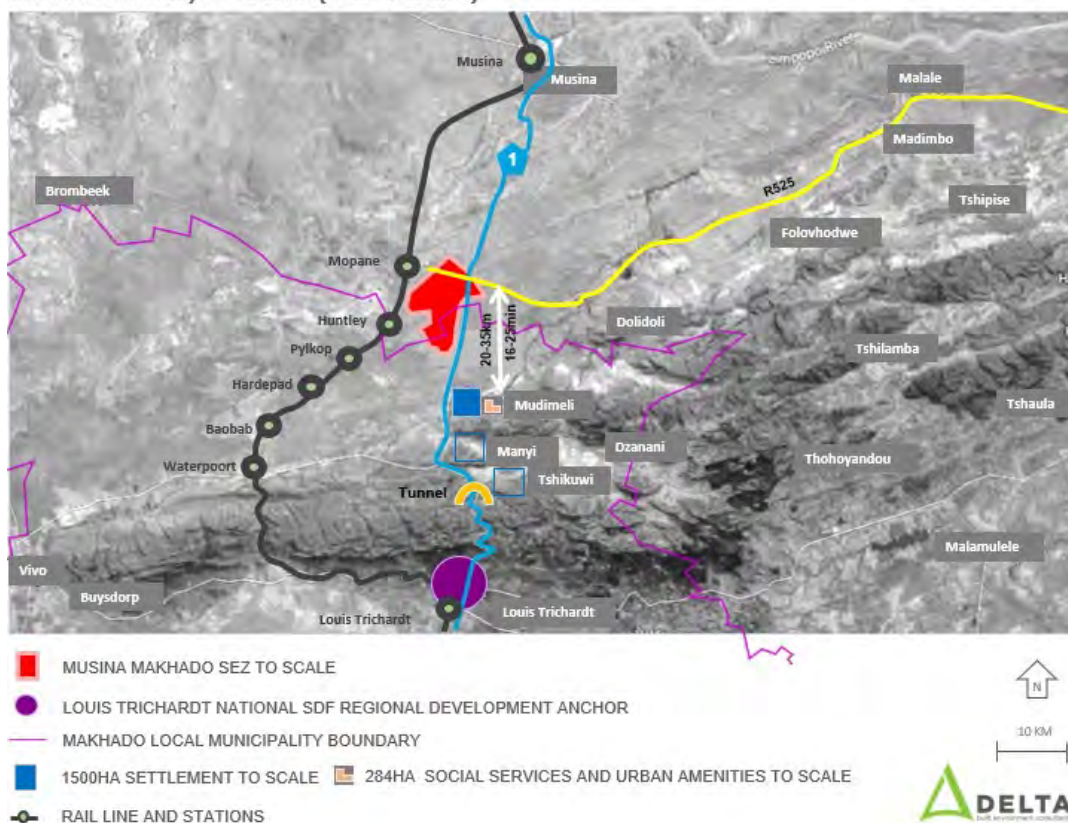


Figure 10-2: Musina-Makhado SEZ human settlement Option 2

Table 10-9: Musina-Makhado SEZ human settlement Option 2 SWOT

STRATEGIC ASPECT	SUMMARY
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Strengths	Development and integration of Makhado settlements in the valleys north of Louis Trichardt. Mudimeli is N1 adjacent with short 16-25 min. travel distances. Compact urban form ideal to kerb sprawl and modernise area.
Weaknesses	Further degradation of the Thathe Vondo Forest if new development sprawls up the Holy Forest valley. Duplication of social services rather than consolidation into larger and more valuable centralised services. Settlement entirely benefits Makhado LM.
Opportunities	Mudimelli located in ESA of Soutpansberg, but not as environmentally sensitive as Manyi and Tshikuwi valleys higher up the mountain range.
Threats	Manyi and Tshikuwi both located in CBA2 where development is not supported. Unplanned market-driven development at R525 and N1 interchange.

SEZ HUMAN SETTLEMENT OPTION 3

Human Settlement Option 3
Musina Town



Figure 10-3: Musina-Makhado SEZ human settlement Option 3

Table 10-10: Musina-Makhado SEZ human settlement Option 3 SWOT

STRATEGIC ASPECT	SUMMARY
------------------	---------

Strengths	Strengthening the Musina regional anchor. Transit-oriented design around existing rail station. Triggers provision of larger social services and urban amenities. Integration of new and old urban fabric.
Weaknesses	Urban settlement development in Limpopo Valley in a CBA 1 and 2. Environmental impact on highest order tributaries of the Limpopo River and catchment area. Settlement entirely benefits Musina LM.
Opportunities	Creating sense of place in a settlement with frontier town quality lacking in character. Consolidation into larger and more valuable centralised services.
Threats	Extreme summer temperatures and climate change could render locality uninhabitable in the future. Lack of drinking water and development and sprawl leading to rapid desertification. Unplanned market-driven development at R525 and N1 interchange.

SEZ HUMAN SETTLEMENT OPTION 4

Human Settlement Option 4

50% in Makhado (Louis Trichardt and/or Mudimelli) and 50% in Musina

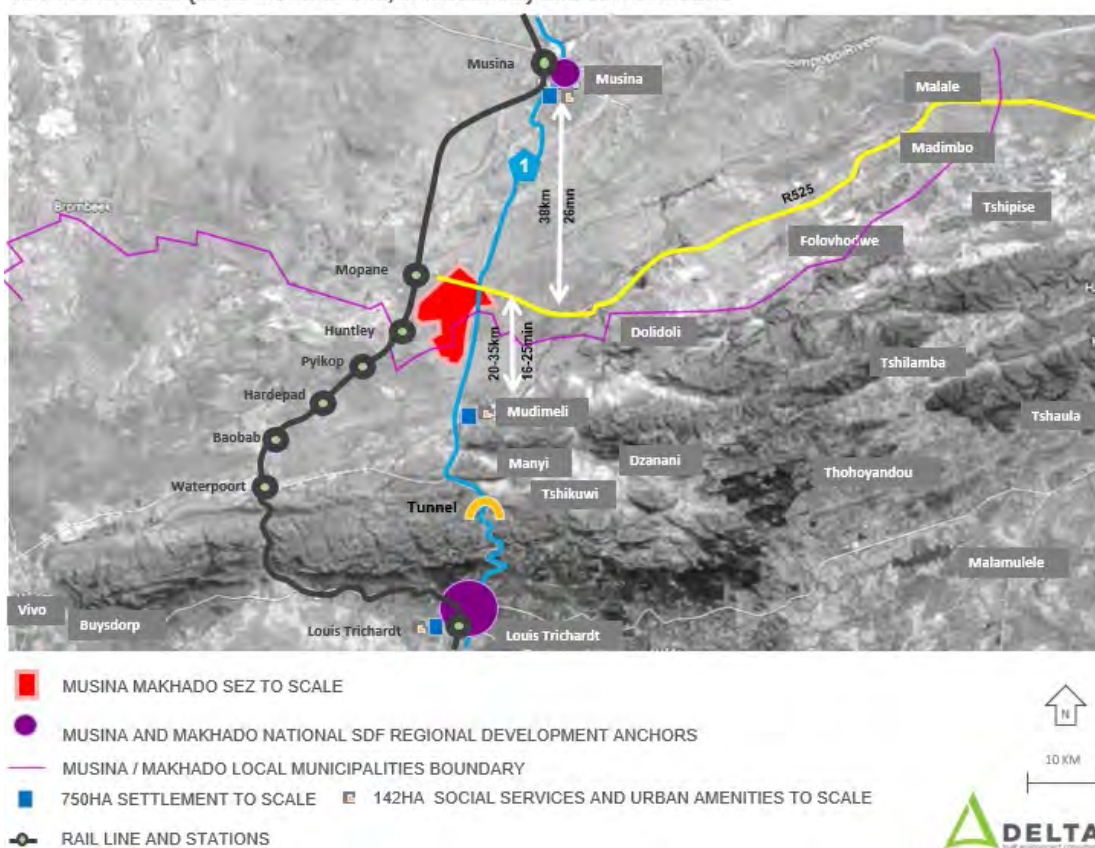


Figure 10-4: Musina-Makhado SEZ human settlement Option 4

Table 10-11: Musina-Makhado SEZ human settlement Option 4 SWOT

STRATEGIC ASPECT	SUMMARY
Strengths	An equitable solution that divides settlement, investment, and increased population benefits evenly between Musina and Makhado LM.

Weaknesses	Duplication of social services rather than consolidation into larger, more valuable services.
Opportunities	Opportunity to re-settle Mopane residents in either Musina or Makhado, closest to home hamlet.
Threats	Unplanned market-driven development at R525 and N1 interchange.

SEZ HUMAN SETTLEMENT OPTION 5

Human Settlement Option 5
East of SEZ at N1/R525 interchange (Musina Local Municipality)



Figure 10-5: Musina-Makhado SEZ human settlement Option 5

Table 10-12: Musina-Makhado SEZ human settlement Option 5 SWOT

STRATEGIC ASPECT	SUMMARY
Strengths	Locational benefit closest to SEZ. Closest locality to resettle Mopane residents from nearby hamlet. Prevailing wind direction is north eastward, away from settlement.
Weaknesses	New mining-based settlements not supported in NSDF. Disregard of NSDF aims to enhance regional development anchors (Musina and

	Louis Trichardt). NSDF Regional-Rural Development model not achieved as rural settlements are 30 km away. Settlement entirely benefits Musina LM.
Opportunities	Opportunity to plan a settlement at the N1/R525 interchange instead of unplanned market-driven ad hoc development.
Threats	New settlement directly challenges livelihood and commercial sustainability of both Musina and Louis Trichardt town centres. Changeable or often recurring wind direction changes from the SEZ towards the settlement could prove hazardous for human settlement. Human health risks associated with air borne pollution from SEZ emissions. Dust and soot from ultra-scale heavy and noxious industrial activity 2 km away from settlement.

SEZ HUMAN SETTLEMENT OPTION 6

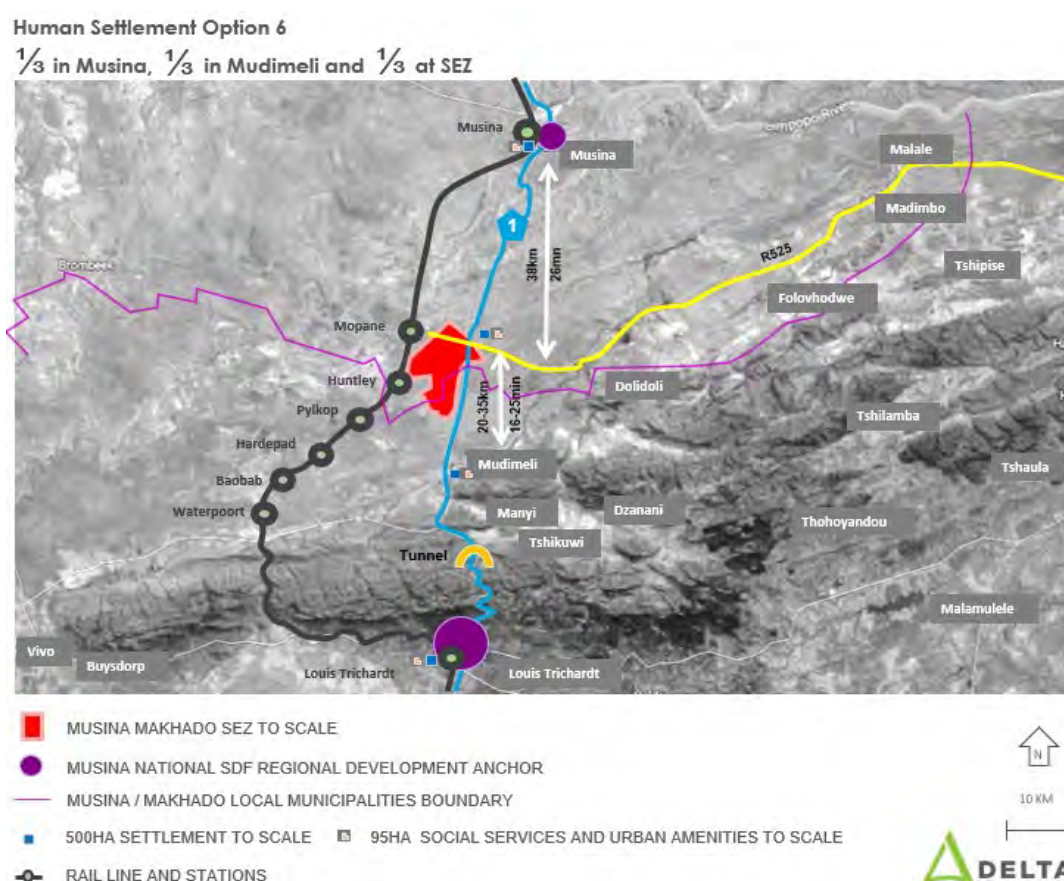


Figure 10-6: Musina-Makhado SEZ human settlement Option 6

Table 10-13: Musina-Makhado SEZ human settlement Option 6 SWOT

STRATEGIC ASPECT	SUMMARY
Strengths	Evenly distributed settlements with third in Musina town, third at the N1/R525 interchange and third at Makhado valley.
Weaknesses	Triplicate and minor order social services instead of consolidation that will see larger, higher value social services and urban amenities investment that will benefit Vhembe District. NSDF Regional-Rural

	Development model not achieved at N1/R525 interchange locality, as Dolidoli is located 30 km away.
Opportunities	Closest locality to resettle Mopane residents from nearby hamlet.
Threats	Unplanned market-driven ad hoc development encouraged at N1/R525 interchange. Air quality and human health concerns at N1/R525 settlement.

11 PLANNING IMPACT ASSESSMENT RATING

The spatial and regional planning impact of the proposed development is assessed in terms of the criteria in the following table.

Table 11-1: Planning impact assessment

PLANNING PHASE								
SITE-SPECIFIC IMPACT								
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Impact of proposed land use on the property tenure of restituted owners	Tenure and lease arrangement between the parties must be implemented in accordance with the terms of the lease agreement and appropriate re-settlement plan. The land development exit strategy and arrangements should be formalised.	-	Without	16	4	4	1	24
		-	With	8	4	4	1	16
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Authority to act in terms of the land lease and tenure agreements and any other land use.	Legally compliant company resolution and power of attorney should be in place. Department of Mineral Resources issuing of prospecting permits to third parties must be confirmed. All servitudes on the subject property must be	-	Without	8	2	3	0,75	9,75
		-	With	8	2	3	0,1	1,3
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Proposed zoning	Correct zoning of the proposed development must conform with the land use management scheme of municipality.	-	Without	8	3	2	0,2	2,6
		-	With	1	3	1	0,1	0,5

Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Heritage resources	All heritage resources must be addressed legally and protected and managed in accordance with the law.	-	Without	8	1	5	1	14
		-	With	2	1	2	0,5	2,5
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Non-heritage resources	All residential non-heritage resources must be handled in terms of an approved site development plan and resettlement plan	-	Without	8	3	5	1	16
		-	With	2	1	2	0,5	2,5
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Change of agricultural land	The sustainable end land use must be determined and agreed.	-	Without	16	3	5	1	24
		-	With	16	3	4	1	23
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Critical biodiversity area 2	Incorporation of natural elements found on site as far as practicable and assign appropriate zoning to the remaining undisturbed natural areas and measures to protect such areas.	-	Without	16	3	5	1	24
		-	With	16	3	5	0,75	18

Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Soil and land capability	A sustainable land end state must be determined and agreed in terms of an approved rehabilitation plan, and alternative uses for disturbed areas.	-	Without	16	1	4	1	21
		-	With	16	1	4	0,75	15,75
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Flood lines, rivers and buffers	Development should be located outside of river and wetland buffers and managed in accordance with the law.	-	Without	16	3	5	1	24
		-	With	16	3	5	0,5	12
DEVELOPMENT PROPOSAL								
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Heavy industrial land uses	Land uses must be managed in terms of the zoning and environmental management plan	-	Without	16	1	5	1	22
		-	With	8	1	5	0,75	10,5
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
The physical scale and land use intensity of development	Limiting the scale of the development and intensity of noxious industrial uses directly influences the impact of the development	-	Without	16	1	5	1	22
		-	With	16	1	5	0,75	16,5

Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Spatial Planning and Land Use Management Act Principle 1: Spatial Justice	Ensure that the land, socio-economic and infrastructural improvement benefits materialise for the local community	-	Without	16	4	5	1	25
		-	With	2	3	5	0,75	7,5
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Spatial Planning and Land Use Management Act Principle 2: Spatial Sustainability	Ensure that the development is within the fiscal, institutional and administrative means of the republic. Implement and implement the environmental management plan.	-	Without	16	4	5	1	25
		-	With	8	4	5	1	17
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Spatial Planning and Land Use Management Act Principle 3: Efficiency	Ensure in terms of the development management plan, and environmental management plans that: i) optimises the use of existing resources and infrastructure, ii) decision-making procedures that minimise negative financial, social, economic or environmental impact, iii) development application procedures that are efficient and streamlined with timeframes adhered to by all	-	Without	16	4	5	1	25
		-	With	8	4	5	0,75	12,75

Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Spatial Planning and Land Use Management Act Principle 4: Spatial Resilience	Ensuring diversity in terms of industrial activity in line with and agreed development plan, that ensures enabling opportunities for the regional community.	-	Without	16	4	5	1	25
		-	With	8	4	5	0,75	12,75
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Spatial Planning and Land Use Management Act Principle 5: Good administration	Ensure compliance with SDF, IDP, land use schemes and other plans, and timous determination of land use and building plan applications, in accordance with national codes. And	-	Without	16	3	5	1	24
		-	With	2	3	5	0,75	7,5
IMPACT ON SURROUNDING LAND USES								
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Surrounding land use including agriculture, game farming, protected areas, biosphere	Manage the land use in accordance with the spatial development framework and zoning plans as well as the applicable environmental management plans	-	Without	16	4	5	1	25
		-	With	8	4	5	1	17
Need for Development								
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Socio-economic development	To implement the NDP in terms of mineral beneficiation, re-industrialisation and other relevant strategies and plans.	-	Without	16	3	5	1	24
		-	With	2	3	5	0,75	7,5

Desirability of Development								
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Desirability of Development	To implement the development in accordance with approved plans, land use management and environmental management policies and plans. Ensure that the planned benefits must accrue to the national economy in accordance with the development plan. To maximise the	-	Without	16	4	5	1	25
		-	With	8	4	5	1	17
Regional planning and human settlement								
Aspect	Mitigation Measures	Status	Mitigation	Intensity (I)	Extent (E)	Duration (D)	Probability (P)	Significance (I+E+D)×P
Regional spatial and infrastructure planning and human settlement	Ensure plan alignment of the development plans of the respective spheres of government in order to ensure a well-managed implementation of the planned	-	Without	16	5	5	1	26
		-	With	8	5	4	0,5	8,5

12 CONCLUSION

The proposed SEZ is the first of its type in the Limpopo province. However, there are nine other SEZs in South Africa that are in a planning and operational phase.

The SEZ will function as a geographically designated area of the Limpopo Province set aside for specifically targeted economic activities to promote national economic growth and export.

This SEZ would require an initial township establishment application that will form the outline of the SEZ and establish the heavy industrial land use rights on the land within the township boundary. Once the outline planning permission is in place, detailed phased planning applications and environmental impact assessments will follow for each development phase within the SEZ.

The mitigation of all the environmental impacts on site will form a significant part of the consideration of environmental authorisation applications submitted for each of the heavy industrial plant phases inside the SEZ. From an environmental impact perspective, the development will require extensive on-site and offsite mitigation measures.

The SDF of both municipalities will have to be further amended and expanded to include the SEZ and be adopted as statutory documents. Proposals to amend the SDF will be subject to a public participation process and the public will be given the opportunity to review and comment on the draft SDF before the final SDF is put forward for adoption. The land uses proposed in the approved SDF for this location of the municipality will then be incorporated into the municipality's planning scheme.

The municipal land use scheme of both municipalities makes provision for "Special" zoning and all of the zoning proposed in the basket of rights are listed in both planning schemes.

A strategic opportunity exists for the local municipality to capitalise on the infrastructure improvements associated with this development. Providing in the energy and water demand of the SEZ will require extensive upgrades to the bulk provision of these services, which could result in inter-regional, international, services agreements.

In light of the benefits accrued for the national economy and the regional population, the proposal is considered both necessary and desirable from a socio-economic, job-creation and strategic clustering point of view. However, the environmental impact of this development would require substantial mitigation at national level.

The beneficiation of resources will not only add to their export value, which will enhance Limpopo and South Africa's GDP, but the strategic location of this project

will bring much needed economic relief to the residents of the second poorest province in South Africa.

The SEZ development will contribute to the local and national economy of South Africa and improve the investment character of the area, as well as create local job opportunities in minerals and energy beneficiation activities, related heavy and light industrial activity, transport and logistics operations, and government, administrative and management activities provided by the investors that will settle there over the long term.

The essence of the Musina-Makhado SEZ south site is a significant catalyst in the materialisation of the Eastern Escarpment National Transformation Corridor.

The job creation initiated by the SEZ deliverables will ensure a reduced unemployment rate coupled with a more economically active population within Musina and Makhado and the surrounding region. A more economically active population results in more business growth and sustainability in the area. This focus on local content development will result in the empowerment of local entrepreneurs, equating to community sustainable development.

On an administrative and management level the SEZ will require significant efforts in the planning and management of development plans and land use applications to make this development successful.

The potential catalytic impact of the proposed development on set transformation goals, to achieve radical economic transformation, within this area is considered positive.

However, the quantitative and qualitative benefits of the SEZ must be maximised, not just optimised, for the national economy and be tangible for the regional community, in order to increase the desirability of the development in lieu of the undeniable impact the development will have on the environment and surrounding land use.

The sustainable end land use, after the life cycle of the proposed development, should be determined to ascertain the long-term impact of the development and rehabilitation cost and effort needed afterwards to justify the development.

Given the significant impact on the environment this development could only become desirable and gain the necessary support if the socio-economic and infrastructure benefits accrued can be demonstrated clearly to the general public and to the regional community which will be impacted greatly by the proposed development.

APPENDIX A: TITLE DEEDS

REGISTERED
2008-00

Prepared by me,

CONVEYANCER
PRETORIUS J

[Handwritten signature]

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0699
48 Polokwane

05128708

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

PLAAS SOMME BELEGGINGS (PROPRIETARY) LIMITED
Registration Number 1987/004271/07

dated 23 April 2008 and signed at POLOKWANE

FORM E
(DeedOfTransferConventional.rtf) Deed of Transfer, (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

AND the said Appearer declared that his principal the said **PLAAS SOMME BELEGGINGS (PROPRIETARY) LIMITED** had on **23 April 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

MULAMBWANE COMMUNAL PROPERTY ASSOCIATION

NO. 08/1105/A

Registered in terms of the provisions of the Communal Property Association Act, No. 28 of 1996

its successors in office or assigns in full and free property:

FARM SOMME 611

REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

IN EXTENT: 992.4504 (NINE HUNDRED AND NINETY TWO COMMA FOUR FIVE ZERO FOUR) HECTARES

FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE T12484/1988 WITH DIAGRAM S.G. NO. A141/1988 ANNEXED THERETO AND HELD BY DEED OF TRANSFER T12485/1988

SUBJECT TO THE FOLLOWING CONDITIONS:

A. Die eiendom hieronder getranspoteer is verder onderhewig aan:-

Die voormalige Plaas-Somme 582, Registrasie Afdeling M S Transvaal, groot as sodanig 870,9617 (agt sewe nul komma nege ses een sewe) hektaar (aangedui op kaart LG No A 141/88 aangeheg by Sertifikaat van Verenigde Title T)

(a) "the rights of the Governor-General described in Sections thirty-one and thirty-four of the "Land Settlement Act, 1912". Section thirty-one whereof inter alia refers to the reservation of Mineral Rights, as will more fully appear from Certificate of Mineral Rights No 214/1942 RM registered on the 15th April 1942 which reservation was made in respect of the said Farm Somme 582 M S Transvaal.

(b) The provisions of Section 9 of Act No. 45 of 1937, which reads as follows:

"No division of any land which is a holding or portion of a holding shall be effected after the commencement of this Act without the

consent in writing of the Minister, granted upon the recommendation of the land board, on such conditions as the Minister may think fit to impose..."

B. Die voormalige Plaas Groot Endaba 581 Registrasie Afdeling M S Transvaal, groot as sodanig 878,9888 (aght sewe agt komma nege agt agt agt) hektaar soos aangedui op kaart L G No A141/88 aangeheg by Sertifikaat van Verenigde Titel T12484/1988

(a) Die regte van die Staatspresident soos bepaal in Artikels agt en veertig en twee en vyftig van die Nedersettingswet, 1956 welke artikel 48 verwys na die voorbehoud van Minerale Regte ten gunste van die Staat.

(b) Kragtens Notariële Akte No K 575/1972 S gedateer 20 Januarie 1972 is die reg van die Elektriesiteitsvoorsieningskommissie verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit gesegde Notariële Akte en akte van wysiging van Serwituut K 3487/75 S gedateer 27 November 1975 met aangehegte kaart.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **PLAAS SOMME BELEGGINGS (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R3 425 464.00 (THREE MILLION FOUR HUNDRED AND TWENTY FIVE THOUSAND FOUR HUNDRED AND SIXTY FOUR RANDS)**.

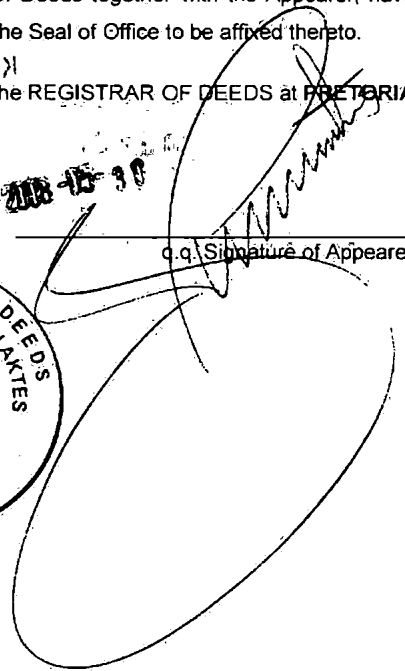
IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

In my presence:


Registrar of Deeds




d.d. Signature of Appearer

KEFILOE MOTSEKI

ROOM 711

VA 002286 13

GESERTIFISEER 'N WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REGULASIE 68
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION 68

LASIE 68 KRAGTENS DIE REGISTRASIE VAN AKTES WET, NO. 47 VAN 1927, EN IS UIT-
UNDER THE DEEDS REGISTRIES ACT, NO. 47 OF 1927, AND IS ISSUED TO TAKE THE PLACE

GEREEN OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKELIKE
OF THE ORIGINAL

REGISTRASIEKANTOOR
DEEDS REGISTRY
PRETORIA


ASST. REGISTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

DATUM/DATE

04 04 13

SEELREG
STAMP DUTY

FOOI
FEES

R650-00

Prepared by me,

CONVEYANCER
PRETORIUS

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0699
48 Polokwane

T 05133308

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAKUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him by

**THE TRUSTEES FOR THE TIME BEING OF MIKE FUCHS FAMILIE TRUST
NO. IT.3906/1998**

dated 23 April 2008 and signed at POLOKWANE

FORM E

(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

AND the said Appearer declared that his/her principal the said **THE TRUSTEES FOR THE TIME BEING OF MIKE FUCHS FAMILIE TRUST** had on **23 April 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**MULAMBWANE COMMUNAL PROPERTY ASSOCIATION
NO. 08/1105/A**

**Registered in terms of the provisions of the Communal Property Association Act,
No. 28 of 1996**

its successors in office or assigns in full and free property:

**FARM BATTLE 585
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**IN EXTENT: 751.2400 (SEVEN HUNDRED AND FIFTY ONE COMMA TWO FOUR
ZERO ZERO) HECTARES**

**FIRST TRANSFERRED BY DEED OF GRANT 138/1944 WITH DIAGRAM
ANNEXED THERETO AND HELD BY DEED OF TRANSFER T.70685/2000**

SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) Die bepalings van Artikel een-en-dertig van die "Kroongrond Nederzettingwet 1912" waarkragtens alle regte tot minerale voorbehou is ten gunste van die staat ten opsigte waarvan Sertifikaat van Minerale Regte Nr 203/44 R.M. uitgereik is.
- (b) Die bepalings van Artikel vier-en-dertig van die "Kroongrond Nederzettingwet 1912" betreffende sekere werke op die grond.
- (c) Die afstanddoening in terme van Artikel 4(2) van Wet 55/1926.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **THE TRUSTEES FOR THE TIME BEING OF MIKE FUCHS FAMILIE TRUST** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and

FORM E
(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R2 629 340.00 (TWO MILLION SIX HUNDRED AND TWENTY NINE THOUSAND THREE HUNDRED AND FORTY RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

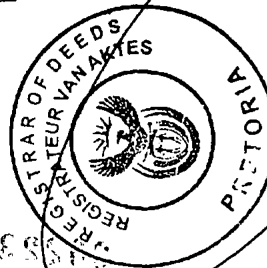
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

In my presence:

Registrar of Deeds

2008-05-30

q.q. Signature of Appearer



81 20 83

REFILWE MOTSHEWA

A225

VA

002231 13

GESERTIFISEER 'N WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REGU-
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION-68
LASIE 68 KRACTENS DIE REGISTRASIE VAN AKTES WET, No. 47 VAN 1937, EN IS UIT-
UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE
GEREIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKLIKE
OF THE ORIGINAL

REGISTRASIEKANTOOR
DEEDS REGISTRY
PRETORIA

ASST-REGISTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

DATUM/DATE

02 04 13

SEELREG	
STAMP DUTY	
FOUR	R650-00
FEES	

Prepared by me,

CONVEYANCER
PRETORIUS J

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0899
48 Polokwane

T 051334 08

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

PRIDE OF AFRICA NATURE RESERVE (PROPRIETARY) LIMITED
Registration Number 1999/007402/07

dated 23 April 2008 and signed at POLOKWANE

FORM E

(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS'S LEE INC.

AND the said Appearer declared that his principal the said **PRIDE OF AFRICA NATURE RESERVE (PROPRIETARY) LIMITED** had on **23 April 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**MULAMBWANE COMMUNAL PROPERTY ASSOCIATION
NO. 08/1105/A**

Registered in terms of the provisions of the Communal Property Association Act, No. 28 of 1996

its successors in office or assigns in full and free property:

**PORTION 1 OF THE FARM JOFFRE 584
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

IN EXTENT: 631.9138 (SIX HUNDRED AND THIRTY ONE COMMA NINE ONE THREE EIGHT) HECTARES

**FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER T.53724/1999
WITH DIAGRAM L G NR 2215/1999 ANNEXED THERETO**

SUBJECT to the following conditions:

- (a) "Dat behoudens die bepalinge van Artikel 31 van die "Kroongrond Nederzettingwet", 1912 en die bepalinge van die "de wet op de ontginning van Voorbehouden Mineralen" 1926 en die Wet op Edelgesteentes 1927, soos van tyd tot tyd gewysig, die Regering van die Republiek van Suid-Afrika die houer is van alle regte op minerale op of onder voormelde plaas kragtens Sertifikaat van Minerale Regte Nr 719/1940S."
- (b) The property hereby transferred is subject to a waiver by JOHN THEUNIS KNOTT, born on the 5th day of September 1912, in terms of Section 4(2) of Act No 55 of 1926 as amended by Section 3 of Act No. 50/1947 which waiver is filed with Deed of Transfer No 13535/1950.
- (c) "Kragtens Notariële Benoemingsooreenkoms Nr 36/83 geregistreer in die kantoor van die Registrateur van Mynbriewe te Johannesburg op 15 April 1983 is die Suid-Afrikaanse Yster en Staal Industriële Korporasie (UC793) deur die geregistreerde eienaar aangewys om op die eiendom te prospekteer en te soek na ondele minerale tesame met die reg om 'n mynhuur ingevolge Artikel 25(1)(c) van Wet 20/1987 te verkry vir 'n ewigdurende tydperk, soos meer te volle sal blyk uit BC 16024/1983.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **PRIDE OF AFRICA NATURE RESERVE (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State; however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R2 210 000.00 (TWO MILLION TWO HUNDRED AND TEN THOUSAND RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

In my presence:

Registrar of Deeds,

Signature of Appearer



REFILWE MOTSHEWA

4223

VA 002233 13

GESERTIFISEER 'N WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REGU-
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION 68
LASIE 68 KRAGTENS DIE REGISTRASIE VAN AKTES WET, No. 47 VAN 1937, EN IS UIT-
UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE
GEREIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKLIKE
OF THE ORIGINAL

REGISTRASIEKANTOOR
DEEDS REGISTRY
PRETORIA

ASST. REGSTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

02 04 13

DATUM/DATE

SEELREG
STAMP DUTY
FOOI
FEES R800.00

Prepared by me,

CONVEYANCER
PRETORIUS J

[Handwritten signature]

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0699
48 Polokwane

T 05133508

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN;

THAT **JAKUES.PRETORIUS**

appeared before me, REGISTRAR OF DEEDS at **PRETORIA**, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

NORTH PARK TRADING 146 (PROPRIETARY) LIMITED
Registration Number 2003/017055/07

dated 23 April 2008 and signed at **POLOKWANE**

FORM E
(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

AND the said Appearer declared that his/her principal the said **NORTHPARK TRADING 146 (PROPRIETARY) LIMITED** had on **23 April 2008** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**MULAMBWANE COMMUNAL PROPERTY ASSOCIATION
NO. 08/1105/A**

**Registered in terms of the provisions of the Communal Property Association Act,
No. 28 of 1996**

its successors in office or assigns in full and free property:

**REMAINING EXTENT OF THE FARM STEENBOK 565
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

IN EXTENT: 988.8551 (NINE HUNDRED AND EIGHTY EIGHT COMMA EIGHT FIVE FIVE ONE) HECTARES

**FIRST REGISTERED BY CROWN DEED OF GRANT 130/1923 WITH DIAGRAM
ANNEXED THERETO AND HELD BY DEED OF TRANSFER T.129173/2003**

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Subject to the rights of the Governor-General as described in Sections 31 and 34 of the Land Settlement Act 1912, which include inter alia the reservation of Mineral Rights in favour of the Crown.
- B. Die eienaar het afstand gedoen ingevolge die bepalings van Artikel 4(2) van Wet 55 van 1926, welke afstanddoening geliasseer is in die Aktekantoor by T.28330/1955.
- C. Kragtens Notariële Akte no 16/1958 geregistreer in die Kantoor van die Registrateur van Mynbriewe te Johannesburg op 25 Junie 1958 en in die register van Prospekteerkontrakte vir voorbehoude minerale is Terrazek (proprietary) Limited aangewys om op die eiendom hiermee getranspoteer te prospekteer.
- D. Kragtens Notariële Benoemingsooreenkoms nr 72/1986 geregistreer in die kantoor van die Registrateur van Mynbriewe te Johannesburg op 13 November 1986 is Glamorock North (Eiendoms) Beperk, nr 1975/00251/07 deur die geregistreerde eiendaar aangewys om op die eiendom te prospekteer en te soek na graniet, dolomiet, kwarts, marmer, dolomietiese kalksteen, kalsiet, kalksteen homeblend, veldspar, serpentine tesame met die reg om 'n myn huur ingevolge Artikel 25(1)(c) van Wet 20/1967 te verkry vir 'n tydperk van 22 (TWEE EN TWINTIG) jaar vanaf 1 Desember 1983, soos meer te volle sal blyk uit BC 13713/1987.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **NORTHPARK TRADING 146 (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R3 813 565.00 (THREE MILLION EIGHT HUNDRED AND THIRTEEN THOUSAND FIVE HUNDRED AND SIXTY FIVE RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

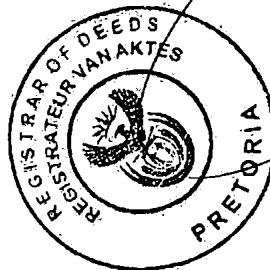
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PRETORIA** on

In my presence:

Registrar of Deeds.

2008-05-30

Signature of Appearer



VA002351 13

GESERTIFISEERDE WAARAFSKRIFTE VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN-REGU-
CERTIFIED A TRUE COPY OF THE REGISTRAR'S DUPLICATE IN TERMS OF REGULATION 39
LASSIE-43 VERASIGTE DIE WETTER VAN AKTES WET. No. 47 VAN 1937. EN IS UIT-
UNDER THE DEEDS REGISTRATION ACT, No. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE
GEEK OM TE DIER IN DIE PLEK VAN DIE OORSPRONKELIKE
OF THE ORIGINAL

REGISTRASIEKANTOOR
DEEDS REGISTRY

ASST. REGISTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

DATUM/DATE 08 04 13

SEBREG
STAMP DUTY
R001 R1000-00
FEES

Prepared by me,

CONVEYANCER
PRETORIUS J

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0699
48 Polokwane

T 05133608

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA; he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

INTERSTATE CLEARING 172 (PROPRIETARY) LIMITED
Registration Number 2003/023438/07

dated 23 April 2008 and signed at POLOKWANE

FORM E
(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

AND the said Appearer declared that his/her principal the said **INTERSTATE CLEARING 172 (PROPRIETARY) LIMITED** had on **23 April 2008** truly and legally sold and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

MULAMBWANE COMMUNAL PROPERTY ASSOCIATION

NO.08/1105/A

Registered in terms of the provisions of the Communal Property Association Act, No. 28 of 1996

its successors in office or assigns in full and free property:

FARM VAN DER BIJL 528

REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

IN EXTENT: 1508.7112 (ONE THOUSAND FIVE HUNDRED AND EIGHT COMMA SEVEN ONE ONE TWO) HECTARES

FIRST TRANSFERRED BY DEED OF GRANT 145/1927 AND HELD BY DEED OF TRANSFER T.55550/2004

SUBJECT TO THE FOLLOWING CONDITIONS:

"De rechten van de Staatspresident als beschreven in Artikels Een-en-dertig en vier-en-dertig van de Kroongrond Nederzettingswet van 1912, welke Wetsartikels in de Schedule van de Kroongrondbrief volledig voorkomen en sluiten in de volgende voorwaarden:

1. Alle rechten op mineralen op of onder de grond hierby gehou worden aan de Staat voorbehouden, zullende de Staatspresident, met inachtneming van de hiernagenoemde bepalingen en overeenkomstig de Wet op het prospekteren en delven naar mineralen, daarmee kunnen handelen alsof de grond waarop de mineralen voorkomen geen grond onder een Kroongrondbrief gehouden was.

Met dien verstande, dat de eigenaar van de grond hierbij gehou kalk- en steengroeven mag exploiteren, klei graven, kalk branden of stenen maken, doch uitsluiten om daarop te bouwen of dezelve anderszins te benuttigen; en hij mag zoveel steenkolen nemen als hij nodig moge hebben voor huiselijk gebruik en voor bedrijfsmateriaal en machinerie de hij bezigt voor het bewerken van zijn grond.

2. De Staatspresident kan ten behoeve van de mijnbouw of daarmede verbandhoudende doeleinden de grond of gedeelte ervan terugnemen en daarmee handelen overeenkomstig genoemde Wet. Waar de grond aldus wordt teruggenomen moet door de Minister aan de eigenaar schadeloosstelling worden gegeven.
3. Die Staatspresident kan te eniger tijd op een door hem bepaalde wijze en op door hem te stellen voorwaarden:
 - (a) dammen of reservoirs op de grond aanleggen of de aanleg daarvan toestaan;
 - (b) watervoren, pijpleidingen, kanalen, afvoergoten, op, door of onder de grond aanleggen of de aanleg daarvan toestaan; en ten gerieve van het algemeen of van een bijzondere eigenaar of bewoner van een

- naburig stuk grond daarvandaan of daarover water leiden of toestaan dat dit geschiedt;
- (c) spoorwegen, wegen, tiegraaf- en telefoonleidingen op of over de grond aanleggen en exploiteren of de aanleg en exploitatie toestaan met inachtnemen van desbetreffende wettelijke bepalingen en voor de doeleindes van deze werken van de r nd materiaal nemen.

AAN de eigenaar van de grond moet de schade worden vergoed door hem geleden tengevolge van de uitoefening van de bevoegdhede van dit Artikel."

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **INTERSTATE CLEARING 172 (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R5 270 000.00 (FIVE MILLION TWO HUNDRED AND SEVENTY THOUSAND RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PRETORIA** on

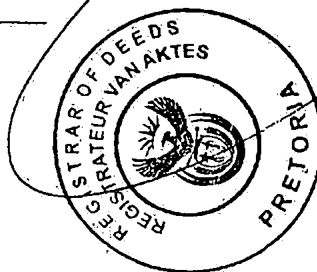
2022-05-30

In my presence:

21 DO SS
DM

Registrar of Deeds

q.q. Signature of Appearer



REFILWE MOTSHEWA

VA	A225	002232 13
GESERTIFISEERDE WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REGU- CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION-68 LASIE 68 KRAFTENS DIE REGISTRASIE VAN AKTES WET, No. 47 VAN 1937, EN IS UIT- UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE GEREIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKLIKE OF THE ORIGINAL		
REGISTRASIEKANTOOR DEEDS REGISTRY PRETORIA	ASST. REGSTRATEUR VAN AKTES ASST. REGISTRAR OF DEEDS	
DATUM/DATE 02 04 13		

SEELREG
STAMP DUTY
FOOI
FEES

R800.00

Prepared by me,

CONVEYANCER
PRETORIUS J

VIA VERDERE ENDORSEMENTS SIEN
FOR FURTHER ENDORSEMENTS SEE.....

4.

DIE BINNEMELDE EIENDOM IS ONDERHEWIG AAN 'N KRAGLYNSER- WITUUT TEN GUNSTE VAN ESKOM BEHEEREND BEPERK MET BYKOMENDE REGTE	THE WITHIN-MENTIONED PROPERTY IS SUBJECT TO A POWERLINE SERVITUDE IN FAVOUR OF ESKOM HOLDINGS LTD WITH ANCILLIARY RIGHTS
K	S
	REGISTRATEUR/REGISTRAR

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0899
48 Polokwane

T 05133708

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

MEF BOERDERY CC
Registration Number CK 1993/024831/23

dated 23 April 2008 and signed at POLOKWANE

FORM E

(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

AND the said Appearer declared that his principal the said **MEF BOERDERY CC** had on **23 April 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**MULAMBWANE COMMUNAL PROPERTY ASSOCIATION
NO.08/1105/A**

**Registered in terms of the provisions of the Communal Property Association Act,
No. 28 of 1996**

its successors in office or assigns in full and free property:

**REMAINING EXTENT OF THE FARM ANTROBUS 566
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

IN EXTENT: 761.4581 (SEVEN HUNDRED AND SIXTY ONE COMMA FOUR FIVE EIGHT ONE) HECTARES

**FIRST REGISTERED BY CROWN DEED OF GRANT NR. 130/1923 WITH
DIAGRAM ANNEXED THERETO AND HELD BY DEED OF TRANSFER
T.103929/2002**

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. "SUBJECT to the rights of the Governor-General as described in Section 31 and 34 of the Land Settlement Act 1912, which include inter alia the reservation of Mineral Rights in favour of the Crown."
- B. Kragtens Notariële Benoemingsooreenkoms No. 72/86 geregistreer in die kantoor van die Registrateur van Mynbriewe te JOHANNESBURG op 13 NOVEMBER 1986 is GLAMOROCK NORTH (EDMS) BPK, Nommer: 75/0205107 deur die geregistreerde eienaar aangewys om op die eiendom te prospekter en te soek na GRANIET, DOLOMIET, KWARTS, MARMER, DOLOMIETRIESE KALKSTEEN, KALSIET, KALKSTEEN, HORNEBLEND, VERSPAR, SERPENTINE tesame met die reg om 'n permit ingevolge Artikel 25(1)(c) van Wet 20/1967 te verkry vir die tydperk van 22 jaar en 10 maande vanaf 1 DESEMBER 1983 met die opsie tot verlenging soos meer ten volle sal blyk uit Akte BC 13713/1987.
- C. Die eiendom hiermee getranspoteer is onderhewig aan 'n reg van weg, 15 (VYFTIEN) meter breed, langs die Suidelike Grens ten gunste van die plaas (WITKOP) soos aangedui op Kaart L.G. No. 7308/2001.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **MEF BOERDERY CC** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE PROVISIONAL COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R3 231 739.00 (THREE MILLION TWO HUNDRED AND THIRTY ONE THOUSAND SEVEN HUNDRED AND THIRTY NINE RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

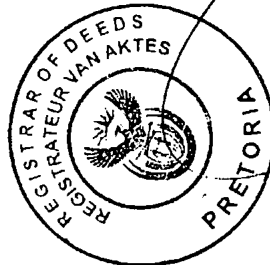
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PRETORIA** on

2018-05-30

In my presence:

[Signature]

Registrar of Deeds



[Signature]
Signature of Appearer

2) **VA 001451 13**

GESERTIFISEER 'N WARE AFSCRIF VAN DIE REGISTRASIEDUPLIKAAT IN TERME
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF
VAN REGULASIE 68 KRAGTENS DIE REGISTRASIE VAN AKTES WET, No. 47
REGULATION 68 UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND
VAN 1937, EN IS UITGEREIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKELIKE
IS ISSUED TO TAKE THE PLACE OF THE ORIGINAL.

REGISTRASIEKANTOOR
DEEDS REGISTRY
PRETORIA

ASST-REGISTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

DATUM/DATE

27 02 13

22/01/2013
GOODLORD MTHOMBI
ROOM 727

01297 /13

By virtue of Notarial Deed ~~K-01297/12~~ S dated 9 January 2013, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity across the property and a perpetual servitude for telecommunication and other related purposes, together with ancillary rights in favour of Eskom Holdings SOC Ltd, Registration Number 2002/015527/06

As will more fully appear from the said notarial deed.

27 02 13

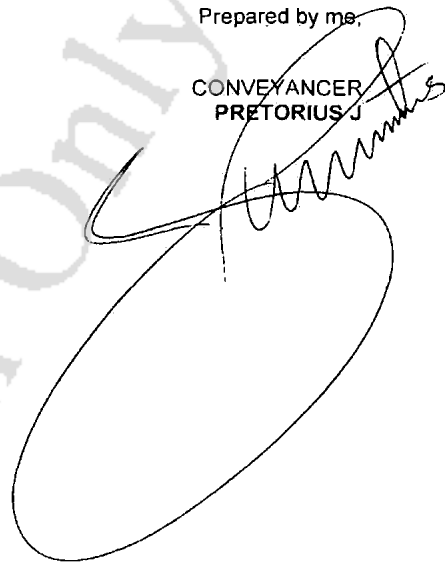


REGISTRAR OF DEEDS

SEELREG	
STAMP DUTY	
FOOI	R1000.00
FEEs	

Prepared by me,

CONVEYANCER
PRETORIUS J



LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0699
48 Polokwane

T 05123908

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

ROOIBOS WILDPLAAS (PROPRIETARY) LIMITED
Registration Number 1972/005685/2007

dated 13 May 2008 and signed at POLOKWANE

FORM E

(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

AND the said Appearer declared that his principal the said **ROOIBOS WILDPLAAS (PROPRIETARY) LIMITED** had on **13 May 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

MULAMBWANE COMMUNAL PROPERTY ASSOCIATION

NO. 08/1105/A

Registered in terms of provisions of the Communal Property Association Act, No.28 of 1996

its successors in office or assigns in full and free property:

1. **REMAINING EXTENT OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 868,4531 (EIGHT HUNDRED AND SIXTY EIGHT COMMA
FOUR FIVE THREE ONE) HECTARES**

05133808

**FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF CONSOLIDATED
REGISTERED TITLE T133960/2007 WITH DIAGRAM L.G. NO. A8565/2006
ANNEXED THERETO**

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Daardie gedeelte van die eiendom hieronder gehou, aangedui deur die figuur ABCLA op die aangehegte kaart LG No. A.8067/81, is onderhewig aan:

A. Die regte van die Staatspresident soos bepaal in Artiki 48 en 52 van die Nedersettingswet, 1956, welke Artikel 48 verwys na die voorbehoud van minerale regte ten gunste van die Staat, welke voorbehoud gemaak is ten opsigte van die plaas GROOT ENDABA 581, Registrasie Afdeling M S Transvaal.

2. Die plaas GROOT ENDABA 581, Registrasie Afdeling M S TRANSVAAL (waarvan daardie gedeelte van die eiendom hieronder gehou aangedui deur die figuur ABCLA op die aangehegte Kaart LG Nr. A.8067/81 'n gedeelte vorm), is onderhewig aan die volgende voorwaarde:

B. Kragtens Notariële Akte K.575/1972-S gedateer 20 Januarie 1972 is die reg aan ESKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gesegde Notariële Akte en Akte van Wysiging van Serwituut K.3487/75-S gedateer 27 November 1975 met aangehegte kaart.

3. Daardie gedeelte van die eiendom hieronder gehou, aangedui deur die figuur CDLC op die aangehegte Kaart LG Nr. A.8067/81 is onderhewig aan:

A. Die regte van die Staatspresident soos bepaal in Artikel 48 en 52 van die Nedersettingswet 1956, welke Artikel 48 verwys na die voorbehoud van die Minerale Regte ten gunste van die Staat, welke voorbehoud gemaak is ten opsigte van die plaas OOM JAN 579, Registrasie Afdeling M S, Transvaal.

4. Die Resterende gedeelte van die plaas OOM JAN 579, Registrasie Afdeling M S Transvaal, Groot 502,5598 (VYF NUL TWEE komma VYF VYF NEGE AGT) hektaar, (waarvan daardie gedeelte van die eiendom hieronder gehou, aangedui deur die figuur CDLC op die aangehegte Kaart LG Nr. A.8067/81, 'n gedeelte vorm) is onderhewig aan die volgende voorwaardes:

B. Kragtens Notariele Akte No. 575/1972-S gedateer 20 Januarie 1972 en geregistreer op 27 April 1972 is die reg aan ESKOM verleen om elektrisiteit oor die binnevermelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan voorwaardes, soos meer volledig sal blyk uit genoemde Notariele Akte.

C. Kragtens Akte van Wysiging van Serwituut K.3487/85-S gedateer 27 November 1975 en geregistreer op 15 Desember 1975, is die serwituut soos geskep in Notariele Akte 575/1972-S gedateer 20 Januarie 1972, se roete nou bepaal, soos vollediger sal blyk uit gemelde Akte van Wysiging van Serwituut met aangehegte kaart.

5. Daardie gedeelte van die eiendom hieronder gehou, aangedui deur die figuur LDEFGHJKL op die aangehegte Kaart LG Nr. A.8067/81, is onderhewig aan:

"The rights of the State President described in Sections 31 and 34 of the "Land Settlement Act 1912". Section 31 whereof inter alia refers to the reservation of mineral rights as will more fully appear from Certificate of Mineral Rights No. 214/1942-RM registered on the 15th of April 1942", welke voorbehoud gemaak is ten opsigte van die plaas LEKKERLAG 583, Registrasie Afdeling M S Transvaal.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

2. **PORTION 4 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 3 438 (THREE THOUSAND FOUR HUNDRED AND THIRTY
EIGHT) SQUARE METRES**

**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007**
3. **PORTION 5 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 3 343 (THREE THOUSAND THREE HUNDRED AND FORTY
THREE) SQUARE METRES**

**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007**
4. **PORTION 6 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 3 342 (THREE THOUSAND THREE HUNDRED AND FORTY
TWO) SQUARE METRES**

**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007**
5. **PORTION 7 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 2 522 (TWO THOUSAND FIVE HUNDRED AND TWENTY
TWO) SQUARE METRES**

**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007**
6. **PORTION 8 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 2 341 (TWO THOUSAND THREE HUNDRED AND FORTY
ONE) SQUARE METRES**

**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007**
7. **PORTION 9 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**MEASURING: 2 513 (TWO THOUSAND FIVE HUNDRED AND THIRTEEN)
SQUARE METRES**

REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 7 759 (SEVEN THOUSAND SEVEN HUNDRED AND FIFTY NINE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 14. PORTION 16 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 880 (TWO THOUSAND EIGHT HUNDRED AND EIGHTY) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 15. PORTION 17 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 762 (TWO THOUSAND SEVEN HUNDRED AND SIXTY TWO) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 16. PORTION 18 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 832 (TWO THOUSAND EIGHT HUNDRED AND THIRTY TWO) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 17. PORTION 19 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 928 (TWO THOUSAND NINE HUNDRED AND TWENTY EIGHT) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 18. PORTION 20 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 086 (TWO THOUSAND AND EIGHTY SIX) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

8. PORTION 10 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 534 (TWO THOUSAND FIVE HUNDRED AND THIRTY
FOUR) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

9. PORTION 11 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 3 351 (THREE THOUSAND THREE HUNDRED AND FIFTY
ONE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

10. PORTION 12 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 3 343 (THREE THOUSAND THREE HUNDRED AND FORTY
THREE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

11. PORTION 13 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 4 257 (FOUR THOUSAND TWO HUNDRED AND FIFTY
SEVEN) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

12. PORTION 14 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 3 627 (THREE THOUSAND SIX HUNDRED AND TWENTY
SEVEN) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

13. PORTION 15 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

19. PORTION 21 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 064 (TWO THOUSAND AND SIXTY FOUR) SQUARE
METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

20. PORTION 22 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 4 298 (FOUR THOUSAND TWO HUNDRED AND NINETY
EIGHT) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

21. PORTION 23 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 817 (TWO THOUSAND EIGHT HUNDRED AND
SEVENTEEN) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

22. PORTION 24 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 716 (TWO THOUSAND SEVEN HUNDRED AND SIXTEEN)
SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

23. PORTION 25 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 864 (TWO THOUSAND EIGHT HUNDRED AND SIXTY
FOUR) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

24. PORTION 26 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580

REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**MEASURING: 2 868 (TWO THOUSAND EIGHT HUNDRED AND SIXTY EIGHT) SQUARE METRES****AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007**

25. **PORTION 27 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 3 737 (THREE THOUSAND SEVEN HUNDRED AND THIRTY SEVEN) SQUARE METRES**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007**

26. **PORTION 28 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
MEASURING: 2 493 (TWO THOUSAND FOUR HUNDRED AND NINETY THREE) SQUARE METRES**

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

27. **PORTION 29 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 448 (TWO THOUSAND FOUR HUNDRED AND FORTY EIGHT) SQUARE METRES**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007**

28. **PORTION 30 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 540 (TWO THOUSAND FIVE HUNDRED AND FORTY) SQUARE METRES**AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007**

29. **PORTION 31 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 460 (TWO THOUSAND FOUR HUNDRED AND SIXTY) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

30. PORTION 32 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 500 (TWO THOUSAND FIVE HUNDRED) SQUARE
METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

31. PORTION 33 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 533 (TWO THOUSAND FIVE HUNDRED AND THIRTY
THREE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

32. PORTION 34 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 4 545 (FOUR THOUSAND FIVE HUNDRED AND FORTY
FIVE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

33. PORTION 35 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
MEASURING: 4 795 (FOUR THOUSAND SEVEN HUNDRED AND NINETY
FIVE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

34. PORTION 36 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 650 (TWO THOUSAND SIX HUNDRED AND FIFTY)
SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007

35. PORTION 37 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 3 193 (THREE THOUSAND ONE HUNDRED AND NINETY THREE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

36. PORTION 38 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 4 061 (FOUR THOUSAND AND SIXTY ONE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

37. PORTION 39 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 4 317 (FOUR THOUSAND THREE HUNDRED AND SEVENTEEN) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

38. PORTION 40 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 300 (TWO THOUSAND THREE HUNDRED) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

39. PORTION 41 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 300 (TWO THOUSAND THREE HUNDRED) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

40. PORTION 42 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 230 (TWO THOUSAND TWO HUNDRED AND THIRTY) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

41. PORTION 43 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 293 (TWO THOUSAND TWO HUNDRED AND NINETY
THREE) SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
42. PORTION 44 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 276 (TWO THOUSAND TWO HUNDRED AND SEVENTY
SIX) SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
43. PORTION 45 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 302 (TWO THOUSAND THREE HUNDRED AND TWO)
SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
44. PORTION 46 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 240 (TWO THOUSAND TWO HUNDRED AND FORTY)
SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
45. PORTION 47 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 841 (TWO THOUSAND EIGHT HUNDRED AND FORTY
ONE) SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
46. PORTION 48 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 185 (TWO THOUSAND ONE HUNDRED AND EIGHTY FIVE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 47. PORTION 49 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 043 (TWO THOUSAND AND FORTY THREE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 48. PORTION 50 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 375 (TWO THOUSAND THREE HUNDRED AND SEVENTY FIVE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 49. PORTION 51 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 290 (TWO THOUSAND TWO HUNDRED AND NINETY) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 50. PORTION 52 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 300 (TWO THOUSAND THREE HUNDRED) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

- 51. PORTION 53 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

MEASURING: 2 300 (TWO THOUSAND THREE HUNDRED) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

52. PORTION 54 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 541 (TWO THOUSAND FIVE HUNDRED AND FORTY ONE)
SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
53. PORTION 55 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 335 (TWO THOUSAND THREE HUNDRED AND THIRTY
FIVE) SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
54. PORTION 56 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 360 (TWO THOUSAND THREE HUNDRED AND SIXTY)
SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
55. PORTION 57 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 2 351 (TWO THOUSAND THREE HUNDRED AND FIFTY
ONE) SQUARE METRES
- AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD
BY CERTIFICATE OF REGISTERED TITLE T133960/2007
56. PORTION 58 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
- MEASURING: 3 271 (THREE THOUSAND TWO HUNDRED AND SEVENTY
ONE) SQUARE METRES
- FIRST TRANSFERRED BY DEED OF TRANSFER T133961/2007 WITH
GENERAL PLAN S.G. NO. 8566/2006 RELATING THERETO AND HELD BY
DEED OF TRANSFER T
57. PORTION 59 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG
580
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 544 (TWO THOUSAND FIVE HUNDRED AND FORTY FOUR) SQUARE METRES
 AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

58. PORTION 60 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
 REGISTRATION DIVISION M.S. LIMPOPO PROVINCE
 MEASURING: 2 483 (TWO THOUSAND FOUR HUNDRED AND EIGHTY THREE) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

59. PORTION 61 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
 REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 368 (TWO THOUSAND THREE HUNDRED AND SIXTY EIGHT) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

60. PORTION 62 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
 REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 1 982 (ONE THOUSAND NINE HUNDRED AND EIGHTY TWO) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

61. PORTION 63 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
 REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2 080 (TWO THOUSAND AND EIGHTY) SQUARE METRES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

62. PORTION 64 (A PORTION OF PORTION 3) OF THE FARM LEKKERLAG 580
 REGISTRATION DIVISION M.S. LIMPOPO PROVINCE

MEASURING: 2,9942 (TWO COMMA NINE NINE FOUR TWO) HECTARES

AS WILL APPEAR FROM GENERAL PLAN S.G. NO. 8566/2006 AND HELD BY CERTIFICATE OF REGISTERED TITLE T133960/2007

SUBJECT TO THE FOLLOWING CONDITIONS:

A. Except with the written approval of the Limpopo Development Tribunal, as well as the written consent of the Home Owners Association:-

- (i) The property may not be subdivided;
- (ii) The property is to be used for rural occupation and the property shall be used solely for that purpose;
- (iii) No trading or business of any kind whatsoever shall be conducted on the property;
- (iv) No more than one dwelling house together with the usual outbuildings shall be erected on the property;
- (v) The height of the buildings shall not exceed two storeys;
- (vi) The property lies in an area where soil conditions can affect building and structures and result in damage to them. Building plans submitted to the local authority must show measures to be taken, in accordance with recommendations contained in the geo-technical report for the land development area, to limit possible damage to buildings and structures as a result of detrimental foundation conditions, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (vii) ESKOM and/or the local authority and/or contractor authorised by the Home Owners Association will have unrestricted access to any part of an electrical power line located on the property;
- (viii) The local authority and/or any contractor authorised by the Home Owners Association will have unrestricted access to any part of a water pipeline located on the property.

B. ONDERHEWIG aan die volgende voorwaardes wat ingestel is deur ROOIBOS WILDPLAAS (EDMS) BPK en afdwingbaar deur die PRIDE OF AFRICA SAFARI ESTATE HOME OWNERS ASSOCIATION:

- i) Die Transportnemer, sy erfgename, regsverkrygendes en opvolgers in titel sal outomaties op registrasie van die eiendom in sy/haar naam 'n lid word van die Huiseienaarsvereniging en sal solank die eiendom in sy/haar naam geregsitree is sodanige lidmaatskap behou onderhewig aan die bepalinge van die grondwet, en/of akte van oprigting en/of statute van die Huiseienaarsvereniging.

Geen oordrag van hierdie eiendom mag in die kantoor van die Registrateur van Aktes geregistree word nie tensy 'n geldige uitklaringsertifikaat uitgereik deur die Huiseienaarsvereniging ingedien word by die Aktekantoor waarin sertifiseer word dat alle heffings of ander gelde ten aansien van die eiendom ten volle betaal is, of dit bevestigde voorsiening vir die betaling daarvan gemaak is en dat die transportnemer hom/haar skriftelik verbind het tot die lidmaatskap van die Huiseienaarsvereniging.

SUBJECT FURTHER TO CONDITION 5 SET OUT UNDER PARAGRAPH 1 HEREOF AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **ROOIBOS WILDPLAAS (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R20 919 682.00 (TWENTY MILLION NINE HUNDRED AND NINETEEN THOUSAND SIX HUNDRED AND EIGHTY TWO RANDS).**

62. PORTION 64 (a portion of portion 3) of the farm LEKKERLAG 580
Registration Division M.S. LIMPOPO PROVINCE

Measuring: 2,9942 (two comma nine nine four two) hectares

Held by Deed of Transfer to be registered

sold to it by us by PRIVATE TREATY on **13 May 2008**, for the sum of **R20 919 682.00 (TWENTY MILLION NINE HUNDRED AND NINETEEN THOUSAND SIX HUNDRED AND EIGHTY TWO RANDS)** which has been duly secured; and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually, to all intents and purposes as we might or could do, if personally present and acting therein; hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Attorney and Agent or substitute, shall in our name lawfully do or cause to be done, by virtue of these presents.

SIGNED at POLOKWANE

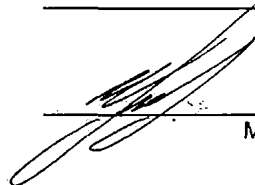
on 13 May 2008

in the presence of the undersigned witnesses.

As Witnesses

1. 

2. 


M D C FUCHS


VA002304 13

GEFERTIFISEERDE WYDRE AFSKRYF VAN 'N REGISTRASIEDUPLIKAAT IN TERME VAN REGU-
LATION 68. CERTIFIED TRUE COPY OF THE DEED DUPLICATE IN TERMS OF REGULATION 68

1. DIE 40 KWARTALE VAN 'N DEED VAN 1937, NO. 47 VAN 1937, EN IS UIT-
GEEK DE DEED NO. 47, NO. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE

OF THE ORIGINAL.

REGISTRASIEKANTOR
DEEDS REGISTRY


ASST. REGISTRAR OF DEEDS

DATUM/DATE 05 04 13

SEELREG
STAMP DUTY
FOOI
FEES

R800-00

Prepared by me,

CONVEYANCER
PRETORIUS

GETRANSPORTEER AAN		TRANSFERRED TO	
MAGAZWITOMA		COMMUNAL PROPERTY	
ASSOCIATION.			
RESTANT/REMAINDER			
T		157 ERPO	
DATUM DATE		12 12 14	
		REGISTRATEUR/REGISTRAR	

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0899
48 Polokwane

T 056988 08

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

LOUIS TRICHARDT BEER WHOLESALERS (PROPRIETARY) LIMITED
Registration Number 1986/000702/07

dated 13 May 2008 and signed at POLOKWANE

FORM E
(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1037) / LOURENS S LEE INC.

VIR VERDERE ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE

PS

JURY
24 JUN 2008
CABINET

AND the said Appearer declared that his principal the said **LOUIS TRICHARDT BEER WHOLESALERS (PROPRIETARY) LIMITED** had on **13 May 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

MULAMBWANE COMMUNAL PROPERTY ASSOCIATION

NO. 08/1105/A

Registered in terms of the provisions of the Communal Property Association Act, No. 28 of 1996

its successors in office or assigns in full and free property:

ONE:

**PORTION 2 OF THE FARM SCOTT 567
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

IN EXTENT: 510.3863 (FIVE HUNDRED AND TEN COMMA THREE EIGHT SIX THREE) HECTARES

FIRST TRANSFERRED BY DEED OF TRANSFER T.76089/1988 WITH DIAGRAM L G NO 2018/2001 ANNEXED THERETO AND HELD BY DEED OF TRANSFER T.169767/2003

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. Die regte van die Staatspresident soos in Artikels een-en-dertig en vier-en-dertig van die "Kroongrond Nederzettings Wet 1912" bepaal, Artikel 31 waarvan betrekking het op die voorbehoud van mineraleregte ten gunste van die Staat en ten opsigte waarvan Sertifikaat van Mineraleregte Nr 481/1943 R.M. uitgereik is op 7 September 1943, en Artikel 34 waarvan betrekking het op sekere werke op die eiendom.
- B. Kragtens Notariele Akte van Serwituut 716/1972 S is die reg aan EVKOM verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan die voorwaardes soos meer volledig sal blyk uit die gesegde Notariele Akte van Serwituut 716/1972S. Die roete van voormelde serwituut is bepaal kragtens Notariele Akte van Wysiging van Serwituut K70/1976S met daarby aangehegte kaart en die hartlyn waarvan aangetoon word op die hierby aangehegte Kaart L.G. No 2018/2001 deur die lyne klm en nop.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

TWO:

**REMAINING EXTENT OF PORTION 2 OF THE FARM ANTROBUS 566
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**IN EXTENT: 200.7640 (TWO HUNDRED COMMA SEVEN SIX FOUR ZERO)
HECTARES**

**FIRST TRANSFERRED BY DEED OF TRANSFER T.103928/2002 WITH DIAGRAM
L G NR A7307/2001 ANNEXED THERETO AND HELD BY DEED OF TRANSFER
T.146892/2004**

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. "SUBJECT to the rights of the Governor-General as described in Section 31 and 34 of the Land Settlement Act 1912, which include inter alia the reservation of Mineral Rights in favour of the State."
- B. Kragtens Notariële Benoemingsooreenkoms No 72/86 geregistreer in die kantoor van die Registrateur van Mynbriewe te JOHANNESBURG op 13 NOVEMBER 1986 is GLAMOROCK NORTH (EDMS) BPK, Nommer 75/002051/07 deur die geregistreerde eienaar aangewys om op die eiendom te prospekter en te soek na GRANIET, DOLOMIET, KWARTS, MARMER, DOLOMIETRIESE KALKSTEEN, KALSIET, KALKSTEEN HORNEBLEND, VERDSPAR, SERPENTINE tesame met die reg om 'n permit ingevolge Artikel 25(1)(c) van Wet 20/1967 te verkry vir die tydperk van 22 jaar en 10 maande vanaf 1 DESEMBER 1983 met die opsie tot verlenging soos meer ten volle sal blyk uit Akte 13713/1987.
- C. "No building, structures or any other thing shall be erected within 20 metre distance measured from the National Road reserve fence. Existing buildings or structures are excluded from this condition.
Condition C is imposed in terms of Section 49(5)(A)(1) of Act 7, 1998.

AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR REFERRED TO IN THE AFORESAID DEED/S.

WHEREFORE the Appearer, renouncing all the right and title which the said **LOUIS TRICHARDT BEER WHOLESALERS (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in office or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R3 166 352.00 (THREE MILLION ONE HUNDRED AND SIXTY SIX THOUSAND THREE HUNDRED AND FIFTY TWO RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PRETORIA** on

In my presence:

Registrar of Deeds



Signature of Appearer


VA002287 13

GESERTIFIEERDE WARE AFSCRIFT VAN DIE REGISTRASIEDUPLIKAAT IN TERME VAN REGU-
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF REGULATION 68

LAATSE 68 KRAGTERS DIE REGISTRASIE VAN AKTES WET, No. 47 VAN 1937, EN IS UIT-
UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND IS ISSUED TO TAKE THE PLACE

GEWIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKLIKE
OF THE ORIGINAL

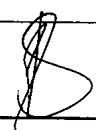
REGISTRASIEKANTOOR
DEEDS REGISTRY


ASST.-REGISTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

DATUM/DATE 04 04 13

PAGE 5
ANNEXURE TO T 56988/08

Para 1

GETRANSPORTEER AAN		TRANSFERRED TO	
MAITAZWITOMA ASSOCIATION RESTANT/REMAINDER		COMMUNAL	PROPERTY
T	000101531/201		
12 12 14			
		REGISTRATEUR/REGISTRAR	

SEELREG STAMP DUTY R.....
FOOI FEES R..... 200 - 00

Prepared by me,

CONVEYANCER
PRETORIUS J

DIE BINNEGEMELDE EIENDOM IS ONDERGEWIS AAN 'N KRAGLYNSER- WITJUT TEN GUNSTE VAN ESKOM BEHEREND BEPERK MET BYKOMENDE REGTE	THE WITHIN-MENTIONED PROPERTY IS SUBJECT TO A POWERLINE SERVITUDE IN FAVOUR OF ESKOM HOLDINGS LTD WITH ANCILLIARY RIGHTS
K	S
REGISTRATEUR/REGISTRAR	

VIR VERDERE ENDORSEMENTS SIEN FOR FURTHER ENDORSEMENTS SEE.....
4

T 063278 08

LOURENS S LEE INC.
14 HANS VAN RENSBURG STREET
POLOKWANE
0699
48 Polokwane

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT JAQUES PRETORIUS

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she, the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

OUTOP BOERDERY (PROPRIETARY) LIMITED
Registration Number 2000/017121/07

dated 23 April 2008 and signed at POLOKWANE

FORM E
(DeedOfTransferConventional.rtf) Deed of Transfer (Conventional)

LegalSuite (Version 4.1081) / LOURENS S LEE INC

AND the said Appearer declared that his principal the said **OUTOP BOERDERY (PROPRIETARY) LIMITED** had on **23 April 2008** truly and legally sold and that he, the said Appearer in his capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**MULAMBWANE COMMUNAL PROPERTY ASSOCIATION
NO.08/1105/A**

**Registered in terms of the provisions of the Communal Property Association Act,
No. 28 of 1996**

its successors in office or assigns in full and free property:

**FARM DREYER 526
REGISTRATION DIVISION M.S. LIMPOPO PROVINCE**

**IN EXTENT: 1310.0785 (ONE THOUSAND THREE HUNDRED AND TEN COMMA
ZERO SEVEN EIGHT FIVE) HECTARES**

**FIRST TRANSFERRED BY DEED OF GRANT T39/1943 WITH DIAGRAM
ANNEXED THERETO AND HELD BY DEED OF TRANSFER T36563/2001**

ONDERHEWIG aan die volgende voorwaardes:

- A. Die regte van die Goewemeur-Generaal soos in Artikels een en dertig en vier en dertig van die "Kroongrond Nederzettingenwet, 1912", bepaal, artikel een en dertig waarvan bepaal dat alle regte tot minerale ten gunste van die Kroon voorbehou, blykens Sertifikaat van Minerale Regte Nr. 79/1943 R.M. geregistreer op 10 Februarie 1943;
- B. Hierdie eiendom is onderworpe aan die afstand gedoen deur die eienaar in terme van artikel 4(2)(c) van Wet 55 van 1926.

**AND FURTHER SUBJECT TO ALL SUCH CONDITIONS AS ARE MENTIONED OR
REFERRED TO IN THE AFORESAID DEED/S.**

WHEREFORE the Appearer, renouncing all the right and title which the said **OUTOP BOERDERY (PROPRIETARY) LIMITED** heretofore had to the premises, did, in consequence also acknowledge it, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **THE TRUSTEES FOR THE TIME BEING OF MULAMBWANE COMMUNAL PROPERTY ASSOCIATION**, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R4 961 000.00 (FOUR MILLION NINE HUNDRED AND SIXTY ONE THOUSAND RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at **PRETORIA** on

08 07 08

In my presence:

Registrar of Deeds



Signature of Appearer

① **VA 001381 13**

23/07/2013
GOODLORD MTHOMBENI
ROOM 222

GESERTIFISEER 'N WARE AFSKRYF VAN 'N REGISTRASIEDUPLIKAAT IN TERME
CERTIFIED A TRUE COPY OF THE REGISTRY DUPLICATE IN TERMS OF
VAN REGULASIE 68 KRAGTENS DIE REGISTRASIE VAN AKTES WET, No. 47
REGULATION 68 UNDER THE DEEDS REGISTRIES ACT, No. 47 OF 1937, AND
VAN 1937, EN IS UITGEREIK OM TE DIEN IN DIE PLEK VAN DIE OORSPRONKELIKE
IS ISSUED TO TAKE THE PLACE OF THE ORIGINAL.

REGISTRASIEKANTOOR
DEEDS REGISTRY
PRETORIA

27 02 13

ASST-REGISTRATEUR VAN AKTES
ASST. REGISTRAR OF DEEDS

DATUM/DATE

By virtue of Notarial Deed **K 01297 13s** dated 9 January 2013, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity across the property and a perpetual servitude for telecommunication and other related purposes, together with ancillary rights in favour of Eskom Holdings SOC Ltd, Registration Number 2002/015527/06

As will more fully appear from the said notarial deed.

27 02 13



REGISTRAR OF DEEDS

APPENDIX B: PROOF OF LAND CLAIM SETTLEMENT

APPENDIX C: POWER OF ATTORNEY AND COMPANY RESOLUTION

APPENDIX D: CONVEYANCER REPORT



Attorney Notary & Conveyancer

To: **DELTA BUILT ENVIRONMEN CONSULTANTS**

C/O TIAN VAN ROOY

Our Ref : IAN MILLER/M.WAGNER/IW0229

Your Ref : TOWNSHIPS DEPT

Reply to : ian@imlaw.co.za

Date : 14 DECEMBER 2017

Dear Sir / Madam

CONVEYANCER'S CERTIFICATE FOR PURPOSES OF AN INVESTIGATION OF THE TITLE CONDITIONS AND POTENTIAL RESTRICTIONS OVER AN AREA KNOWN AS MUSINA / MAKHADU SEZ AND SITUATED ON VARIOUS FARM PORTIONS

I, the undersigned **IAN MILLER**, Conveyancer of the Firm MILLER ATTORNEYS, Pretoria, do hereby certify that I have perused the records of the Deeds Registry, LIMPOPO and certain existing Title Deeds and Diagrams and confirm the following facts about the portions of the property:

Namely:-

1. THE FARM VAN DER BIJL 528
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 1508,7112 HECTARES
HELD BY DEED OF TRANSFER T51336/2008
2. THE FARM BATTLE 585
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 751,2400 HECTARES
HELD BY DEED OF TRANSFER T51333/2008



Attorney Notary & Conveyancer

3. THE PORTION 1 OF THE FARM JOFFRE 584
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 631,9138 HECTARES
HELD BY DEED OF TRANSFER T51334/2008
4. THE FARM DREYER 526
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 1310,0785 HECTARES
HELD BY DEED OF TRANSFER T63278/2008
5. THE FARM SOMME 611
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 992,4504 HECTARES
HELD BY DEED OF TRANSFER T51287/2008
6. THE REMANING EXTENT OF THE FARM LEKKERLAG 580
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 868,4531 HECTARES
HELD BY DEED OF TRANSFER T51339/2008
7. THE REMAINING EXTENT OF THE FARM ANTROBUS 566
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 761,4581 HECTARES
HELD BY DEED OF TRANSFER T51337/2008



Attorney Notary & Conveyancer

8. THE REMAINING EXTENT OF PORTION 2 OF THE FARM ANTROBUS 566
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 200,7640 HECTARES
HELD BY DEED OF TRANSFER T56988/2008

9. THE REMAINING EXTENT OF THE FARM STEENBOK 565
REGISTRATION DIVISION MS PROVINCE OF LIMPOPO
MEASURING APROX 988,8551 HECTARES
HELD BY DEED OF TRANSFER T51335/2008

RE: CONDITIONS OF TITLE AND ENDORSEMENTS:

1. The Minerals vest in the State in terms of the Minerals and Petroleum Resources Development Act, Act 28 of 2002;
2. Water, pipelines and transport rights all vests in the State;
3. Ownership of all Farms vests in the name of Mulambwane Communal Property Association, Registration Number: 08/1105/A, Registered in terms of the provisions of the Communal Property Association Act., 28 of 1996;

RE GENERAL PROVISIONS

There are no Mortgage Bonds over the Properties. I have made due enquiry and insofar as possible, have personally verified all the relevant facts and circumstances.

THIS SIGNED AT PRETORIA ON THIS 14th DAY OF DECEMBER 2017.

A handwritten signature in black ink, appearing to read 'Ian Miller'.

CONVEYANCER
IAN MILLER

APPENDIX E: LAND SURVEYOR CERTIFICATE

APPENDIX F: ZONING CERTIFICATE



Postal Address:
Musina Local Municipality
Private Bag X611
Musina
0900

Physical Address:
21 Irwin Street
Musina
0900


Information Center
(015) 534 6100
info@musina.gov.za
www.musina.gov.za

ENQUIRIES SPEAK TO
MADAMALALA RR

REFERENCE NO
The Farm Van der Bijl 528-MS
Date: 25/07/2019

ZONING CERTIFICATE: THE FARM VAN DER BIJL 528-MS, PROVINCE OF LIMPOPO

It is hereby certified that the zoning of The Farm Van der Bijl 528-MS, Province of Limpopo is "Agriculture" and in terms of the Musina Land Use Management Scheme, 2010 the following uses are permitted:

NOTATION	PRIMARY USES PERMITTED	COVERAGE	F.A.R	HEIGHT	
	*Agriculture, one dwelling house, nursery stall subject to schedule 3	5%	-	2 Storeys	Rear and side is 5m and 10m street boundary.

Uses Permitted only with the Consent of the local Authority: *Place of instruction, religious purposes, animal care centre, agricultural industry, airfield, animal boarding place, equestrian school, picnic place, place of childcare, resort, Telecommunication mast. Institution, guest house or lodge, conference centre or facility.

This is to certify that the above-mentioned information is a true interpretation of the Musina Land Use Management Scheme, 2010

Yours Faithfully,



MR. MS MPHEPHU
MANAGER: TOWN PLANNING UNIT.



Postal Address:
Musina Local Municipality
Private Bag X611
Musina
0900

Physical Address:
21 Irwin Street
Musina
0900


Information Center
(015) 534 6100
info@musina.gov.za
www.musina.gov.za

ENQUIRIES SPEAK TO
MADAMALALA RR

REFERENCE NO
THE FARM DREYER 526-MS
Date: 26/07/2019

ZONING CERTIFICATE: THE FARM DREYER 526-MS, PROVINCE OF LIMPOPO

It is hereby certified that the zoning of The Farm Dreyer 526-Ms, Province Of Limpopo is "Agriculture" and in terms of the Musina Land Use Management Scheme, 2010 the following uses are permitted:

NOTATION	PRIMARY USES PERMITTED	COVERAGE	F.A.R	HEIGHT	
	*Agriculture, one dwelling house, nursery stall subject to schedule 3	5%	-	2 Storeys	Rear and side is 5m and 10m street boundary.

Uses Permitted only with the Consent of the local Authority: *Place of instruction, religious purposes, animal care centre, agricultural industry, airfield, animal boarding place, equestrian school, picnic place, place of childcare, resort, Telecommunication mast. Institution, guest house or lodge, conference centre or facility.

This is to certify that the above-mentioned information is a true interpretation of the Musina Land Use Management Scheme, 2010

Yours Faithfully,



MR. MS MPHEPHU
MANAGER: TOWN PLANNING UNIT.

**Postal Address:**

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Musina
0900

Physical Address:

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Musina
0900

Information Center

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info@musina.gov.za
www.musina.gov.za


ENQUIRIES SPEAK TO
MADAMALALA RR

REFERENCE NO
THE FARM ANTROBUS 566-MS

Date: 25/07/2019

ZONING CERTIFICATE: THE REMAINDER OF THE FARM ANTROBUS 566-MS, PROVINCE OF LIMPOPO

It is hereby certified that the zoning of The Remainder of the Farm Antrobus 566-Ms, Province Of Limpopo, is "Agriculture" and in terms of the Musina Land Use Management Scheme, 2010 the following uses are permitted:

NOTATION	PRIMARY USES PERMITTED	COVERAGE	F.A.R	HEIGHT	
	*Agriculture, one dwelling house, nursery stall subject to schedule 3	5%	-	2 Storeys	Rear and side is 5m and 10m street boundary.

Uses Permitted only with the Consent of the local Authority: *Place of instruction, religious purposes, animal care centre, agricultural industry, airfield, animal boarding place, equestrian school, picnic place, place of childcare, resort, Telecommunication mast. Institution, guest house or lodge, conference centre or facility.

This is to certify that the above-mentioned information is a true interpretation of the Musina Land Use Management Scheme, 2010

Yours Faithfully,



MR. MS MPHEPHU
MANAGER: TOWN PLANNING UNIT



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Musina
0900

Physical Address:
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0900

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info@musina.gov.za
www.musina.gov.za


ENQUIRIES SPEAK TO
MADAMALALA RR

REFERENCE NO
THE FARM STEENBOK 565-MS

Date: 25/07/2019

ZONING CERTIFICATE: THE REMAINDER OF THE FARM STEENBOK 565-MS

It is hereby certified that the zoning of The Remainder of The Farm Steenbok 565-MS, Province of Limpopo is "Agriculture" and in terms of the Musina Land Use Management Scheme, 2010 the following uses are permitted:

NOTATION	PRIMARY USES PERMITTED	COVERAGE	F.A.R	HEIGHT	
	*Agriculture, one dwelling house, nursery stall subject to schedule 3	5%	-	2 Storeys	Rear and side is 5m and 10m street boundary.

Uses Permitted only with the Consent of the local Authority: *Place of instruction, religious purposes, animal care centre, agricultural industry, airfield, animal boarding place, equestrian school, picnic place, place of childcare, resort, Telecommunication mast. Institution, guest house or lodge, conference centre or facility.

This is to certify that the above-mentioned information is a true interpretation of the Musina Land Use Management Scheme, 2010

Yours Faithfully,



MR. MS MPHEPHU
MANAGER: TOWN PLANNING UNIT.

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ENQUIRIES SPEAK TO
MADAMALALA RR

REFERENCE NO
The Farm Van der Bijl 528-MS

Date: 25/07/2019

ZONING CERTIFICATE: THE FARM VAN DER BIJL 528-MS, PROVINCE OF LIMPOPO

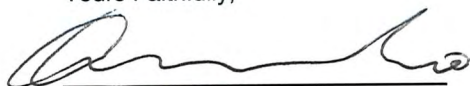
It is hereby certified that the zoning of The Farm Van der Bijl 528-MS, Province of Limpopo is "Agriculture" and in terms of the Musina Land Use Management Scheme, 2010 the following uses are permitted:

NOTATION	PRIMARY USES PERMITTED	COVERAGE	F.A.R	HEIGHT	
	*Agriculture, one dwelling house, nursery stall subject to schedule 3	5%	-	2 Storeys	Rear and side is 5m and 10m street boundary.

Uses Permitted only with the Consent of the local Authority: *Place of instruction, religious purposes, animal care centre, agricultural industry, airfield, animal boarding place, equestrian school, picnic place, place of childcare, resort, Telecommunication mast. Institution, guest house or lodge, conference centre or facility.

This is to certify that the above-mentioned information is a true interpretation of the Musina Land Use Management Scheme, 2010

Yours Faithfully,



MR. MS MPHEPHU
MANAGER: TOWN PLANNING UNIT.

BANKING DETAILS

Bank Name : FNB

Acc Name : Makhado Local Municipality

Acc No. : 623 083 299 88

Acc Type : Cheque

Branch : 260149

Ref. : 037074

Amount : R62.80 Per erf / portion

NB: USE THE REFERENCE PROVIDED WHEN YOU PAY!!!

APPENDIX G: TOWNSHIP LAYOUT PLANS

APPENDIX H: FLOODLINE RELINEATION REPORT

APPENDIX I: GEOLOGICAL STUDY

APPENDIX J: CONCEPT INTERNAL MASTERPLAN

APPENDIX K: CONCEPT INTERNAL MASTERPLAN