

Isibudu Caves

A world heritage site

**MOTIVATIONAL REPORT FOR THE PROPOSED SUBDIVISION AND REZONING
APPLICATION OF SIBUDU CAVES SITE IN TERMS OF THE SPATIAL PLANNING
AND LAND USE MANAGEMENT ACT (ACT 16 OF 2013) READ WITH THE KZN
PDA (ACT 27 OF 2008) AND IN TERMS OF THE KWADUKUZA MUNICIPALITY
SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW NO.1630
GAZETTED 4 MARCH 2016**



1. INTRODUCTION

1.1 Terms of Reference

This report has been prepared by Simon Vines Town & Regional Planners for submission to Kwa-Dukuza Municipality, for the purpose of obtaining Subdivision and Rezoning authorization for the property at Sibudu Caves site. This would be for subdividing a portion of Agricultural land for use as a Conservation site.

The simultaneous application is applied for in terms of Spatial Planning & Land Use Management Act (Act 16 of 2013), read with the KZN PDA (Act 6 of 2008) and the SPLUMA ByLaws for KwaDukuza Municipality.

1.2 Purpose of the Report

This report motivates the authorization of a simultaneous subdivision and rezoning application for the development proposal to accommodate the establishment of a World Heritage Site. Granting authorization to the proposed subdivision and rezoning application of Portion 10 Of The Farm Sinembe No. 16902-Fu, Kwazulu-Natal Province will contribute to:

- Promoting an appropriate mix of land use in the area, currently rich with educational amenities with inter alia worship, community centers, galleries, restaurants, bakeries.
- Harmonizing the physical and social potential of the area, such as Community Art, Cultural and Heritage activities.
- Retaining and enhancing the character of the mixed-use inner-city community.
- Co-ordinated and harmonious development in a manner that efficiently promotes public safety, order and convenience.
- Promoting forms of development and growth that support a balanced mix of land-uses managed in an appropriate way.

1.3 Information Obtained

The following documentation was supplied or obtained (see attached):

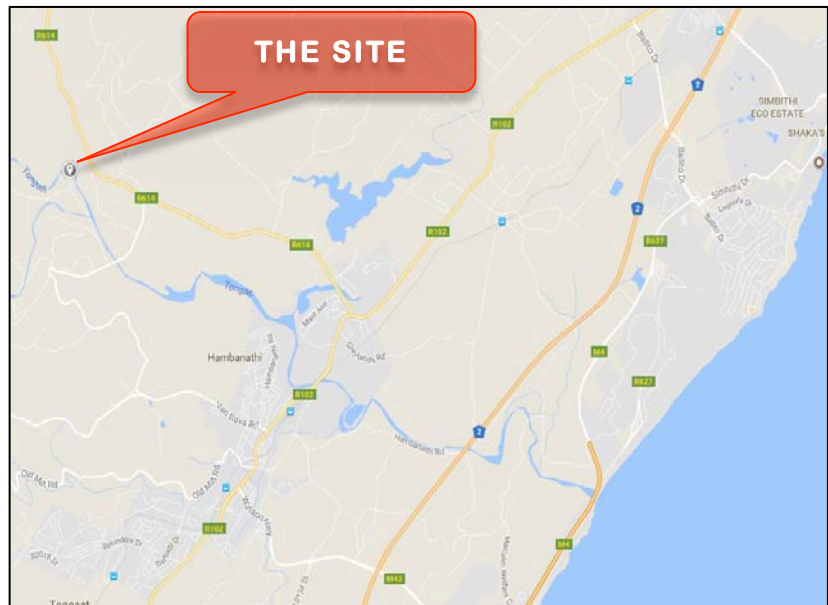
- Owners Consent (**Annexure A**, p),
- Dept. of Agriculture, Forestry & Fisheries Consent (Act70/70) (**Annexure B**, p),
- Copy of SG Diagram - Plan 4556/7 (**Annexure C**, p),
- Copy of Title Deed (**Annexure D**, p),
- KZN Heritage Site Declaration (Amafa) (**Annexure E**, p),
- Extract of KwaDukuza Land Use Scheme (**Annexure F**, p),
- Comprehensive Land Use Survey of Neighbourhood (**Annexure G**, p),

2. BACKGROUND AND CONTEXT

2.1 Locality

The site, one of the best studied temporary base camps is Sibudu Cave, a rock shelter in a cliff face above South Africa's Tongati River, about 40 kilometers north of Durban. Sibudu was first occupied by modern humans at least 77,000 years ago and continued to serve as a favored gathering place over the following 40,000 years.

At Sibudu Cave lies a record of prehistoric human occupation that extends back at least 77,000 years and probably much longer. These multilayered, human-made sediments are crammed with thousands of artifacts left behind by Homo sapiens during our species' formative years, culturally speaking. Sibudu, a rock shelter above the Tongati River in KwaZulu-Natal, is one of South Africa's most important archaeological sites. Its recent nomination for World Heritage status demonstrates that it is of universal value, with heritage that belongs to all humanity.



The Sibudu cave falls within the KwaDukuza Municipality area of jurisdiction but outside of the Land Use Scheme, near an area called Ndongolo and Ndwedwe. The site is The KwaDukuza area itself epitomizes the historical background of the area being the home to King Shaka's Gravesite and Memorial. The town KwaDukuza is built on the original site of King Shaka's Royal settlement called Dukuza. The KwaDukuza museum is situated opposite the site of King Shaka Memorial and is dedicated to the sugar industry and colonialism, the cultural heritage of the early settlers of the town Stanger. The discovery of Sibudu caves elevates the historical and hereditary nature of the area and positions it firmly as part of human history.

2.2 Ownership

The property is under the ownership of A Mhlongo and DE Mhlongo of # Trust (see **Annexure B: Sale Agreement/ Title Deed**).

2.3 Site Description

Portion 10 (Sibudu) of Erf 16902 of the Farm Sinembe, Registration -FU, vide General Plan SG No. 3282/1998 relating to Deed of Transfer No.: T32846/1998, which property is registered in the name of the aforementioned owners.

The Title Deed and SG diagrams are attached (see **Annexure E: SG Consolidation Diagram**).

Portion 10 (Sibudu) of Erf 16902 is 4.31 hectares in extent. The KwaZulu-Natal Heritage Council (Amafa) is in the process of adding the property to the list of the provinces heritage landmarks (see **Annexure E: National Monument Declaration**).

2.4 Conditions of Title

The Title Deed (see **Annexure F: Deed of Transfer**) reveals that there are no restrictive conditions effecting the proposed rezoning application to accommodate the intended additions to the building.

Conditional consent for the subdivision of the Sibudu cave site from its parent farm was granted. Conditions pertaining to this consent are laid out on the letter of consent from the Department of Agriculture, Forestry & Fisheries. Refer to **Annexure B: Subdivision Consent (Act 70/70)**.

2.5 Existing Neighbourhood Character

The general character of the area as one of Tongaat's oldest cane lands extends from its historic-style of spatial form. The large tracts of farmland near the town center act as a buffer between the formal urban core and the rural settlements. The property in question lies just above the natural soft edge, Tongati River.

Figure 2 on the right depicts a 3D aerial photograph showing the view of the entrance of the sites looking from across Ndongolo village. The property in question is accessible only from a dirt road directly off the R614.



The cave itself is in a steep, forested cliff facing West-SouthWest that overlooks the Tongati River in an area that is now a sugar cane plantation. The shelter was formed by erosional downcutting of the Tongati River, which now lies 10 m below the shelter. Its floor is 55 m long, and about 18m in width. It has a large collection of Middle Stone Age deposits that are well preserved organically and accurately dated using optically stimulated luminescence. The area is more of a serene hideaway than the hive of activity of the beachside suburbs and center of Tongaat, and is also conveniently accessible to visitors to the town or the greater KwaDukuza's many tourist destinations.

2.6 Historical Significance

The sibudu cave shelter is a rock shelter in a sandstone cliff overlooking the Tongati River in northern KZN. It is an important Middle Stone Age site occupied, with some gaps, from 77,000 years ago to 38,000 years ago.

Evidence of some of the earliest examples of modern human technology has been found in the shelter (although the earliest known spears date back 400,000 years). The evidence in the shelter includes the earliest bone arrow (61,000 years old), the earliest needle (61,000 years old), the earliest use of heat-treated mixed compound gluing (72,000 years ago), and the earliest example of the use of bedding (77,000 years ago).

The use of glues and bedding are of particular interest, because the complexity of their creation and processing has been presented as evidence of continuity between early human cognition and that of modern humans.

The occupations at Sibudu are divided into pre-Still Bay, Still Bay (72,000-71,000 BP), Howiesons Poort (before 61,000 BP), post-Howiesons Poort (58,500 BP), late (47,700 BP), and final Middle

Stone Age phases (38,600 BP). There were occupation gaps of approximately 10,000 years between the post-Howiesons Poort and the late Middle Stone Age stage, and the late and final Middle Stone periods. There was no Late Stone Age occupation, although there was a 1,000 BP Iron Age occupation. Evidence suggests these were dry periods and the shelter was occupied only during wet climatic conditions

In 2015, the South African government submitted a proposal to add the cave to the list of World Heritage Sites and it has been placed on the UNESCO list of tentative sites as a potential future 'serial nomination' together with Blombos Cave, Pinnacle Point, Klasies River Caves, Border Cave and Diepkloof Rock Shelter.

2.7 Existing Land Use Pattern

The property is currently vacant and unused apart from the cave shelter, which is a site that has attracted much attention from scholars and archeologists since its discovery. The property was acquired with the intention to conserve it and preserve its historical treasures. Permission to subdivide it off the existing main farm, Remainder of Portion 10 the farm Sinembe No 16902-FU was granted by the Department of Agriculture, Forestry & Fisheries. Refer to Figure 5 below showing the position of the subdivided (Sibudu Cave site) in relation to its parent farm.



Figure 5: Satellite image of site

2.8 Existing Zoning

The property is zoned for Agricultural purposes and is outside the provisions of the KwaDukuza Municipality Land Use Scheme. The farm within which the property is situated is subject to the provisions of Conservation of Agricultural Resources Act (Act 43 of 1983). However, consent has been granted to subdivide the property in terms of the Subdivision Of Agricultural Land Act, Act 70. The adjacent portions of farm sites are also zoned Agriculture, with the exception of sites across the Tongaat River, comprising of Ndwedwe settlement zoned for Residential purposes (provisions for rural areas outside of the scheme).

2.9 Proposed Land Use

It is proposed that the property concerned be used for heritage site purposes, as this would best allow for the potential of the site be realized whilst preserving its integrity as a potential World Heritage site. The proposed use is permissible under the proposed Conservation Area zone.

2.10 Conclusions

With the zoning controls for Conservation Area making provision for the site to have uses of this nature in terms of KwaDukuza Land Use Scheme- as prepared by the Development Planning, Environmental & Management Unit on behalf of the eThekweni Council - and no restrictive conditions of Title, there are no impediments to the proposed special consent proposal.

3. PROPOSED DEVELOPMENT

3.1 Description of the Proposed Development

The interested parties, including the non-profit organization, Friends of Sibudu, have lodged a full-fledged campaign against the approved Wewe/Driefontein Development in the area. In a presentation to representatives of KwaDukuza and Ilembe municipalities in June 2015, internationally renowned archaeologist, Professor Lyn Wadley, Charlotte Mbali of Friends of Sibudu and Gavin Whitelaw of the KwaZulu-Natal Museum explained the importance of the site as well as a proposal to develop the area into a tourist attraction mirroring the Cradle of Humankind in Gauteng.

3.2 Impact on Neighbours and Environment

Friends of Sibudu believe that the site's preservation and declaration as a World Heritage site hold massive potential to developing the area as a tourism attraction. This would go a long way towards creating job opportunities and improving the lives of the local community.

The leading internationally renowned archeobiologists involved in the excavations on the site emphasized that that the potential that Sibudu has of becoming a World Heritage site can only be achieved through, satisfying the conditions for integrity which means keeping the site, and its surrounds, intact.

3.3 Access and Traffic Considerations

The preferred site for the tourism "theme park" is above the cliff face. It has easy access from the R614, and there is space for the development of an indigenous forest, offices and buildings. It allows for a scenic walk along the river to the site.

4. MOTIVATION

The area where the property in question is located comprises a homogenous spread of farmlands and agricultural smallholdings, while a dense rural/semi-rural settlement of Ndwedwe spread on the other side of the Tongaat River. The densities are generally low with a single house per plot mantra in keeping with the traditional way of developing rural settlements.

The portion of land in question is a very steep as the caves are located in a cliff face overlooking the Tongaat river. Excavations have unearthed some of the world's oldest artifacts dating back 77 000 years. The cave is now one of five South African sites that have been shortlisted for Unesco

World Heritage status. The site is generally associated with holding cultural and educational wealth, which remains under threat from proposed Wewe/Driefontein Development, which will extend over 621 hectares. It is the view of conservationists that such developments in close proximity to the site will destroy the site's integrity, losing potential World Heritage site status and desecrating this archaeological wonder. It is therefore of utmost importance that efforts are made to officially averting this scenario from occurring.

4.1 Land Use

The KwaDukuza Planning department has advised that the site is currently under the provisions of the KwaDukuza Land Use Management Scheme. Based on the intended preservation of the site, the most appropriate zone would be "Conservation Area". The land use that accommodates the site is "conservation", which is defined as follows:

"An area of notable environmental, scientific, architectural or historical interest or importance and whose character or appearance is desirable or necessary to preserve because they are discrete examples of a specific habitat, style or are irreplaceable"

Refer to Annexure F: Land Use Scheme Extract of KwaDukuza Municipality.

4.2 Special Circumstances

Not many South Africans know about Sibudu Caves. Yet its significance has led to publications in journals and magazines like Science and The Economist. In fact, the KwaZulu-Natal Heritage Council (Amafa) is hoping to add the 40,000-year-old Sibudu Cave to the province's list of heritage landmarks. Amafa concedes that Sibudu is a very important archaeological site that ought to be protected from human encroachment before it can be proclaimed as a landmark. In the interim, Amafa has set up a 200m radius zero development zone around the cave and is negotiating with several parties for this to be observed. In return, the Qwabe Traditional Authority, a neighboring settlement authority of the site of the site, has agreed to steer clear of the development zone. Amafa began a process of attempting to lease or buy two private properties that fall within the 200m radius. Amafa also hired a caretaker to monitor the site for any potential threats or problems. Sibudu was under threat from proposed housing and industrial development in 2011, but the 'Bid to preserve KZN Stone Age cave' campaign that Amafa enforced led to alterations to the development plans so there would be no negative effect on the cave. However, in 2015 it was reported that a housing development was approved next to the rock shelter, threatening the fragile archaeological site.

Sibudu has yielded a wealth of artifacts, such as one of the world's oldest bone arrowheads, the earliest needle and the earliest example of the use of bedding. The cave has been excavated and analyzed by archaeologists from the University of the Witwatersrand and Germany's University of Tübingen. As a result, its recent nomination for World Heritage status demonstrates that it is of universal value, with heritage that belongs to all humanity. The fate of the cave has drawn global attention with international scientists and scientific associations. The heritage of Africa's Sibudu Cave needs to be preserved as development plans threaten the site. For South Africans, the site creates tensions between a desire to save a precious heritage site and the sensitive issue of providing homes for the poor.

4.4 Need

A South African development company plans to build on sugar cane fields, which it owns. The Kwa-Zulu Natal Development Heritage UNESCO Heritage conservation Caves Natal Department of

Economic Development, Tourism and Environmental Affairs has authorized the building project. A low-income subsidy housing estate with approximately 370 homes will be built on about 32 hectares within 300 meters of the center of Sibudu.

Archaeologists are concerned about the effects of an increased footprint at the site because its dry, loose sediments are located on a slope and are susceptible to damage by trampling. Other archaeological sites have been destroyed or heavily vandalized when housing developments were built nearby. Peers Cave in the Western Cape is an example. Currently, people perceive it as a secret area within a public place, where they can hold unnoticed parties or meetings. Fencing is an unsatisfactory option. Experience elsewhere suggests that intentional exclusion of people causes curiosity and invites vandalism.

The most sustainable way to protect archaeological sites is to have caretakers who see them as resources. If Sibudu becomes a World Heritage site, there will be full-time custodians. If wisely cared for, it can become an important archaeo-tourism destination and educational center. A site museum and theme park could be of economic benefit to the local community.

When deciding on a course of action, South Africans must be cognizant that Sibudu cannot be moved in order to be preserved. It also has a non-renewable heritage resource that belongs to humanity only for as long as it is cherished and protected.

4.5 Desirability

The ancestors of all humanity evolved culturally at sites like Sibudu. Early modern humans developed complex thought patterns and symbolic behaviour in southern Africa. Among its prolific finds, Sibudu has some of the earliest examples in the world of sea-shell beads, a wide variety of bone tools, bone arrowheads for hunting, use of herbal medicine, and preserved plant bedding - all about 70,000 years old.

Archaeobotanists have identified seeds and charred wood from trees not found in the area today, and some plants that are valued for their medicinal properties. This establishes the antiquity of South Africa's profound indigenous knowledge. Hunters brought the remains of many animals including extinct giant horse and buffalo to the shelter. It is therefore an environmental as well as a cultural archive.

Recently, chemical and protein analyses identified a mixture, probably from powdered red ochre mixed with wild bovid milk. This may have been body paint or something for decorating clothing or objects. The site is well dated and has large collections of stone tools.

Sibudu is on the UNESCO list as part of a serial nomination for World Heritage status together with five other South African Stone Age sites. These sites inform us about the way early modern humans developed complex behaviour of the kind performed by people today. The South African Heritage Resources

Agency nominated Sibudu as a National Heritage site. It was further nominated by the South African national government for World Heritage status. The UNESCO document of July 2013, the Operational Guidelines for the Implementation of the World Heritage Convention, defines a World Heritage site thus: The cultural and natural heritage is among the priceless and irreplaceable assets, not only of each nation, but of humanity as a whole. The loss, through deterioration or disappearance, of any of these most prized assets constitutes an impoverishment of the heritage of all the peoples of the world.

There is a considerable contradiction between South Africa's national nomination of Sibudu as a World Heritage site and the provincial granting of development rights nearby.

5. RECOMMENDATIONS AND CONCLUSIONS

In conclusion, this report shows that the site's proposed subdivision and rezoning to Conservation Area are both necessary and desirable in terms the existing uses around the site and the Municipality's overall planning exercises.

From a Town Planning and development perspective, there are no reasons for the rezoning to not be supported. Currently, the site has been under threat of encroaching development, trespassing and vandalism, as well feuding parties laying claim to the site. Without the protection that would emanate from a formal process of declaring the site as a conservation area, the site's value is sure to slowly diminish owing to the change in land uses in close proximity. The current function of the site as a history and science heritage resource has no negative impacts on the neighbouring properties, no significant impediments to traffic flow as the site is accessed from a wide regional distributor route (R614). The direction land development is taking in this area has proven to be potentially threatening towards keeping the integrity of the site as a World Heritage site over the years. The proposed Wewe/Driefontein Development only seeks to cater to the housing provision needs of the area, however where the situation of preserving a world heritage treasure and potential tourist economy boosting feat that Sibudu poses cannot be ignored. Its preservation aligns with SPLUMA principles of efficient and sustainable manner of use of land.

The formalization of the site to a legal status of Conservation Area would not be a new introduction on the site as it is merely an act of preserving its current use through legislation. The proposal is to simply change the sites vulnerability to developments in the future, in order to preserve its rise to World Heritage Site status. The form and arrangement of the proposed land use rights and applicable buffer zones to be observed provide an appropriate use of the actual site while enhancing the value of the existing surrounding properties.

In conclusion, a conservation area of this kind is an appropriate land use in this area considering the property is a corner site and is located along a major transport route with direct linkages to Tongaat and the N2.

It is recommended that the Municipality favourably consider the application for the subdivision and rezoning of the site to Conservation Area under the provisions of the KwaDukuza Land Use Scheme. This would serve to authorize the preservation of an unprecedented heritage resource in the country, the continent's history as well as the rest of the world. As such this resource is in need of protection and possibly future development as a tourism/educational resource, including secure study areas, environmental controls, restoration and maintenance facilities and proper security systems. The establishment would also serve as a conduit for the already historically rich KwaDukuza area's heritage, cultural arts and craft works and should be endorsed and promoted.

Annexure A: Owners' Consent

SPECIAL CONSENT

I the undersigned **BONGANI DLAMINI** representing **YETHU FAMILY TRUST**

do hereby nominate, constitute and appoint

SIMON DONALD VINES
IDENTITY NUMBER 530614 5151 08 6

with power of substitution, to be our lawful Agent, in our name, place and stead, to deal with all that may be necessary and requisite regarding the subdivision and rezoning of portion of the undermentioned property and any matters related thereto:

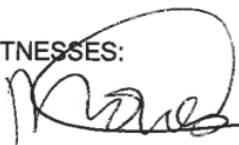
- (A) Portion 10 of the Farm Sinembe No. 16902-fu, in extent 118,7078 hectares, Kwazulu-Natal Province

(the properties)

And to do all things necessary in connection with the subdivision and rezoning of the new land portion and matters related thereto; and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these presents.

THUS DONE and SIGNED at HILL REST on 21 NOVEMBER 2017

AS WITNESSES:

1. 

2. IONARENG




For and on behalf of who hereby warrants his authority to sign on its behalf

Full Names: Bongani Dlamini

Designation: Chairman

Annexure B: Dept. of Agriculture, Forestry & Fisheries Consent (Act70/70)



agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

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

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938, Email: Thokob@nda.agric.za
Enquiries: Helpdesk Ref: 2017_07_0061

Property Specialists One Pty Ltd
P O Box 984
BOKSBURG
1460

For attention: Property Specialists One

APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970: PORTION 10 OF THE FARM SINEMBE NO. 16902-FU, KWAZULU-NATAL PROVINCE

Your letter dated 8th June 2017 refers.

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

Consent No. **53355** issued in terms of section 4 of the Act is enclosed.

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

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

Yours faithfully

Dr I.B. KGAKATSI
ACTING CHIEF DIRECTOR:
NATURAL RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

DATE: 09/10/2017

CC: Mr H.G. Mongwe, Land Use Regulatory Unit, KZN Department of Agriculture and Rural Development
Private Bag X 9059, PIETERMARITZBURG, 3200
CC: The Surveyor-General, P.O. Box 396, PIETERMARITZBURG, 3200

LS 2017/ SINEMBE No.16902-FU



agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2017_07_0061

TOESTEMMING

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

CONSENT

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

53355

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

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

PORTION 10 OF THE FARM SINEMBE NO. 16902-FU, IN EXTENT 118,7078 HECTARES, KWAZULU-NATAL PROVINCE

PARAGRAPH 2: CONSENT GRANTED

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 4,3049 hectares and 114,4029 hectares respectively represented by the figures marked Portion 32 and Remainder as shown on the sketch plan attached.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer, the portion measuring approximately 4,3049 hectares (Ptn 32) may only be used for heritage site.
- 3.2 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.3 This consent does not exempt the property from the provisions of any other law, with special reference to the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.4 This consent is valid for 5 years from date of this grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

09/10/2017
DATE

Dr I.B. KGAKATSI
ACTING CHIEF DIRECTOR: NATURAL
RESOURCES MANAGEMENT
DELEGATE OF THE MINISTER

LS 2017/ SINEMBE No.16902-FU

11/02/2017

SKETSKAART WAARNA VER-
SKETCHPLAN TO WHICH IS
WYS WORD IN TOESTEMMING
REFERRED IN CONSENT
53355
No:

- NOTES:**
1. USAGE: AGRICULTURAL
 2. REGISTERED OWNERS:
A Mhlongo
DE Mhlongo
 3. DIAGRAM SG NO: 3282/1998
 4. TITLE DEED NO: T32846/1998
 5. STREET ADDRESS: n/a
 6. CONTOUR INTERVAL = 5 METRES
 7. ALL DATA IS APPROXIMATE AND
SUBJECT TO SURVEY.

BARRY HASELAU
PROFESSIONAL LAND SURVEYOR

BH

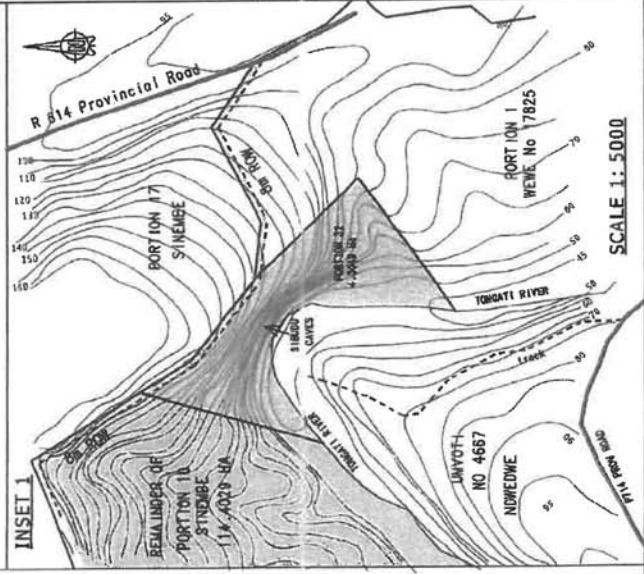
SIGNED _____ DATE _____

15 NEWLYN ROAD
GLENWOOD
DURBAN
TEL: 031 - 2050183
FAX: 088 031 2050183
FILE: L166 -APP-REV 02

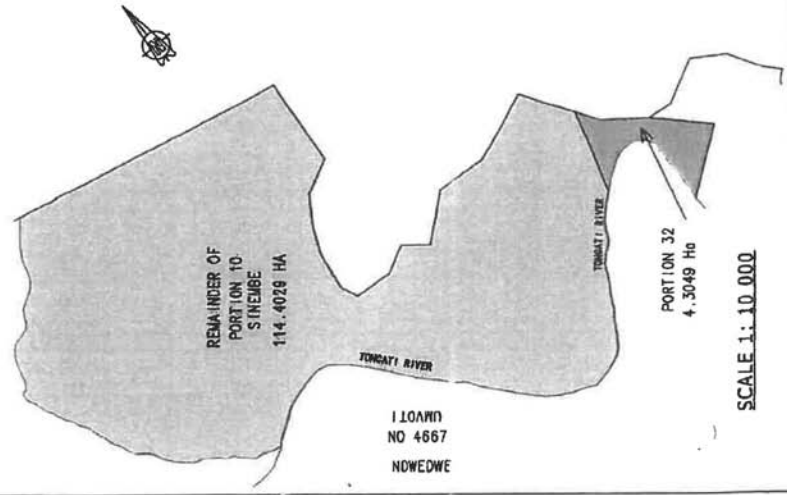


LAYOUT PLAN
PROPOSED PORTION 32 (OF10)
OF THE FARM SINEMBE No 16902-FU

SITUATE IN
KWADUKUZA MUNICIPALITY
PROVINCE OF KWAZULU-NATAL

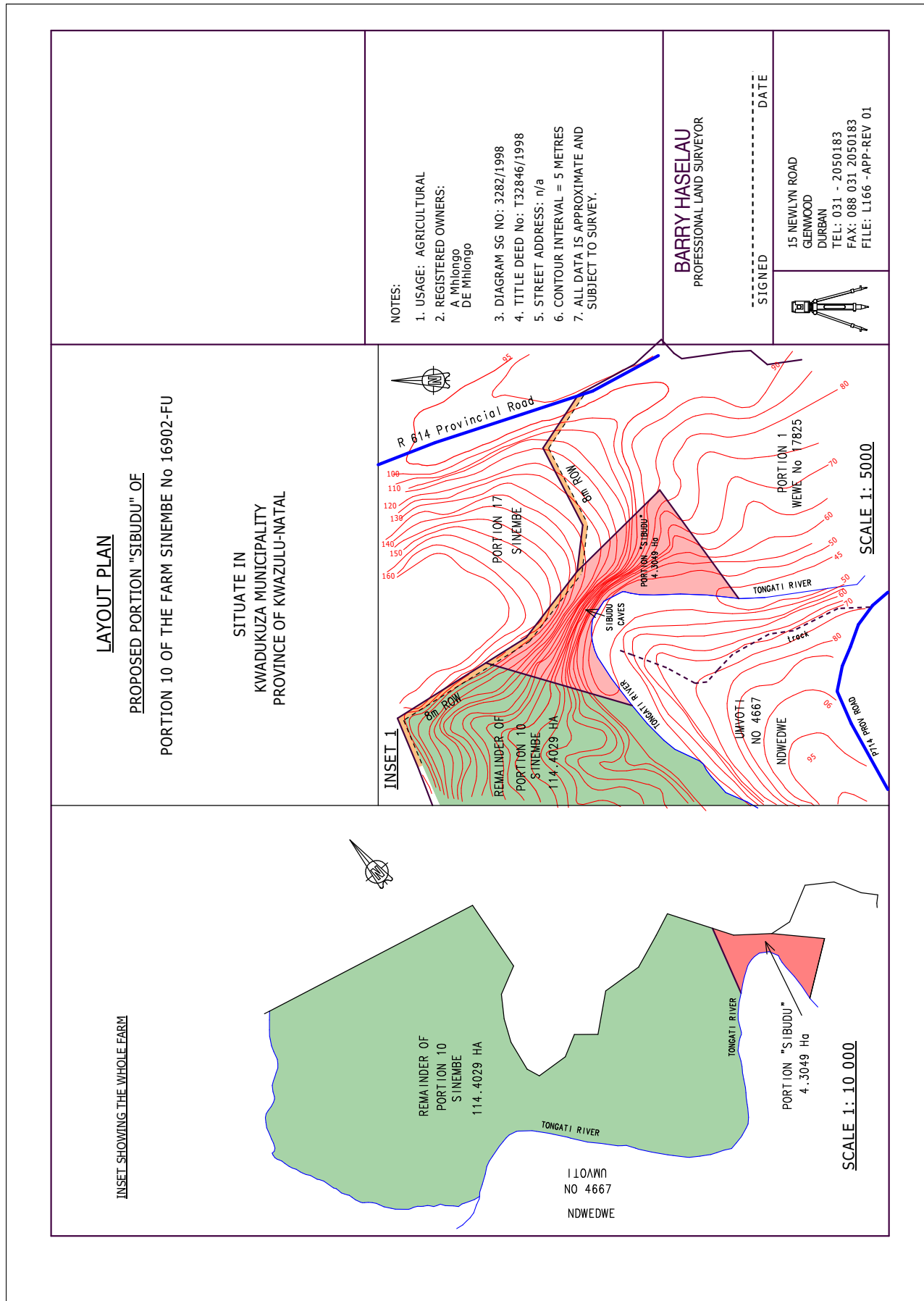


INSET SHOWING THE WHOLE FARM



Annexure C: Deed of Transfer

Annexure D: SG Diagram



Annexure E: Heritage Site Declaration Certificate (Amafa)

Annexure F: Extract of KwaDukuza Land Use Scheme



4. FOR OPEN SPACE AREAS -

Colour Notation on Layout Plan



Sub Zones within the Open Space Precinct

4.1 CONSERVATION / ENVIRONMENTAL SERVICES (ECES)

	<p style="text-align: center;">STATEMENT OF INTENT</p> <p>This is a zone that provides part of the sustainable open space system, which includes independent or linked open space areas; and permits only limited and specific developments.</p>	<p style="text-align: center;">COLOUR AND SCHEME NOTATION</p> <div style="text-align: center;">  </div> <p>Fill: Verdigris R 036, G 093, B 019 Border: Black</p>
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ZONES AND DEVELOPMENT CONTROLS



ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ECES	NA	NA	10 <small>limited to structures related to services and recreation</small>	Single storey	NA 7.5	NA 2.5	NA 2.5	NA

LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ECES 1		
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BUILDING AND LAND USE CATEGORY	ECES 1		
FREELY PERMITTED	EDUCATIONAL <ul style="list-style-type: none"> Educational Building (limited to environmental education, conservation awareness, research facilities) RECREATION <ul style="list-style-type: none"> Conservation Conservancy Nature Reserve Game Reserve Recreational Building (limited to the provision of Shelter, ablution facilities, services, braai and picnicking facilities and amenities related to tourist/recreational pursuits) 		
	COMMERCIAL <ul style="list-style-type: none"> Office (limited to environmental education, conservation awareness, research facilities) 		

4.2 PASSIVE OPEN SPACE (EPOS)

	STATEMENT OF INTENT	COLOUR AND SCHEME NOTATION
	<p>This is a zone for developed formal and informal parks with associated recreational facilities.</p>	 <p>Fill: Forest Green R 034, G 139, & B 034 Border: Black</p>

ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
EPOS 1	NA	0.15	15%	2	9	4.5	4.5	23

LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	EPOS 1, 2	EPOS 3	