

DEVELOPMENT APPLICATION: APPLICATION IN TERMS OF SECTION 39 (2) (b) OF THE KWAZULU-NATAL PLANNING AND DEVELOPMENT ACT (ACT NO. 6 OF 2008) AND TERMS OF SECTION 33 (1) AND SECTION 45 (1) (a) OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (ACT NO. 16 OF 2013)



PROPOSED RHINO SANDS SAFARI CAMPS/LODGE, FARM BONZO NO. 13728, MKUZE

MAY 2016

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1. INTRODUCTION AND BACKGROUND

The proposed Rhino Sands Safari Camps/Lodge is situated within Private Game Reserve, some 20 kilometres from Mkuze town which is one of the Jozini Municipality Primary Nodes offering a mixed land uses such as commercial, corporate and government offices, residential, places of worship, health, agricultural, workshops etc.

Iseluleko Planning Consultants has been appointed by the Mr. Dale Airton of Rhino River Lodge to assist with obtaining planning approvals for the proposed Rhino Sands Safari Camps/Lodge situated in the Private Game Reserve. Please refer to **Annexure A**, Certificate of Authority for Signatory dated 21 April 2016, confirming this appointment.

The proposed development to be known as Jozini Mechanical Workshop will provide an additional convenient services in the area.

The proposed development is situated outside Mkuze Town, and falls outside the Municipal Land Use Scheme Area. The main purpose of this motivation is to give adequate background information on the proposed development. This application will further prove the need and desirability of the proposed development, based on the provided background information and will ensure favourable consideration from the Jozini Local Municipality and all key authorities.

2. THE APPLICATION

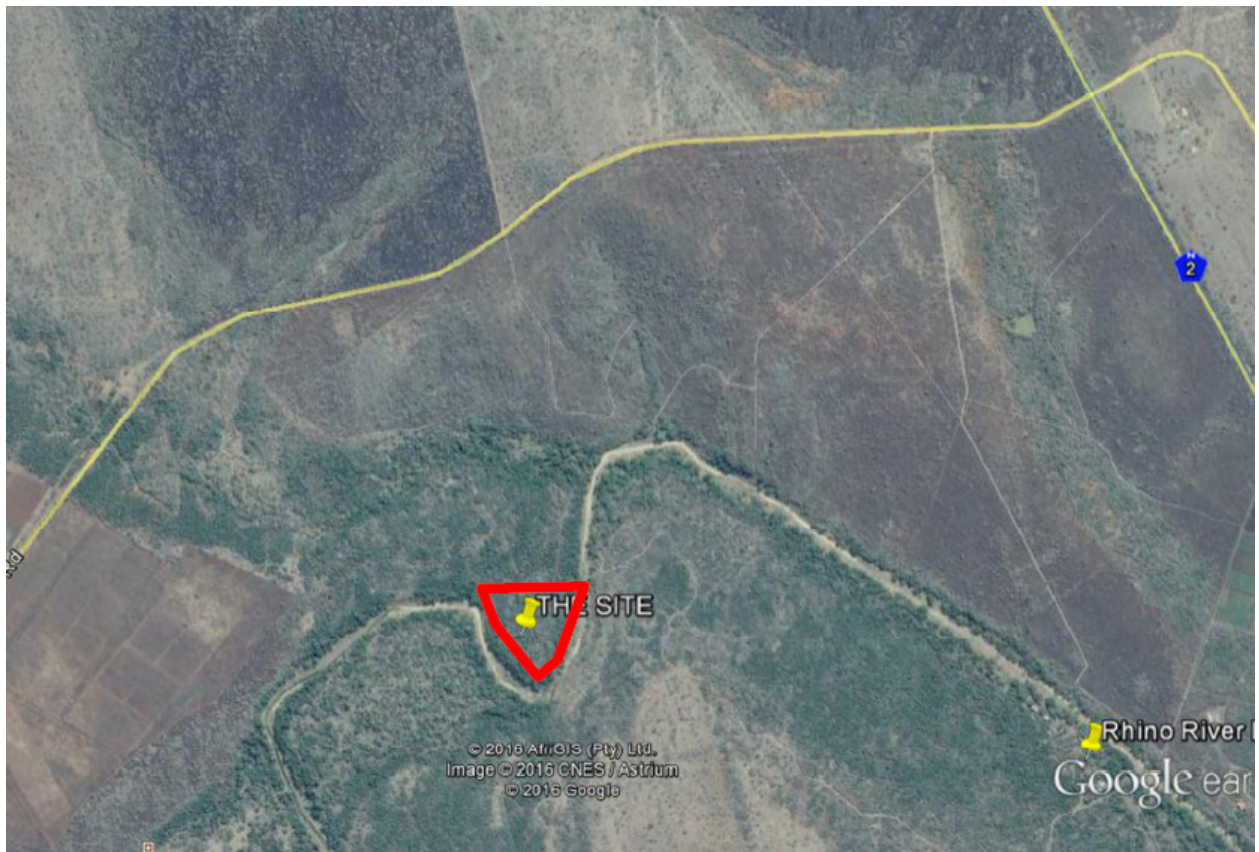
2.1 Intent and Purpose of the Application

It is the intent and the purpose of this application to obtain development rights for the development of Rhino Sands Safari Camps/Lodge on:

- Farm Bonzo No.13728, Jozini Local Municipality

The property on which the proposed development will be situated cover a total area of approximately 412,7797 hectares in extent, of which the proposed development footprint i.e. Rhino Sands Safari Camps/Lodge will only cover 2724.55 square metres.

Map 1: Application site



2.2 The Application Procedure

The application is made in terms of Chapter 4, Section 39 (2) (b) of the KwaZulu-Natal Planning and Development Act of 2008 (Act No. 6 of 2008) and in terms of Chapter 6, Section 33 (1) that reads with Section 45 (1) (a) of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) for the approval of the Rhino Sands Safari Camps/Lodge.

3. JOZINI LOCAL MUNICIPALITY VISION AND MISSION

In motivation of an application for the proposed Rhino Sands Safari Camps/Lodge development, it is important to address the possibilities arising from the Vision and the Mission of the Jozini Local Municipality, which reads as follows:

*“A Municipality that provides **sustainable development and better life for all**”*

The Mission of the Jozini Local Municipality, which underpins the above Vision, reads as follow:

“To be a professional, effective, efficient and result orientated Municipality that, through integrated effort, continually promote the social welfare and economic prosperity of all its residents, investors and tourists”

In terms of the Municipal Vision and Mission there are certain elements that provide guidelines for decision making in terms of development. These elements form the basis for decision made by the Municipality, relevant authorities, stakeholders and potential investors. The following elements from the Municipal Vision and Mission are of importance for the proposed Rhino Sands Safari Camps/Lodge development:

- Sustainable Development
- Better life for all
- Promote social welfare and economic prosperity through integrated effort

The proposed development is in line with the Jozini Local Municipality's Vision. The main intention of the proposed development is to provide additional development that addresses socio-economic matters within Jozini town and through sustainable development principles and objectives, the natural environment will be well protected.

3.1 Proposed Development Long Term Vision

The development aims to promote the “sense of place” and aesthetic appeal of the area as well as reducing any environmental risks. The developer also aims to protect conservation and creating an ecotourism facility that preserves the natural surroundings.

4. GENERAL SITE INFORMATION

The information below is provided to understand the context of the subject site and in relation to its surrounding environment.

4.1 Local Authority

The application site is located in the jurisdiction of the Jozini Local Municipality within UMkhanyakude District Municipality, more specifically Private Game Reserve some 20 kilometres from Mkuze Town.

4.2 Property Description

The proposed development will be established on the property depicted in the table below. Refer to **Annexure B**

The application site falls outside Jozini Local Municipality Draft Land Use Scheme. In the context of Land Use Scheme being an unapproved draft, this application is treated as the development situated outside the scheme area. The following table (**Table 1**) contains the details of the application site.

Table 1: Property Description

Property Description	Extent	Zoning	Land Use
Farm Bonzo No. 13728	412,7797 hectares	N/A	Rhino Sands Safari Camps/Lodge

4.3 The Property Size

The total site area is 412,7797 hectares in extent and the proposed development footprint i.e. Rhino Sands Safari Camps/Lodge will only cover approximately 2724.55 square metres.

4.4 The Site Locality

The proposed development is situated south-west of Mkuze Town within Ward 1 of the Jozini Local Municipality.

Geographical Positioning: 27°45'59.62"S and 32° 5'35.44"E

Map 2: Locality Plan



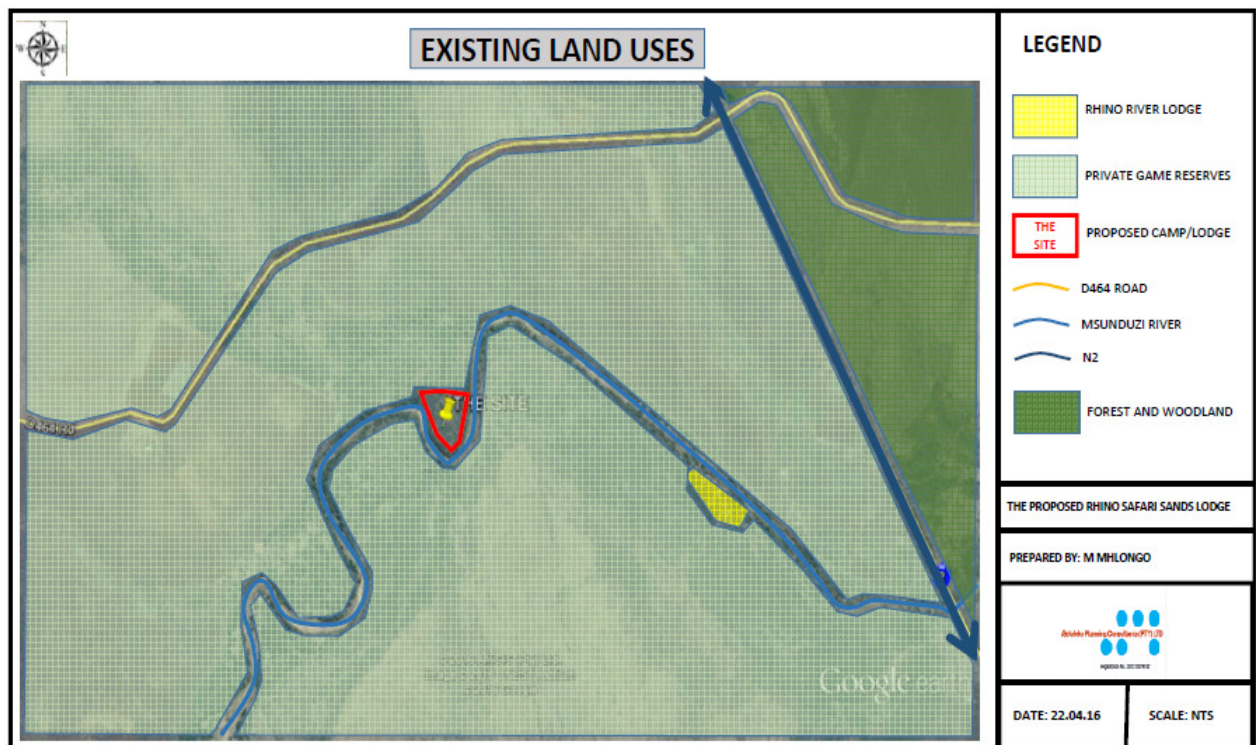
4.5 Existing Land Uses

The subject site is currently vacant.

4.6 Surrounding Land Uses

The subject site is surrounded by lodges within the game reserve; forest and passive open spaces land uses.

Map 3: Existing Land Use Map



4.7 Access to the site

The site gains its access via D464, which is a District Road. The subject site is situated approximately 3 kilometres off N2 via D464 road. Due to the nature of the proposed development, it will not generate major traffic and it will not gain direct access from N2, therefore the traffic impact assessment is deemed not applicable.

Map 4: Access to the Site



5. LEGAL ASPECT

5.1 Registered Property Owner

The property is owned by Wyatts Camp Proprietary Limited and Dale Airton is one of the owners of the property. Please refer to **Annexure B**

Table 2: Property Ownership

Property Description	Extent	Zoning	Land Use	Ownership
Farm Bonzo No. 13728	412,7797 Ha	N/A	Rhino Sands Safari Camps/Lodge	Wyatts Camp Proprietary Limited

Refer to **Annexure B**

5.2 The existing Zoning

The application site is falls outside the draft Municipal Land Use Scheme, therefore it is not zoned. The application is treated as development outside the scheme area since the Land Use Scheme does not cover the subject site and it surroundings.

5.3 Restriction in Title Deed

There are onerous conditions of title that can prevent this development from taking place in the subject site.

5.4 Servitudes and Restrictions

There are no servitudes registered against the property.

6. PHYSICAL SITE CHARACTERISTICS

6.1 Topography and Slope

The subject site is flat and gentle and is suitable for the proposed development.

6.2 Flood line and Wetland Analysis

The subject site is in the close proximity of floodline. However, a flood line assessment was carried out to determine the 1:100 year flood line and the development will take place outside the flood line. No development will take place near the banks of the Msunduzi River, by these mitigation the proposed development confirms with Section 114 of the National Water Act, 1998 (Act 36 of 1998).

7. NEED AND DESIRABILITY

The main intention of this section is to provide proof that there is a need for additional accommodation and leisure facility i.e. Rhino Sands Safari Camps/Lodge in the vicinity of Mkuze Town. The proposed development will be evaluated in terms of the strategic development plans of the Jozini Local Municipality, such Integrated Development Plan and Spatial Development Framework.

7.1 The Need

The uMkhanyakude District and Jozini Municipality is one of the KwaZulu-Natal tourism destination and the demand for accommodation; camping and leisure facility in the area is proven to be increasing. The proposed development will provide additional tourism; holiday and leisure facilities in the area and also provide alternative choices to international and local tourists.

There are similar land uses in the area, however, the proposed development will add value in the surrounding area and provides convenience and level of choices to the users.

The applicant intends to obtain development approval for the proposed Rhino Sands Safari Camps/Lodge to the extent of 2724.55 square metres in order to accommodate the following proposed land uses.

The proposed development will contribute to socio-economic values of the Mkuze Town as a primary economic node of the Municipality. It will also promote a sense of place through aesthetic designs as well as a sense of belonging which will make everyone feel at home.

The proposed development will fulfil the Municipal five years economic; job opportunities and alternative energy development plan in the tourism, arts and sports investment areas such as the following:

- Conference facility accommodating up to 2000 delegates
- Two competitive sports precincts
- **Game farming**
- Build craft centres
- **Adventure tourism (mountains, river streams)**
- **Solar energy**

Table 3: Proposed Development

Proposed Land Uses	Extent (m²)
Main Tent	99,70
River Bar	35,20
Wine Lounge	35,20
Fire Place Deck	250,00
Kitchen Tent	62,30
Kitchen Deck	65,00
Kitchen Storage	24,85
Office Tent	74,70
4 x Single Tents	298,80
7 x Private Court Yard	103,60
3 x Family Tents	224,10
Manager's Cottage	254,70
Vehicle Court	58,20
Entrance Deck	15,00
Pool Deck	147,00
4 x Standard Bathrooms	97,20
20 x Covered Patios	207,70
Care Taker's Cottage	73,70
Workshop Storage	74,40
Game Drive Car Parking	90,00
2 x Staff Canteens	141,60
12 x Staff Rooms	291,60
TOTAL	2724,55

Refer to Annexure C: Site Development Plan

7.2 Desirability

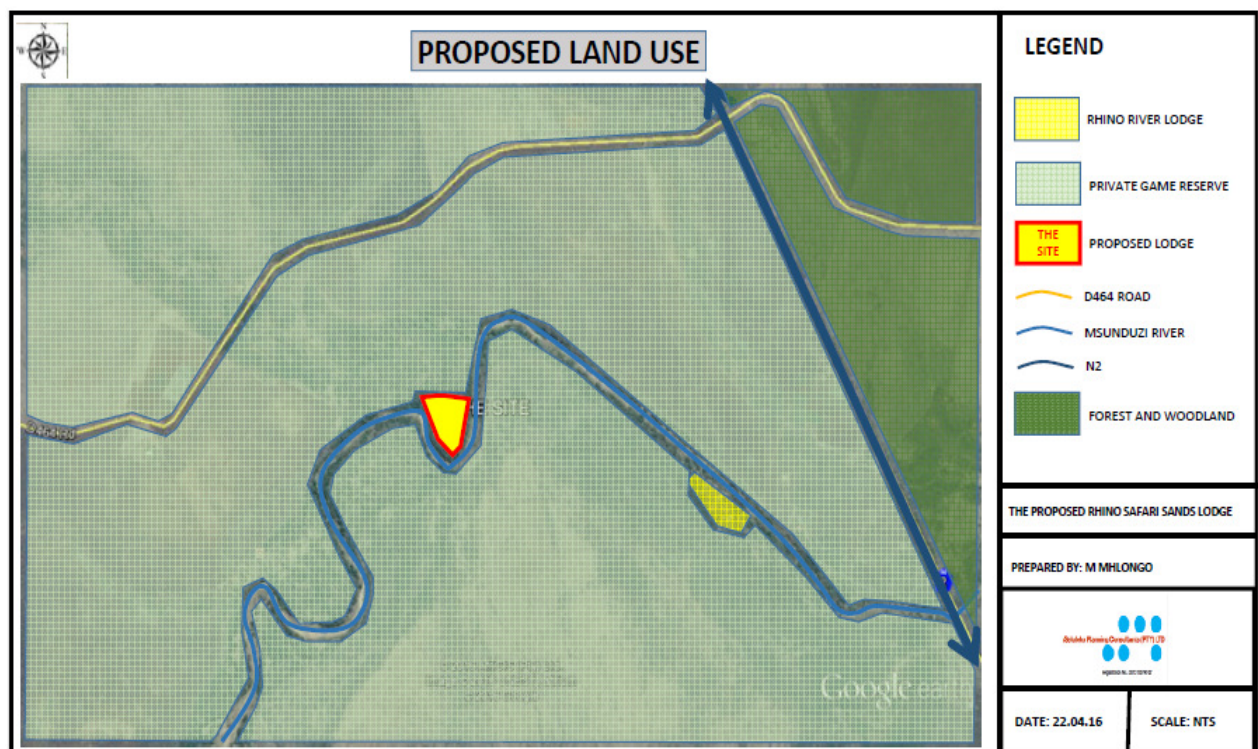
Need has been identified for the proposed development. However, it is deemed necessary to determine if the current site is a desirable location for the development.

The proposed site is situated south-west of Mkuze Town. It is situated within Mkuze Game Reserve and surrounded by lodge and; passive open spaces land uses. The application is highly accessible through D464 road, off N2 primary corridor. In terms of Municipal Spatial Development Framework, D464 is classified as Tertiary corridor (with limited functions) linking the application site via N2 with Mkuze Town; Hluhluwe Town; Mtubatuba Town; Pongola Town and Richards Bay.

The existing road D464 have significant capacity to handle the additional traffic generation and will therefore have no negative impact on the traffic flow and will not pose any nuisance in the surrounding area.

The proposed development also have positive implications with regards to the socio-economic services including provision of job creation, during construction phase and operational phase.

Map 5: Proposed Land Use Map



7.3 Management of the proposed development

The development will be managed by the developer guided by the conditions of establishment that will be determined by the Municipality and other relevant development authorities such as the Department of Economic Development, Tourism and Environmental Affairs. The proposed development will in future be managed via the mechanisms provided in the land use management controls of the Jozini Municipal Land Use Scheme and Bylaw.

7.3.1 Municipal Strategic Planning Directives

7.3.1.1 Integrated Development Plan (IDP): 2015/2016

The proposed development is in line with the provisions of the Municipal Integrated Development Plan. The Jozini Local Municipality 2015/2016 Integrated Development Plan, has the following development objectives and strategies which are linked to the five (5) National Key Performance Areas (KPA's):

- 1) Basic Service Delivery
- 2) Improved Service Delivery and Infrastructure Investment;
- 3) Sustainable Local Economic Development
- 4) Transformation and Institutional Development;
- 5) Municipal Financial Viability and Management; and
- 6) Spatial Planning and Environmental Management

This application would mainly address the following strategic objectives:

- **To ensure development happens in an orderly and controlled fashion**
- **To stimulate Local Economic growth through LED and Tourism initiatives**

The proposed development allows for the socio-economic coordination and expansion of activities within Jozini Town.

The proposed development is in line with following Municipal Development Goal:

- Conducive Environment for job creation
- Poverty alleviation & social welfare
- Tourism development

7.3.1.2 Spatial Planning Framework (SDF)

The 2009 Jozini Local Municipality Spatial Development Framework has been prepared taking into consideration National and Provincial legislation & policy framework. The primary purpose of the Jozini Municipality Spatial Development Framework is to represent the spatial

development goals of the Municipality that result from an integrated consideration and sifting of the spatial implications of different sectoral issues.

The Jozini Municipality SDF informed and guided by the following principles:

- Areas of environmental interest
- Settlement patterns and structure
- Movement patterns and routes
- Areas presenting opportunities
- Areas in need of intervention

The proposed development is situated within the boundaries of Private Game Reserve, some 20 kilometres from Mkuze Town which is one of the Primary Node and primary economic hub of the Jozini Municipality.

The proposed development addresses the following principles which are largely based on the Development Facilitation Act (Act No. 67 of 1995) and Spatial Planning and Land Use Management Act (Act No. 16 of 2013) principles:

Development Facilitation Act Principles:

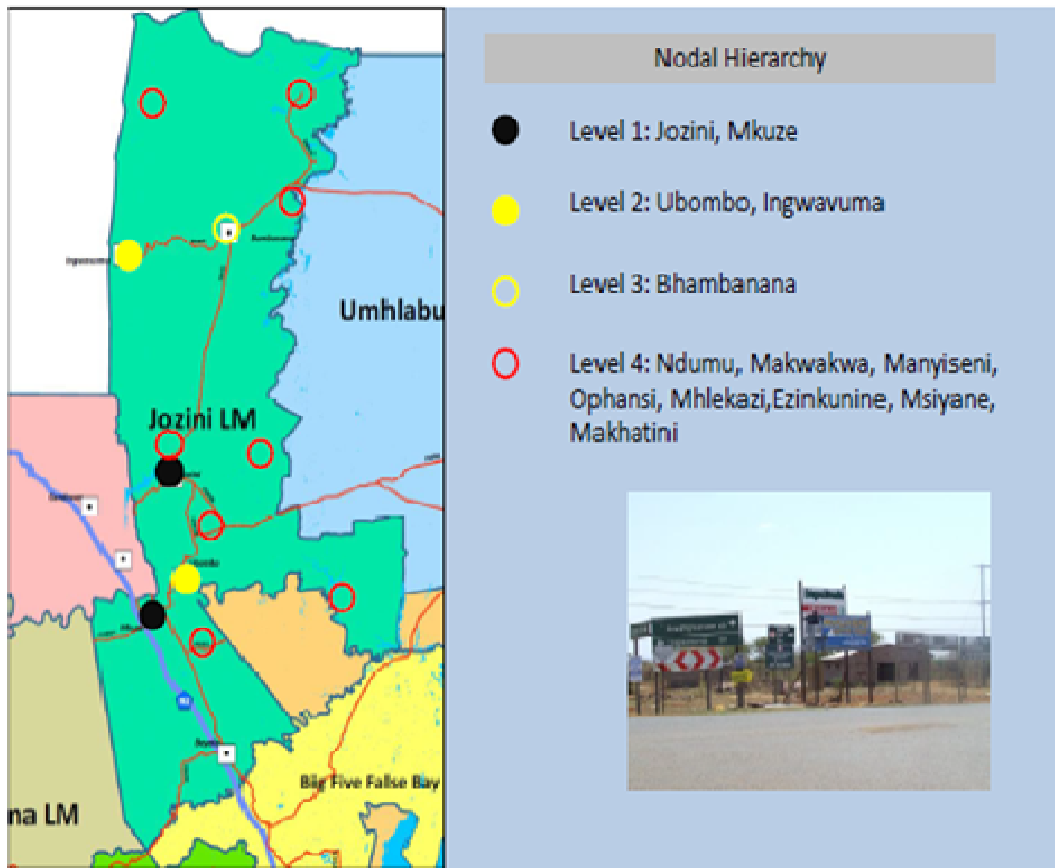
- Development should Integration of social, economic, institutional and environmental aspects
- Development should be within the limited resources (financial, institutional and physical)
- A spatial Development Framework should indicate areas where strategic intervention is required and should act as marketing tool to indicate where development can be promoted.
- Sensitive, vulnerable, highly dynamic or ecosystems require specific attention in management and planning procedures, especially where they are subject to significant human resources usage and development.

Spatial Planning and Land Use Management Act Principles:

- The principle of spatial justice
- The principle of spatial sustainability
- The principle of efficiency
- The principle of spatial resilience
- The principle of good administration

The proposed development is situated outside Mkuze Town, which is classified as a Primary node (economic hub) or level 1 development node. It will contribute towards eco-tourism development, investment and attraction and job creation. Refer to **Map 6**.

Map 6: SDF, Nodes Hierarchy Map



Source: Jozini Municipality, 2009 SDF

7.3.1.3 Population Trends

The table below illustrates population increase between 2001 census and 2007 community survey and the population decrease between 2007 community survey and 2011 census in Jozini Municipality. There are different reasons leading to population decrease, which include amongst others, emigration, death rate etc. Jozini is classified as one of the areas with high population density i.e. more than 50 persons per km², this is due to the variety of services and facilities available in this town.

Table 4: Population Figures

Basic facts	Basic figures		
	Stats SA 2001	Community Survey 2007	Stats SA 2011
Total population	184 052	207 722	186 502
Total number of households	33 534	38 530	38 849
Umkhanyakude District Municipality	573 341	614 046	625 846
Age profile			
0-19	114 095	114 217	101 818
20-64	56 831	85 005	77 256
65+	13 090	8 501	7 428
% Household with no income	49%	47%	43%

Source: Jozini Municipality, 2015/2016 IDP Review

7.3.1.4 Employment and unemployment status

The table below illustrate that about 15950 persons are employed within Jozini Municipal area, 12559 are unemployed and about 12793 have lost hope in looking for jobs.

Table 5: Employment and Unemployment Status

Employed	Unemployed	Discouraged work-seeker	Other not economically active	Total
15950	12559	12793	60921	102223

Source: Jozini Municipality, 2015/2016 IDP Review

The proposed development will provide new temporary jobs in both the construction and operational phases of the development. There will be temporary jobs in construction, civil engineering, provision of services, security and management. The proposed development will contribute in slightly reducing the current unemployment figures.

7.3.1.5 Income status

The table below According indicates that, 84161 of Jozini population i.e. 186502 have a monthly income of R1600 or less. 79767 of this population i.e 186502 have no source of income at all. This means that there high poverty levels within the municipal area.

Table 6: Income Level

Income	Number
No Income	79767
R 1 - R 400	63943
R 401 - R 800	6612
R 801 - R 1 600	13606
R 1 601 - R 3 200	3456
R 3 201 - R 6 400	2251
R 6 401 - R 12 800	2605
R 12 801 - R 25 600	1333
R 25 601 - R 51 200	375
R 51 201 - R 102 400	41
R 102 401 - R 204 800	62
R 204 801 or more	55

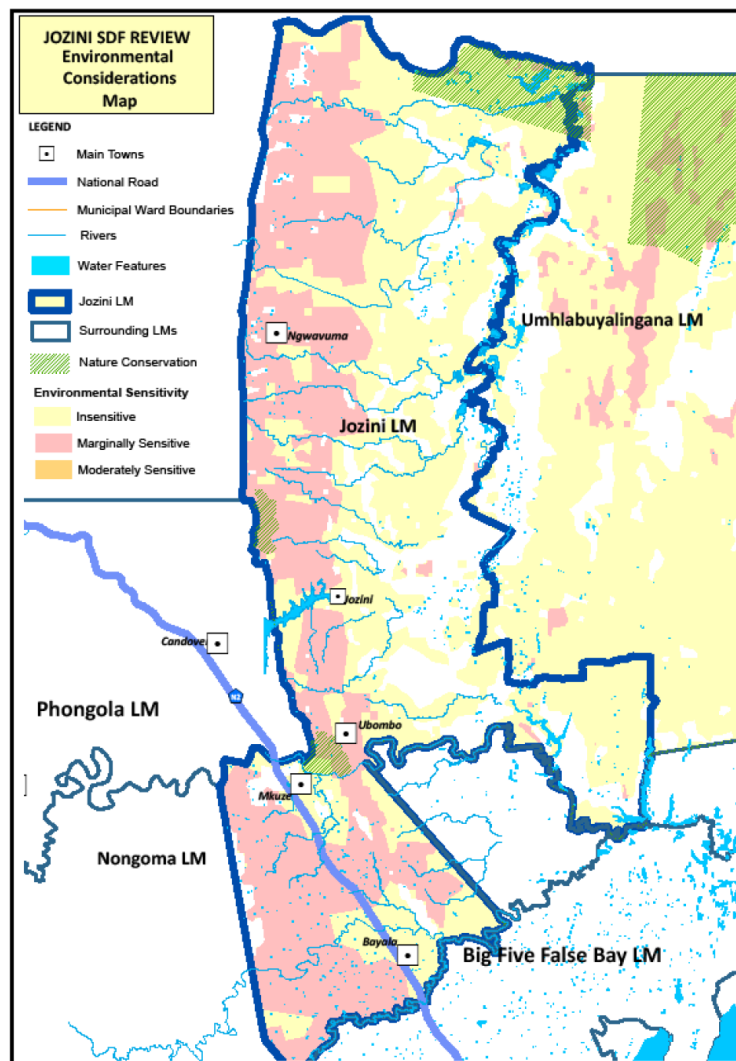
Source: Jozini Municipality, 2015/2016 IDP Review

7.3.2 Environmental Considerations

The Basic Environmental Assessment application together with Environmental Management Programme has been submitted to the Department of Economic Development, Tourism and Environmental Affairs for comments and input. The developer is still waiting for the outcome of the submission from the Department of Economic Development, Tourism and Environmental Affairs. Refer to **Annexure D**

In terms of the 2009 Municipal Spatial Development Framework, subject area falls within an area that is classified as marginally environmental sensitive area. Refer to **Map 7**.

Map 7: Environmental Consideration Map



Source: Jozini Municipality, 2009 SDF

7.3.3 The Impact of Camping/Lodge Development

The camps/lodge development will play an important role to strengthen the Municipality's economic and social perspective as well as the image its image from the sense of place perspective. The good urban design and good architecture will also contribute to the prominence of aesthetics elements.

The proposed development intends to strengthen municipal image and contribute to the good landscaping design and good architecture.

7.3.4 Parking

Secured open air/plan parking bays will be provided onsite.

7.3.5 Noise Nuisance

The noise generated by earth moving machines, delivery vehicles, piling works and the work force during construction have potential negative impact on the surrounding area. However, the following mitigation measures will be put in place:

- Construction activities will be carried out within suitable working hours

The contractor will be responsible for the implementation and compliance with recommendations and conditions of the Environmental Management Programme Report. The contractor will also ensure compliance with the Environmental Management Programme Report at all times during construction phase.

7.3.6 Heritage Consideration

No archaeological material has been identified on the subject site. However, the developer will ensure that any archaeological or historical findings will be reported to the relevant authorities in order to be protected.

7.3.7 Impact on Bulk Infrastructure

7.3.7.1 Water

The proposed development will use water from a registered borehole. The borehole will be approved by relevant authorities to ensure quality for consumption purposes.

7.3.7.2 Sanitation

The proposed development will use septic tank facilities. The septic tank facilities will be regularly serviced and emptied to reduce the risk of surface or groundwater pollution.

7.3.7.4 Stormwater

The suitable stormwater system will be provided on site to ensure that that stormwater is channelled to the nearest natural watercourses.

7.3.7.5 Electricity

The application site falls within the service area of Eskom and UMkhanyakude District Municipality. The proposed development will use for solar energy which will be supplied by the accredited services provider as per Eskom's requirements.

7.3.7.6 General Waste

A waste cage will be built on site and the waste will be disposed by the developer in the Municipality designated landfill site on a regular basis. Waste disposal will take place in terms of Section 20(6) of the Environmental Conservation Act (Act No. 73 of 1989).

7.3.8 Geotechnical Investigation

The geotechnical conditions of the subject site deemed suitable for the proposed development and there is no evidence of unstable soil conditions.

7.3.10 Compliance with Planning Legislative Framework

7.3.10.1 Compliance with KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008)

The KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008) prescribed seventeen (17) principles that needs to be considered when submitting the development application to the Municipality. The Municipality will use these principles to determine the merits of proposed development on land situated outside area of a scheme

The above-mentioned principles are listed in the following PDA sections:

Chapter 4, Section 42- Development of land situated outside area of Scheme

The application complies with all Section 42 principles, which are listed below:

- a) *the application contemplated in item 1(2) of Schedule 1 of the KZN PDA;*
- b) *comments in response to the invitation for public comment on the proposal;*
- c) *the registered planner's written evaluation and recommendation on the proposal and certificate of compliance of the proposal with the Act;*
- d) *the potential impact of the proposal on the environment, socio-economic conditions, and*

- cultural heritage;*
- e) the impact of the proposal on existing or proposed developments or land uses in the vicinity, or on existing developmental or mineral rights;*
 - f) the provision and standard of engineering services;*
 - g) the impact of the proposal on the national, provincial and municipal road networks, public transport, municipal services, sewage, water and electricity supply, waste management and removal, policing and security;*
 - h) access to public transport and health and educational facilities;*
 - i) the historical effects of past racially discriminatory and segregatory legislation on land ownership, land development and access to engineering services and public facilities, and the need to address the historical imbalances;*
 - j) the protection or preservation of cultural and natural resources, including agricultural resources, unique areas or features and biodiversity;*
 - k) the natural and physical qualities of the land;*

 - l) the general principles for land development as stated in section 3 of the Development Facilitation Act, 1995 (Act No. 67 of 1995), other national norms and standards, frameworks and policies contemplated in section 146(2)(b) of the Constitution;*
 - m) the provincial planning and development norms and standards;*
 - n) the municipality's integrated development plan;*
 - o) the municipality's scheme;*
 - p) any local practice or approach to land use management that is consistent with –*
 - (i) the laws of the Republic;*
 - (ii) the provincial planning and development norms and standards;*
 - (iii) the municipality's integrated development plan;*
 - (iv) the municipality's scheme; and*
 - q) any other relevant information.*

The necessary and adequate information to allow the Municipality to consider this application has been considered and provided.

7.3.10.2 Compliance with DFA Principles

The proposed development achieves the objectives of sub-principle 3(1)(c)(i), (ii) (iv), (v) and and of sub-principle 3(1)(h)(iii) in that the development will:

- (i) promote the integration of the social, economic, institutional and physical aspects of land development;
 - the application site is suitable to promote a development of intended nature due to its accessibility and close proximity to Mkuze town.
 - Land use rights will be assigned for development management purposes
- (ii) promote integrated land development in rural and urban areas;
 - The proposed development will provide support in the expansion of socio-economic services in close proximity of Mkuze Town.
 - The proposed development will provide employment to people from urban and rural areas.

- (iv) optimise the use of existing resources;
 - The proposed development is dependent on bulk infrastructure provided by the District and Local Municipality, which is already installed in the surrounding area.
 - The land is not regarded as high potential agricultural land as it is surrounded by, and lodges.
 - The proposed development fit in well with the existing development and movement patterns of the area.
- (v) promote a diverse combination of land uses;
 - The proposed development promotes a diverse combination of land uses with existing land uses.
- (vii) promote sustained protection of the environment
 - The proposed development promotes environmental protection and consideration as well as sustainable land development.

It be noted that, although the Development Facilitation Act (Act No. 67 of 1995) has been repealed, and replaced by the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) principles. However, the KwaZulu-Natal Planning and Development Act, still requires DFA principles to be address.

This application has addressed the DFA principles without any contradiction.

7.3.10.3 SPLUMA Principles

Section 7, of Chapter 2 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) prescribed twenty two (22) principles that needs to be considered when submitting the development application to the Municipality. The Municipality will use these principles to determine the merits of the development.

The application complies with SPLUMA development principles, which are listed below:

- a) The principle of spatial justice
- b) The principle of spatial sustainability
- c) The principle of efficiency
- d) The principle of spatial resilience
- e) The principle of good administration

7.3.10.4 Compliance with SPLUMA Principles

The development comply and achieves the objectives of principle **(b)** (i) and (iii); principle of principle **(c)** (i) and principle **(e)** (i)-(ii):

(b) the principle of spatial sustainability

- (i) promote land development that is within the fiscal, institutional and administrative means of the Republic;
 - All the development financial requirements will be borne by the developer, and in case the Municipality is responsible for any financial activities it will be in line with the approved 2016/2017 fees and tariffs
- (iii) uphold consistency of land use measures in accordance with environmental management instruments
 - The development promotes environmental protection and consideration as well as sustainable land development.

(c) the principle of efficiency

- (i) land development optimises the use of existing resources and infrastructure
 - The development will ensure the optimisation of available and existing infrastructure and resources.

(e) the principle of good administration

- (i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.
 - The application has been submitted to all relevant authorities for their scrutiny and inputs
- (iii).The requirements of any law relating to land development and land use are met timeously.
 - The application will adhere and meet to all the planning related legislation and policies.

7.3.10.5 Compliance with Municipal Town Planning Scheme

The application site is situated within outside Mkuze Town, and the subject area is not incorporated covered in the draft Municipal Land Use Scheme. Therefore, the application is treated as the development situated outside the Scheme Area. However, the conditions of establishment to be issued by the Municipality will address the land development control parameters in with the Municipal Land Use Scheme which is yet to be adopted.

7.3.10.6 Occupation health and Safety Implications

The applicant will ensure that occupation and safety requirements are in place at all times and that workers are provided with adequate protective gear.

7.3.10.7 Environmental Health Implications

The applicant will ensure that the hygiene requirements are met in order to promote healthy environment within the development

7.3.10.8 Land Claims Status

The developer contacted the Regional Land Claims Commission for verification whether the site is subjected any land claims. The Regional Land Claims confirmed that there subject site falls under the Mkuze Community Land Claim, however, the claim was later amended to exclude the project site. Refer to **Annexure E**

8. CONCLUSION AND RECOMMENDATIONS

The purpose of this application is to motivate for the authorisation of the proposed Rhino Sands Safari Camp/Lodge development. The approval of the application will result in the provision of additional socio-economic services within the Municipality, specifically, Mkuze Town.

The proposed complies with good town planning principles and regulations. It is therefore respectfully requested that the Jozini Local Municipal Council to favourable consider the application situated on Farm Bonzo No. 13728.

The approval of the application will also contribute in job opportunities (temporal and permanent), skills development, tourism attraction and investment.

ANNEXURE A: Certificate of Authority for Signatory

ANNEXURE B: Proof of Ownership (Deed of Transfer)

ANNEXURE C: Site Development Plan (SDP)

ANNEXURE D: Environmental Management Programme Report

ANNEXURE E: Letter from the Regional Land Claims Commission

MAP 3 AND 5