

**AGENDA of the  
Portfolio Committee: Planning and Development  
17 February 2026  
(Also the agenda for the Mayoral Committee Meeting: 25 February 2026)**

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**3.**

**APPROVAL FOR THE ALIENATION AND TRANSFER OF SEVERAL PORTIONS OF LAND TO THE DEPARTMENT OF INFRASTRUCTURE (WESTERN CAPE) FOR THE UPGRADE OF TRUNK ROAD 28/1 BETWEEN VERMONT AND SANDBAAI**

**A Le Roux  
14 January 2026**

**Divisional Manager: Property Management**

**(028) 316 - 5623**

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**1. Executive Summary**

To obtain approval for the alienation and transfer of several portions of municipal owned land to the Western Cape Government (Department of Infrastructure) (“WCG”) for the upgrading of Trunk Road 28/1 between Vermont and Sandbaai.

The relevant portions of the properties are as follow:

	<b><u>Erf number</u></b>	<b><u>Size</u></b>	<b><u>Sketch</u></b>	<b><u>Annexure</u></b>
1	A portion of Remainder Farm No. 581 (Onrustrivier)	±14,682m <sup>2</sup>	5	<b>A1-3</b>
2	A portion of Erf 4692 Onrustrivier	±298m <sup>2</sup>	7	<b>B1-2</b>
3	A portion of Remainder Erf 1291 Sandbaai	±1,401m <sup>2</sup>	19	<b>C1-2</b>
4	A portion of Remainder Portion 340 (A portion of Portion 4) of Farm No 581 (Onrustrivier)	±493m <sup>2</sup>	14	<b>D1-2</b>

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Planning and Development  
Property Management

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
The encouragement of structured community participation in the matters of the municipality  
Promotion of tourism, economic and social development

**4. Delegated Authority**

None

**5. Legal Requirements**

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- J Local Government: Municipal Financial Management Act (Act 56 of 2003) (“MFMA”)
- J Municipal Asset Transfer Regulations (R. 878 of 2008)
- J Administration of Immovable Property Policy of the Overstrand Municipality, as amended

## 6. Background/Discussion/Evaluation/Conclusion

### Background/Discussion

#### Properties:

The Municipality received a request from WCG to purchase several portions of municipal owned land in order to upgrade and widen the provincial road between Vermont and Sandbaai, to the benefit of the community. This request was done by means of expropriation notices, although formal transfer processes will be followed.

The request to purchase received was for the following municipal owned properties:

	<b><u>Erf number</u></b>	<b><u>Size</u></b>	<b><u>Sketch</u></b>	<b><u>Annexure</u></b>
1	A portion of Remainder Farm No. 581 (Onrustrivier)	±14,682m <sup>2</sup>	5	<b>A1-3</b>
2	A portion of Erf 4692 Onrustrivier	±298m <sup>2</sup>	7	<b>B1-2</b>
3	A portion of Remainder Erf 1291 Sandbaai	±1,401m <sup>2</sup>	19	<b>C1-2</b>

A request was also received to purchase the following property that vested in the Municipality in terms of section 37 of the Western Cape Land Use Planning Act (No. 2 of 2014) and has since been transferred to the Municipality.

	<b><u>Erf number</u></b>	<b><u>Size</u></b>	<b><u>Sketch</u></b>	<b><u>Annexure</u></b>
4	A portion of Remainder Portion 340 (A portion of Portion 4) of Farm No 581 (Onrustrivier)	±493m <sup>2</sup>	14	<b>D1-2</b>

WCG will have to attend to the necessary Town Planning procedures (subdivision, rezoning, etc.) and transfer of the properties in question at their own cost. The transfers in the Deeds Office will be attended to by the State Attorneys.

#### Valuation:

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WCG appointed JJ Neethling Property Valuers to obtain the market related prices for the portions of properties in question. According to Mr Neethling the subject properties can only be sold to owners of the adjacent properties. The shape of the subject properties makes it unsuitable to be a viable building opportunity. Should the subject properties be sold, the security complex would be left without an access route. In his opinion it would not be legal to sell the properties. Taken these factors into account he is of the opinion that the subject properties cannot be sold in the open market and therefore it has no market value as such. His recommendation is that an amount based on 25% of the market value of the adjacent land is used to determine the amount of compensation.

The following prices (VAT excluded) were received from WCG should we wish to be compensated for the portions of property:

	<b>Erf number</b>	<b>Size</b>	<b>Value/m<sup>2</sup></b>	<b>@ 25%</b>	<b>Total Value (VAT excluded)</b>
1.	A portion of Remainder Farm No. 581 (Onrustrivier)	±14,682m <sup>2</sup>	R200.00	@ 25%	R734,100.00
2.	A portion of Erf 4692 Onrustrivier	±298m <sup>2</sup>	R1,600.00	@ 25%	R119,200.00
3.	A portion of Remainder Erf 1291 Sandbaai	±1,401m <sup>2</sup>	R200.00	@ 25%	R24,650.00
4.	A portion of Remainder Portion 340 (A portion of Portion 4) of Farm No 581 (Onrustrivier)	±493m <sup>2</sup>	R200.00	@ 25%	R70,050.00
<b>TOTAL</b>					<b>R948,000.00</b>

### **Evaluation**

A: Administration of Immovable Property Policy of the Overstrand Municipality:

The following conditions of the said Policy will apply:

***Paragraph 5: “The Municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a municipal immovable property needed to provide the minimum level of basic services, save where the transfer is to another organ of state, as provided for in section 14(6) of the MFMA read with Regulation 24 in Chapter 3 of the MATR.”***

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The portions of properties envisaged to be alienated runs alongside the R43. It is not foreseen that it will be needed for the provision of basic municipal services. Where current services are affected, servitudes will be registered as the portions are only needed to widen the current road and no buildings will be erected on it.

***Paragraph 12.1: “Paragraph 7 and 10 above do not apply to the transfer of immovable property to another municipality or to a municipal entity or to a national or provincial organ of state in circumstances and in respect of categories of assets approved by the National Treasury in Regulation 20 of the MATR, provided that such transfers are in accordance with a prescribed framework contained in Chapter 3 of the MATR.”***

Regulation 20 determines, amongst others that, “Section 14(1) to (5) of the Act does not apply if a municipality or municipal entity transfers a capital asset to an organ of state in any of the following circumstances:

- (f) any other circumstance not provided in paragraph (a) to (e), provided that:
  - (i) the capital asset to be transferred is determined by Council to “be not needed for the provision of the minimum level of basic municipal services and to be surplus to the requirements of the municipality; and...”

The subject portions of properties are needed to widen the current R43 road between Vermont and Sandbaai. This specific portion of road is very narrow and accidents occur there regularly. There is also regularly backed-up traffic, especially during holiday seasons.

***Paragraph 12.2: “Where the requirements stipulated in Chapter 3 of the MATR are met, then notwithstanding the fact that the transfer or disposal may be in respect of immovable property which is required to provide the minimum level of basic services, such disposals need not be at market related value and do not require a public participation process described in the MATR in respect of non-exempted disposals.”***

As the portions of properties will be alienated to an organ of state and further as the purpose for which the properties will be utilised is of great value and advantage to the community, the properties may be alienated and transferred without following a public participation process.

***Paragraph 28: “All costs pertaining to a transaction shall be borne by the successful bidder/purchaser, e.g. survey, advertisements, valuation, rezoning, relocation or provision of services where***

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*necessary, etc. The Municipality may, however, waive its right to claim the costs should it be to its advantage to bear the costs.”*

WCG will be held liable for all cost pertaining to the transactions.

***Paragraph 31: “Where immovable property is alienated for development, a condition, taking into consideration the nature of development, might be included in the Deed of Sale stipulating that such development must be completed within two years from date of registration. Likewise a condition may be included in the agreement to provide for forfeiture in the event that the development has not been completed within the required time period, unless a written extension has been granted by the Municipality.”***

A condition to this effect will be included in the Deed of Sale

***Paragraph 32: “Save with prior approval, the immovable property alienated may only be used for the purpose for which it was originally sold and purposes permitted by town planning scheme regulations pertaining to such purposes.”***

A condition to this effect will be included in the Deed of Sale.

**B: Advertisement/Notification**

As the properties are exempted in terms of Regulation 20 of the MATR and alienated and transferred to an organ of state for the advantage of the community the alienation and transfer of the properties do not have to follow a public participation process.

**Conclusion**

Taking the above discussion into consideration, it is recommended that the direct alienation and transfer of the following properties to WCG for road widening purposes be approved:

1. A portion of Remainder Farm No. 581 (Onrustrivier), ±14,682m<sup>2</sup> in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded) (being 25% of R200.00/m<sup>2</sup>);
2. A portion of Erf 4692 Onrustrivier, ±298m<sup>2</sup> in extent, at an amount of R400.00/m<sup>2</sup> (FOUR HUNDRED RAND PER SQUARE METRE) (VAT excluded) (being 25% of R1,600.00/m<sup>2</sup>);

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3. A portion of Remainder Erf 1291 Sandbaai,  $\pm 1,401\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded) (being 25% of R200.00/m<sup>2</sup>), and
4. A portion of Remainder Portion 340 (a portion of Portion 4) of Farm No 581 (Onrustrivier),  $\pm 493\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded) (being 25% of R200.00/m<sup>2</sup>).

Furthermore, wcg will be liable for all cost involved to affect transfer of the properties in the deeds office. Subsequently additional costs will entail the subdivision and rezoning of the properties and the registration of servitudes for services, if necessary.

#### **7. Financial Implications**

The Municipality stands to gain an income to the amount of  $\pm R948,000.00$  (NINE HUNDRED AND FORTY-EIGHT THOUSAND RAND) (VAT excluded).

#### **8. Staff Implications**

None

#### **9. Comments from other Departments, Divisions and Administrations**

**Divisional Manager: Expenditure, Fleet & Assets Management: Mr J Vorster**

*“Remainder Portion 340 (A portion of Portion 4) of Farm No 581 (Onrustrivier) is currently zoned as Transport Zone 2: Road and Parking. As the property was transferred to the Municipality after the closure of the Fixed Asset Register for 2024/2025, it is not currently recognised in the Fixed Asset Register. The property will be recognised in the register for the 2025/2026 financial year and the subsequent alienation of a portion thereof must be accounted for at the selling price in order to remove it from the Fixed Asset Register and to account for the gain / (loss).*

*The following portions of municipal properties are currently included as part of the overall extent of the respective municipal properties in the Fixed Asset Registers for Property Plant & Equipment (PPE) Land as on 30 June 2025:*

<u>Erf number</u>	<u>Property value (VAT excluded)</u>
1 Remainder Farm No. 581 (Onrustrivier)	$\pm R15,520,000.00$
2 Erf 4692 Onrustrivier	$\pm R15,500.00$
3 Remainder Erf 1291 Sandbaai	$\pm R6,200,000.00$

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*In terms of Generally Recognised Accounting Practices 17 (“GRAP 17”) the properties must be registered in the Fixed Asset Register and the subsequent alienation thereof must be accounted for at the selling price in order to remove it from the Fixed Asset Register and to account for the gain / (loss).*

*As the application complies with the Administration of Immovable Property Policy, there is no objection.”*

**Town Planner: Mr H Olivier**

*“Rem Ptn 340 (a ptn of ptn 4) of the farm Onrust river No 581. – It is zone Transport Zone 2: Road and Parking (TR2 B) and is a public road portion. This portion must be subdivided from the property.*

*Erf 4692, Onrustrivier - It is zone Transport Zone 2: Road and Parking (TR2 B) and is a public road portion. This portion must be subdivided from the property. There will have to be consultation with the SG Office as it entails the subdivision of a public road in their records and could be considered as an amendment of a General Plan.*

*Rem of the farm Onrust River No. 581 – It is zoned Utility Zone: Utility Services (UT). The portions will have to be subdivided and rezoned to Transport Zone 2: Road and Parking (TR2 B).*

*Rem. Erf 1291, Sandbaai – The larger portion on the eastern side is zoned Utility Zone: Utility Services (UT). It must be subdivided and rezoned to Transport Zone 2: Road and Parking (TR2 B). The smaller portion on the western side in Zoned Open Space zone 2: Public Open Space (OS2) and it must be closed, subdivided, and rezoned to Transport Zone 2: Road and Parking (TR2 B).”*

**Manager: Environmental Management & Conservation: Ms P Aplon**

*“This office has no objection to this proposed land sale for the listed properties in the memo. It should be pointed out that the most environmentally sensitive site is located in the section along the Onrus bridge, which is adjacent to Rem Erf 1291 Sandbaai. Below comments is not related to the approval of this application, but the planning and construction stage. Please provide a sketch of the duelling of the Onrus River bridge, indicating elevations, piers and method statement for construction work over river. The proposed widening of the bridge should not impede on the freshwater inflow into the Onrus estuary.”*

**Comments from Property Administration Department:**

The second part of the comment to be addressed in the planning and construction stage.

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**Senior Superintendent: Traffic Operations: Mr P de Gruchy**

*“The Traffic Department has no objection towards this application. Our infrastructure is not capable of handling the amount of vehicular traffic in peak hours and festive seasons. This will indeed assist our department in the long run. It will definitely have an impact on the current traffic flow, but Traffic Operational can convene with the contractor, to put measures in place to alleviate major impact on traffic flow.”*

**Manager: Bulk Water Services: Mr P Robinson**

*“The municipal bulk waterline from Preekstoel to Fisherhaven runs through or close to these properties. The waterline must be relocated or where necessary a servitude registered to protect the waterline. I know that EFG had plans to install a new waterline.”*

Comments from Property Administration Department:

The deed of sale will make provision for the relocation of services where necessary.

**Divisional Manager: Building Control: Mr L Coetzee**

*“No objection.”*

**Chief: Fire Management, Rescue & Disaster Management: Mr L Smith**

*“No objection from Fire Services.”*

**10. Annexures**

Annexure A1 - 3: Remainder Farm No 581 (Onrustrivier)

Annexure B1 – 2: Erf 4692 Onrustrivier

Annexure C1 – 2: Remainder Erf 1291 Sandbaai

Annexure D1 – 2: Remainder Portion 340 (A portion of Portion 4) of Farm No 581 (Onrustrivier)

**RECOMMENDATION TO THE COUNCIL:**

1. that the direct alienation (sale) and transfer of the following properties to the Western Cape Government (Department of Infrastructure) for road widening purposes **be approved:**
  - (a) a portion of Remainder Farm No. 581 (Onrustrivier), ±14,682m<sup>2</sup> in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded);

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- (b) a portion of Erf 4692 Onrustrivier,  $\pm 298\text{m}^2$  in extent, at an amount of R400.00/m<sup>2</sup> (FOUR HUNDRED RAND PER SQUARE METRE) (VAT excluded);
  - (c) a portion of Remainder Erf 1291 Sandbaai,  $\pm 1,401\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded), and
  - (d) a portion of Remainder Portion 340 (a portion of Portion 4) of Farm No 581 (Onrustrivier),  $\pm 493\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded).
2. that a condition be registered in the title deeds of the said portions of properties to be alienated and transferred that no structures of any kind may be erected thereon;
  3. that the alienation and transfer of the said portions of properties be subject to obtaining the necessary subdivision, closure, rezoning and consolidation approvals;
  4. that the costs of the valuation, subdivision, closure and possible consolidation, rezoning and transfer costs be paid by the Western Cape Government (Department of Infrastructure);
  5. that, where necessary, servitudes be registered in favour of and to the satisfaction of the Overstrand Municipality in relation to any existing services on the properties, at the cost of the Western Cape Government (Department of Infrastructure);
  6. that a condition be included in the Deed of Sale that the Western Cape Government (Department of Infrastructure), its agents and contractors must at own cost attend to the relocation of services where requested, and
  7. that it be noted that the portions of municipal properties envisaged to be alienated is not required for the provision of the minimum level of basic services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

<b>RESPONSIBLE OFFICIAL:</b>	<b>M ERASMUS</b>
<b>TARGET DATE FOR IMPLEMENTATION:</b>	<b>28 MARCH 2026</b>
<b>TARGET DATE TO INFORM APPLICANT:</b>	<b>21 MARCH 2026</b>

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**3.**

**APPROVAL FOR THE ALIENATION AND TRANSFER OF SEVERAL PORTIONS OF LAND TO THE DEPARTMENT OF INFRASTRUCTURE (WESTERN CAPE) FOR THE UPGRADE OF TRUNK ROAD 28/1 BETWEEN VERMONT AND SANDBAAI**

**A Le Roux  
14 January 2026**

**Divisional Manager: Property Management**

**(028) 316 - 5623**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON 17 FEBRUARY 2026, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE COUNCIL:**

1. that the direct alienation (sale) and transfer of the following properties to the Western Cape Government (Department of Infrastructure) for road widening purposes **be approved**:
  - (a) a portion of Remainder Farm No. 581 (Onrustrivier),  $\pm 14,682\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded);
  - (b) a portion of Erf 4692 Onrustrivier,  $\pm 298\text{m}^2$  in extent, at an amount of R400.00/m<sup>2</sup> (FOUR HUNDRED RAND PER SQUARE METRE) (VAT excluded);
  - (c) a portion of Remainder Erf 1291 Sandbaai,  $\pm 1,401\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded); and
  - (d) a portion of Remainder Portion 340 (a portion of Portion 4) of Farm No 581 (Onrustrivier),  $\pm 493\text{m}^2$  in extent, at an amount of R50.00/m<sup>2</sup> (FIFTY RAND PER SQUARE METRE) (VAT excluded).
2. that a condition be registered in the title deeds of the said portions of properties to be alienated and transferred that no structures of any kind may be erected thereon;
3. that the alienation and transfer of the said portions of properties be subject to obtaining the necessary subdivision, closure, rezoning and consolidation approvals;
4. that the costs of the valuation, subdivision, closure and possible consolidation, rezoning and transfer costs be paid by the Western Cape Government (Department of Infrastructure);

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5. that, where necessary, servitudes be registered in favour of and to the satisfaction of the Overstrand Municipality in relation to any existing services on the properties, at the cost of the Western Cape Government (Department of Infrastructure);
6. that a condition be included in the Deed of Sale that the Western Cape Government (Department of Infrastructure), its agents and contractors must at own cost attend to the relocation of services where requested; and
7. that it be noted that the portions of municipal properties envisaged to be alienated is not required for the provision of the minimum level of basic services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

<b>RESPONSIBLE OFFICIAL:</b>	<b>M ERASMUS</b>
<b>TARGET DATE FOR IMPLEMENTATION:</b>	<b>28 MARCH 2026</b>
<b>TARGET DATE TO INFORM APPLICANT:</b>	<b>21 MARCH 2026</b>

## ANNEXURE A1

PROVINCIAL ADMINISTRATION : WESTERN CAPE    PROVINSIALE ADMINISTRASIE : WES-KAAP  
 DEPARTMENT OF INFRASTRUCTURE    DEPARTEMENT VAN INFRASTRUKTUUR  
 TRANSPORT INFRASTRUCTURE    TAK INFRASTRUKTUUR

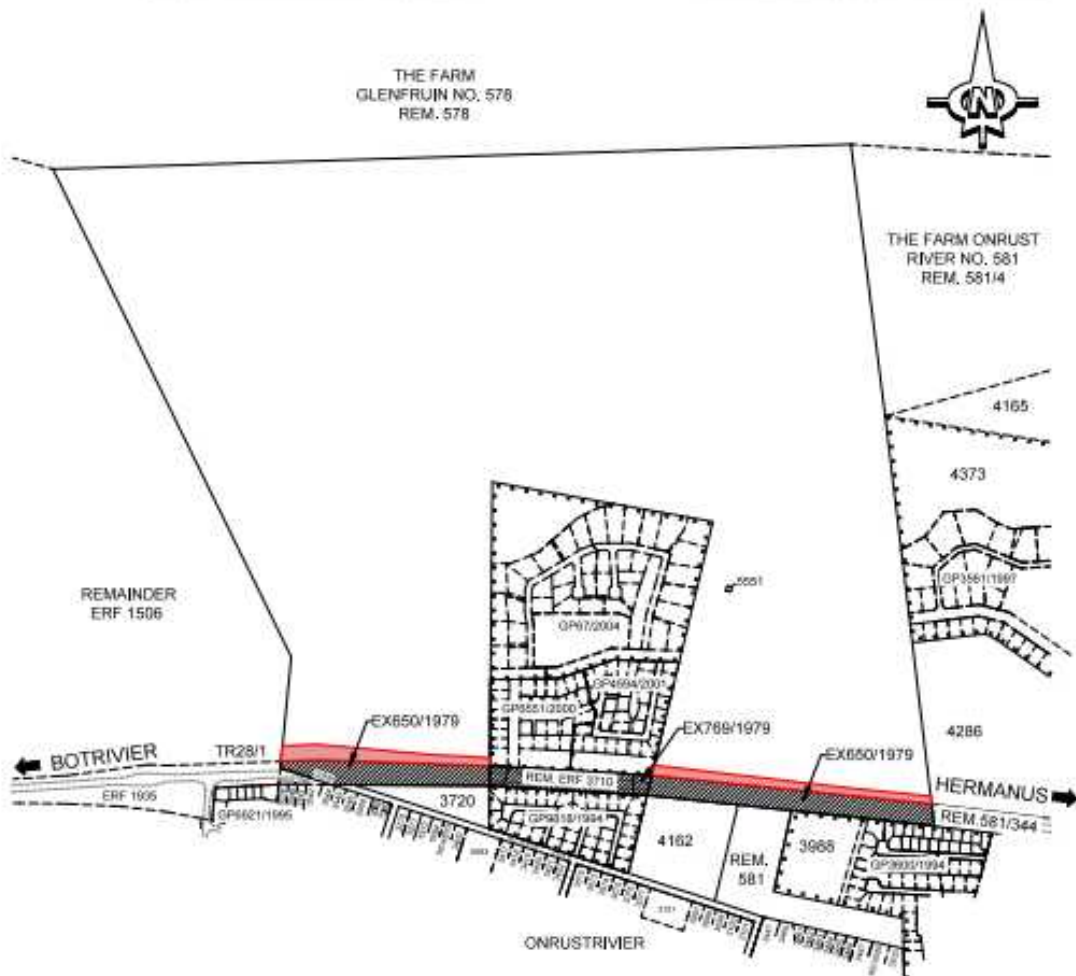
FILE NO. \_\_\_\_\_ SKETCH NO. 5  
 LEER \_\_\_\_\_ SKETS \_\_\_\_\_

PROPERTY REM OF THE FARM ONRUST RIVER NO. 581  
 EINDOM \_\_\_\_\_

SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON IN EXTENT UNKNOWN  
 GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_ GROOTTE \_\_\_\_\_

OWNED BY MUN OVERSTRAND TRANSFER TRANSFER NO. T13893/1941  
 EIGENDOM VAN \_\_\_\_\_

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 1,4682Ha IN EXTENT  
 DIE ONTERENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER \_\_\_\_\_ GROOT  
 S.G. DIAGRAM NO. 1268/1903 S.G. COMPILATION NO. 3369  
 L.G. KAART \_\_\_\_\_ L.G. SAMESTELLING \_\_\_\_\_

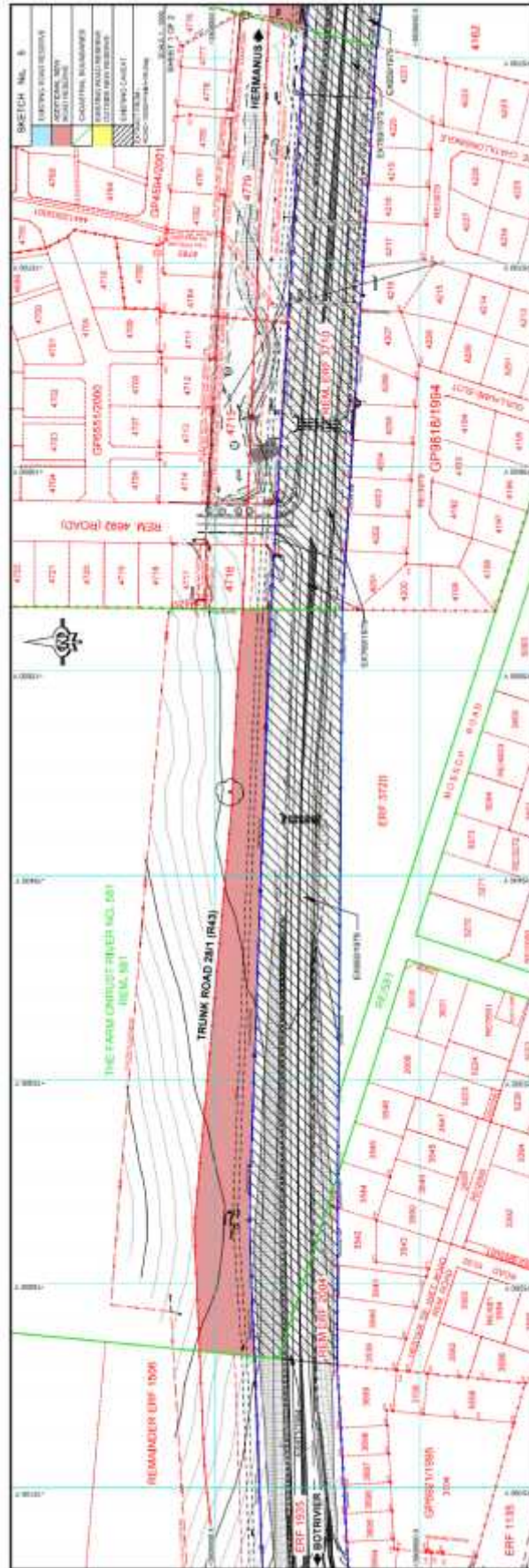


NOTE: ONLY A SECTION OF REM. OF THE FARM  
 ONRUST RIVER NO. 581, IS SHOWN

SCALE  
 SKAAL 1 : 10000

COMPILED BY  
 SAMESTELLING DOUR EFG ENGINEERS

DATE  
 DATUM OCTOBER 2024 AA

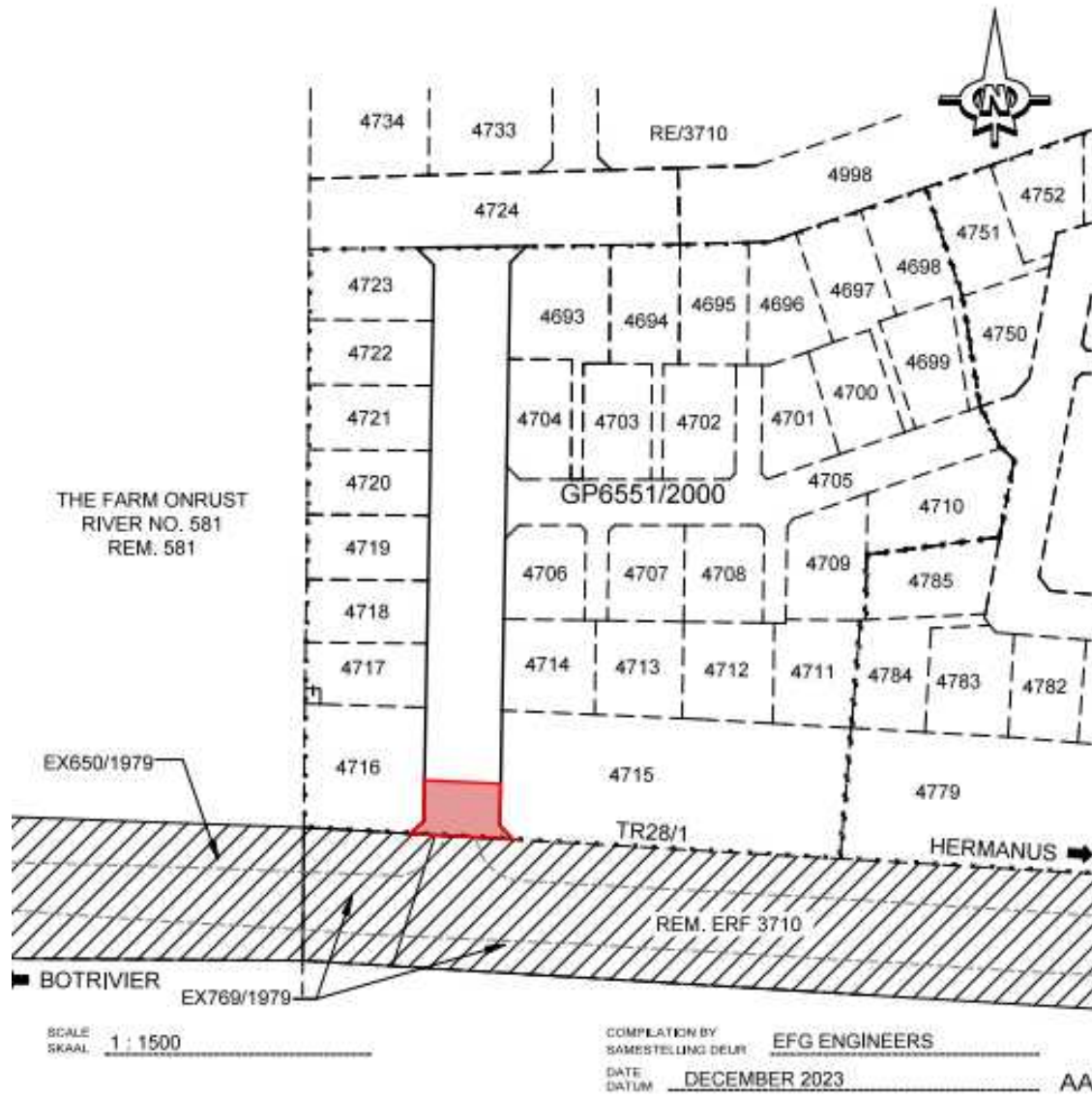




**ANNEXURE B1**

PROVINCIAL ADMINISTRATION : WESTERN CAPE    PROVINSIALE ADMINISTRASIE : WES-KAAP  
 DEPARTMENT OF INFRASTRUCTURE    DEPARTEMENT VAN INFRASTRUKTUUR  
 TRANSPORT INFRASTRUCTURE    TAK INFRASTRUKTUUR

FILE NO. \_\_\_\_\_ SKETCH NO. 7  
 LEER \_\_\_\_\_ SKETS \_\_\_\_\_  
 PROPERTY ERF 4692, ONRUSTRIVIER  
 EENDOM \_\_\_\_\_  
 SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON    IN EXTENT 0,0000Ha  
 GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_ IN EXTENT GROOTTE \_\_\_\_\_  
 OWNED BY \_\_\_\_\_ TRANSFER NO. T27763/2018  
 EENDOM VAN MUN OVERSTRAND    TRANSPORT \_\_\_\_\_  
 THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 0,0298Ha    IN EXTENT  
 DIE ONTRENDE GEDEELTE, ROOFGEKLEUR, IS ONGEVEER \_\_\_\_\_ IN EXTENT GROOT \_\_\_\_\_  
 S.G. DIAGRAM NO. 4434/2001    S.G. COMPLETION NO. 438, 3369  
 L.G. KAART \_\_\_\_\_ L.G. SAMESTELLING \_\_\_\_\_



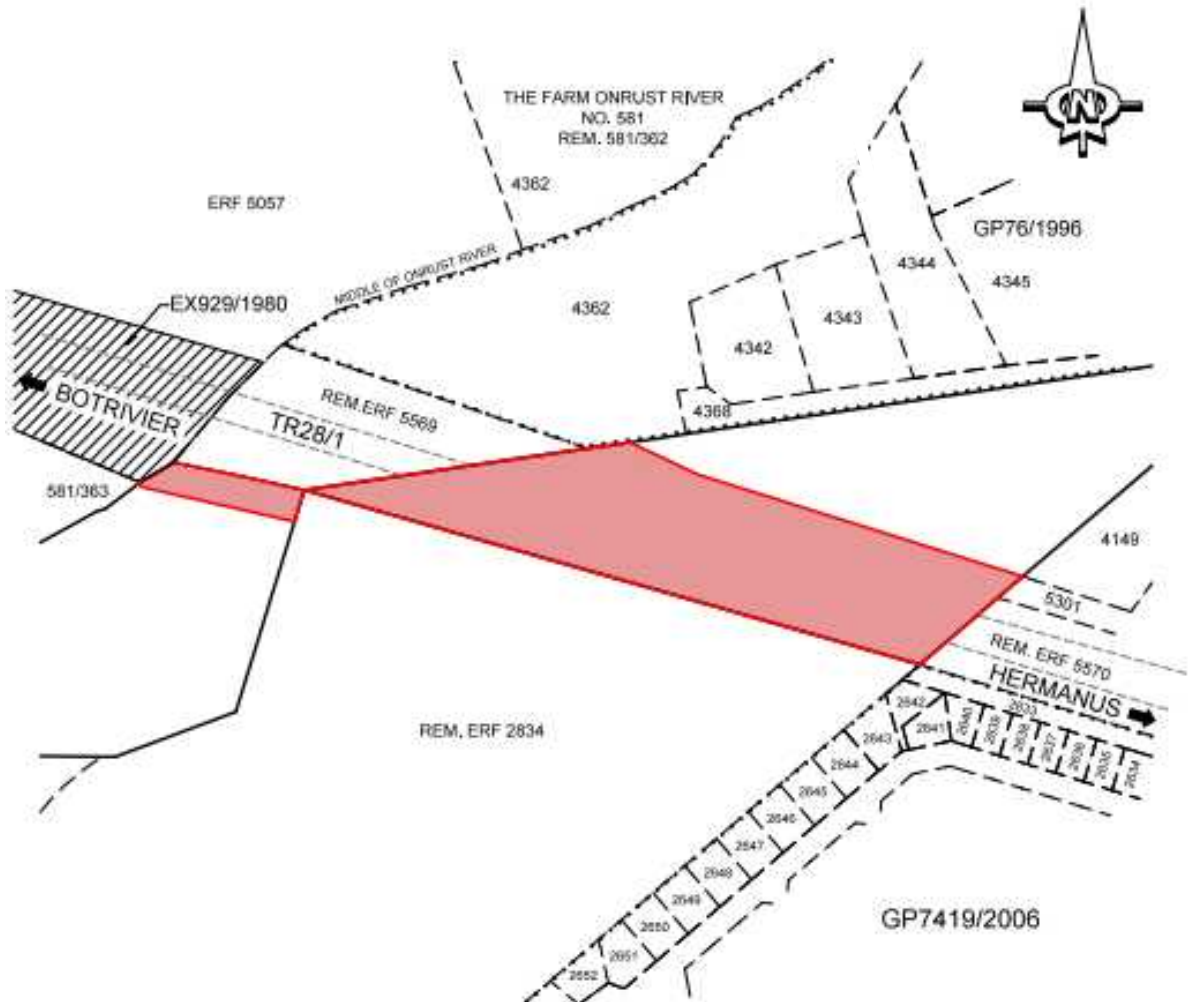


**ANNEXURE C1**

PROVINCIAL ADMINISTRATION : WESTERN CAPE  
 DEPARTMENT OF INFRASTRUCTURE  
 TRANSPORT INFRASTRUCTURE

PROVINSIALE ADMINISTRASIE : WES-KAAP  
 DEPARTEMENT VAN INFRASTRUKTUUR  
 TAK INFRASTRUKTUUR

FILE NO. LEER	_____	SKETCH NO. SKETS	19
PROPERTY EIGENDOM	REM ERF 1291, SANDBAAI		
SITUATE IN THE ADMINISTRATIVE DISTRICT OF GELEË IN DIE ADMINISTRATIEWE DISTRIK VAN	CALEDON	IN EXTENT GROOTTE	15,4784Ha
OWNED BY EIGENDOM VAN	OVERSTRAND MUNICIPALITY	TRANSFER TRANSPORT	NO. T8196/1935 & T63726/2002
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY DIE ONTEENDE GEDEELTE, ROOI GEKLEUR, IS ONSEVEER	1,1705Ha	IN EXTENT GROOT	
S.G. DIAGRAM NO. L.G. KAART	3745/1933	S.G. COMPILATION L.G. SAMESTELLING	NO. 440



NOTE: ONLY A SECTION OF REM. ERF 1291, SANDBAAI IS SHOWN

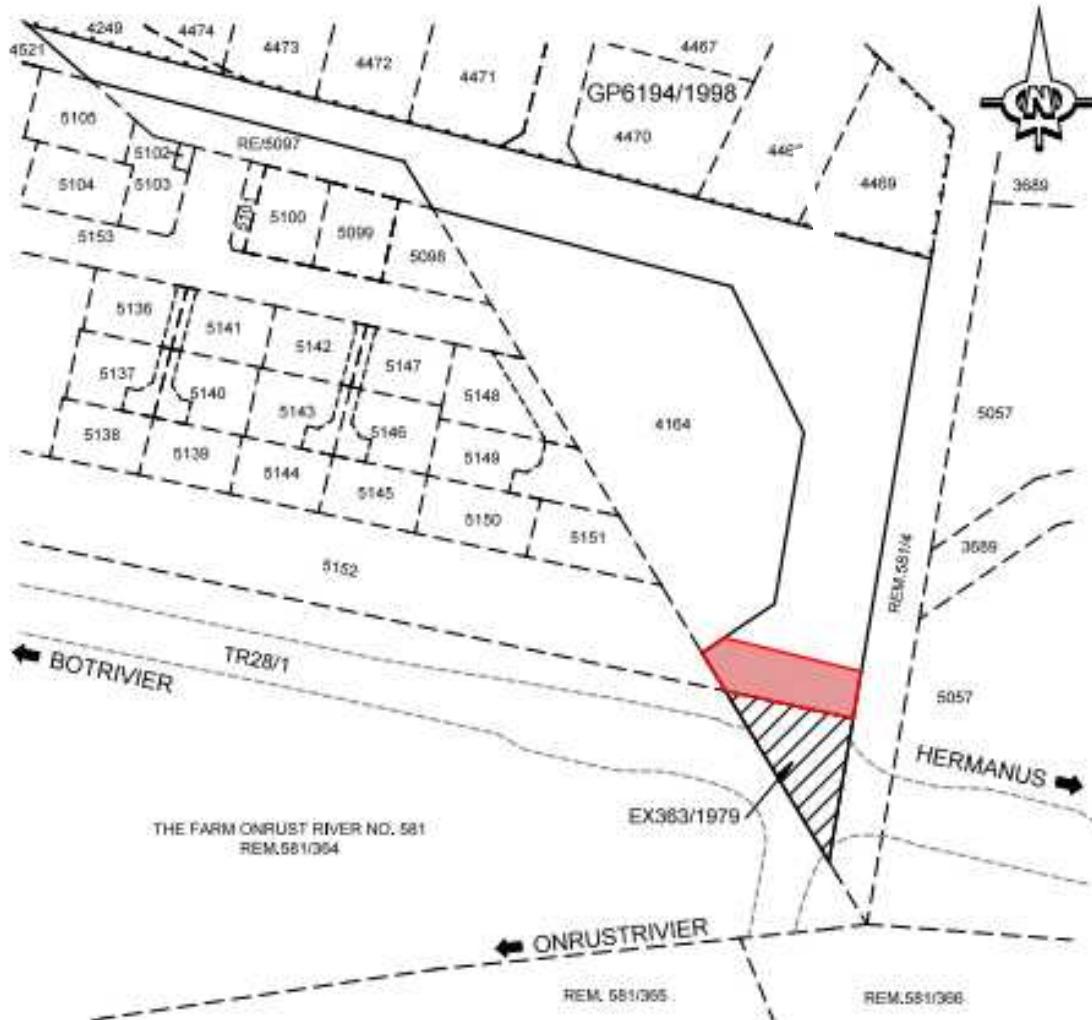
SCALE  
SKAAL 1 : 2500

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS  
 DATE  
DATUM OCTOBER 2024 AA



PROVINCIAL ADMINISTRATION : WESTERN CAPE    PROVINSIALE ADMINISTRASIE : WES-KAAP  
 DEPARTMENT OF INFRASTRUCTURE    DEPARTEMENT VAN INFRASTRUKTUUR  
 TRANSPORT INFRASTRUCTURE    TAK INFRASTRUKTUUR

FILE NO. LEEF NO.	_____	SKETCH NO. SKETS NO.	14
PROPERTY EIGENDOM	REM PTN 340 (A PTN OF PTN 4) OF THE FARM ONRUST RIVER NO. 581		
SITUATE IN THE ADMINISTRATIVE DISTRICT OF GELEEF IN DIE ADMINISTRATIEVE DISTRIK VAN	CALEDON	IN EXTENT GROOTTE	47,9504Ha
OWNED BY EIGENDOM VAN	ERANDAH PTY LTD (VESTING OVERSTRAND MUNICIPALITY)	TRANSFER TRANSPORTEER	NO. TB444/1984
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY DIE ONTOEGEGENE DEEL, TOON IN ROOD, IS ONGEVEER	0,0493Ha	IN EXTENT GROOTTE	
S.V.S. DIAGRAM NO. L.G. KAART	800/1968	S.V.S. COMPLETION L.G. SAMESTELLING	NO. 440



SCALE  
SKAAL 1 : 1500

COMPLETION BY  
SAMESTELLING DEUR EFG ENGINEERS  
 DATE  
DATUM OCTOBER 2024 AA

