



Eng : Lekganyane M.M  
Ref : LH12/1/4/3/1/2/5/15  
Date : 19 March 2012

Designated Officer  
Limpopo Province Development Tribunal

**TRIBUNAL DECISION: APPLICATION FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA IN TERMS OF SECTION 49 CHAPTER VI OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995) ON PORTIONS 1,2,3 AND 4 VALENCIA 449 KR AND PORTION 87 OF THE FARM BUISKOP 464 KR: BELA-BELA MUNICIPALITY, LIMPOPO PROVINCE.**

DATE : 16 March 2012  
VENUE : Klein Kariba Resort  
TIME : 10H00

You are informed that the Limpopo Province Development Tribunal in terms of Section 51 of the Development Facilitation Act, 1995 (Act 67 of 1995) approved the land development application comprising of the following:

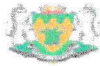
1. The establishment of a land development area on Portions 1, 2, 3 and 4 Valencia 449 KR and Portion 87 of the farm Buiskop 464 KR. And then the subdivision of the land development area into:

**437 Portions consisting of the following:**

USE	PORTIONS	AREA (HA)
Agricultural, Game Farming, Recreation, Existing Klein Kariba Resort and Upgrading of Klein Kariba Resort with: <ul style="list-style-type: none"><li>• 70 x 6 beds units</li><li>• Holiday units = 200 beds</li></ul>	(Portion 437) Portion 87 of Buiskop 464 K.R	581, 4072

20 Rabe Street, POLOKWANE, 0700. Private Bag X9485, POLOKWANE, 0700  
Tel: (015) 284 5000, Fax (015) 293 1520, Website: www.limpopo.coghsta.gov.za

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<ul style="list-style-type: none"><li>• Students units = 50 beds</li><li>• Extension to offices = 500m<sup>2</sup></li><li>• Business at day visitors area = 500m<sup>2</sup></li><li>• Extension to day visitors area = 5,8 ha</li><li>• Plus ablution facilities and ancillary uses</li><li>• Plus 2 swimming pools</li><li>• Relocation of caravan park of 100 stands with ablution and subservient facilities</li><li>• Chapel hall of 500m<sup>2</sup></li><li>• Environmental Centre of 500m<sup>2</sup></li><li>• Spa complex of 500m<sup>2</sup></li></ul>		
Special for access control and private street	Portion 1	0,5785
Special for medical consulting rooms, pharmacy, frail care Centre with 20 beds and floor area of 500m <sup>2</sup> for general retail purposes	Portion 2	0,6185
Residential 1 portions	Portion 3 – 206, 209-358, 360-410	16,2847
Special for cemetery	Portion 207 & 208	1,8891
Special for storage and maintenance facility as well as handwork and craft facilities	Portion 359	0,5769
Special for community centre and ancillary and subservient uses, including places of refreshment, sport and recreation facility a guest house, housing of key personnel and private open space	Portion 411	4,0989
Private open space	Portion 412-435	10,3424
Special for private streets	Portion 436	13,6021

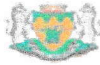
2. The suspension of the following Title conditions:

- Title Deed no T44501/2006 - condition A1, B (i), (ii), (iii)
- Title Deed no T41107/1973 – condition A1, B, C
- Title Deed no T48301/1973 – condition A1, A2, A3, B, C, D.

**Subject to the following conditions:**

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- The National Building Regulations are applicable to the development;
- All conditions as stipulated by the Limpopo Department of Economic Development, Environmental and Tourism are complied with;
- Compliance with the recommendations as stipulated on the Geotechnical investigation report prior to the commencement of any construction;
- Compliance with the conditions and recommendations stipulated on the Geohydrological study;
- All conditions stipulated by Bela-Beia Local Municipality and other stakeholders are complied with;
- Conditions of establishment must be submitted to the Designated Officer for approval.

*[Signature]*  
.....  
**REGISTRAR:**  
**LIMPOPO DEVELOPMENT TRIBUNAL**

*20/03/2012*  
.....  
**DATE**

*[Signature]*  
.....  
**CHAIRPERSON:**  
**LIMPOPO DEVELOPMENT TRIBUNAL**

*25/03/2012*  
.....  
**DATE**