



**PSBK**  
**CONSULTING**  
**ENGINEERS**

CIVIL  
STRUCTURAL  
PROJECT MANAGEMENT

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Your ref:

Our ref:

620/P2

2007-09-12

Copy to: Mr Rynders Marais – Kiepersol Poultry Farm (Pty) Ltd

To: The Manager  
Urban Development & Building Control  
**MOGALE CITY**

Dear Sir

**CONSENT USE APPLICATION: KIEPERSOL POULTRY FARM (PTY) LTD – EGG PACKING STATION ON PORTION 27 OF THE FARM ELANDSDRIFT NO 527JQ**

1. Please find attached 12 copies of the above-mentioned Consent Use application.
2. The firm Developlan is presently preparing an environmental impact assessment that includes the public participation process. Contact information of the firm Developlan: Mr Gerrit de Graaff Cell 0829608336 Tel 012 3460283.
3. Kindly let me know whether you need any further information.
4. Awaiting your decision.

Yours faithfully

Pieter Strobos PrEng  
ECSA Member no 011047  
Cell 0824596683

CLIENT: Kiepersol Pluimveeplaas (Pty) Ltd  
PO Box 452  
HONEYDEW  
2040  
Tel: 011 7941330  
E-mail: rynders@kiepersolpoultry.co.za

**CONSENT USE IN TERMS OF CLAUSE 7 OF  
THE PERI-URBAN AREAS TOWN PLANNING  
SCHEME, 1975 APPLICATION:  
PORTION 27 OF THE FARM ELANDSDRIFT  
527JQ**

DATE: 2007-09-12

ENG'S REF: 620 CONSENT USE APPLICATION

COMPILED BY: PIETER STROBOS PrEng Cell No 0824596683



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**CONSENT USE IN TERMS OF CLAUSE 7 OF THE  
PERI-URBAN AREAS TOWN PLANNING SCHEME,  
1975 APPLICATION:  
PORTION 27 OF THE FARM ELANDSDRIFT 527JQ**

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**CONSENT USE IN TERMS OF CLAUSE 7 PERI URBAN  
AREAS TOWN PLANNING SCHEME, 1975**

**APPLICATION FORM**

1. Applicant: Kiepersol Pluimveeplaas (Pty) Ltd
2. Postal address:  
  
PO Box 452  
HONEYDEW  
2040  
Tel: 011 7941330  
E-mail: rynders@kiepersolpoultry.co.za
3. Registered property owner: Kiepersol Pluimveeplaas (Pty) Ltd

4. Telephone numbers:  
  
011 659 0327; 011 659 0330

5. Description of the property on which the application is lodged:  
  
Farm: Portion 27 of the farm ELANDSDRIFT, 527 JQ

6. Proposed use(s)  
  
Packing station for grading of eggs, packing and distributing of hen's eggs, selling of chickens, daily removal of poultry dung, parking of trucks for the transport of eggs.

7. The following documents are attached (indicate with a ✓)

1.	Application fee of R750-00	
2.	Motivating memorandum	See page 8
3.	Locality plan	See page 14
4.	Concept site development plan	See page 15
5.	Surveyor-General diagram(s) of the property(ies)	See page 16
6.	Servitude diagram(s) (if applicable)	Not applicable
7.	Copy of the Title Deed of the property(ies)	See page 18
8.	Power of attorney from the registered owner –	See page 25
9.	Company resolution (if applicable)	See page 27

8, The following documents will be submitted after the final date for objections have lapsed (indicate with a ✓)

10.	Bondholders' consent (if applicable)	See page 24
11.	Proof of advertisements	
12.	Affidavit to confirm that the notices were displayed for a period of fourteen (14) days	
13.	Photos of the notices	
14.	Any comments on objections that were received	
15.	Comments from the adjoining property owners or proof that they were informed of the application by registered post	
16.	Comments from the external departments on the application	



.....  
Signature from the registered owner  
/ Authorised agent

2007-09-13

.....  
Date

**PERI URBAN AREAS TOWN PLANNING SCHEME, 1975**  
**APPLICATION FOR CONSENT USE IN TERMS OF CLAUSE 7**  
**AFFIDAVIT**

I, Pieter Jacobus Strobos, the undersigned, of PSBK Consulting Engineers, 885, 12<sup>th</sup> Ave, Wonderboom South, PRETORIA, hereby confirm under oath that notices in accordance with Clause 7.1 of the Peri Urban Areas Town Planning Scheme, 1975, of my intention to apply to the Mogale City Local Council for permission to develop an Egg Packing Station on Farm: Portion 27 of the farm ELANDSDRIFT, 527JQ (property description) were displayed from 21 September 2007 (date of the 1<sup>st</sup> advertisement) to 19<sup>th</sup> October 2007 (not less than 14 days from the date of the 1<sup>st</sup> advertisement) on the said property(ies) where it was clearly visible and reachable from the street.

.....  
 Signature

Sworn to before me at.....on this

Day of .....2007

The deponent acknowledge that he/she knows and understands the Contents of the foregoing affidavit.

.....  
 Justice of the Peace or Commissioner of Oaths

.....  
 Area

**MOGALE CITY PLAASLIKE MUNISIPALITEIT, BUITESTEDELIKE  
GEBIEDE DORPSBEPLANNINGSKEMA, 1975**

**INGEVOLGE KLOUSULE 7 VAN DIE BOGENOEMDE  
DORPSBEPLANNINGSKEMA, GESKIED KENNIS Hiermee dat  
EK, PIETER JACOBUS STROBOS, DIE ONDERGETEKENDE, VAN  
VOORNEMENS IS OM BY DIE MOGALE CITY PLAASLIKE  
MUNISIPALITEIT AANSOEK TE DOEN OM TOESTEMMING TOT  
DIE GEBRUIK VAN GEDEELTE 27 VAN DIE PLAAS  
ELANDSDRIFT, 527JQ EN VOORGESTELDE GEBOUE DAAROP  
VIR DIE VOLGENDE DOELEINDES:**

**EIERPAKSTASIE EN VERWANTE BEDRYWE**

**DIE SONERING VAN DIE GROND INGEVOLGE DIE  
DORPSBEPLANNINGSKEMA IS "ONBEPAALED". PLANNE EN  
/OF BESONDERHEDE AANGAANDE DIE AANSOEK LÊ TER  
INSAE GEDURENDE KANTOORURE BY DIE ADRES VAN DIE  
ONDERGETEKENDE TE**

**12 DE LAAN 885  
WONDERBOOM-SUID  
PRETORIA**

**ENIGE PERSOON WAT BESWAAR HET TEEN DIE  
GOEDKEURING VAN HIERDIE AANSOEK MOET DIE BESWAAR  
SKRIFTELIK INDIEN BY BEIDE DIE DIREKTEUR: PLAASLIKE  
EKONOMIESE ONTWIKKELING, MOGALE CITY PLAASLIKE  
MUNISIPALITEIT, POSBUS 94, KRUGERSDORP, 1740 EN DIE  
ONDERGETEKENDE, NIE LATER NIE AS 31 OKTOBER 2007.**

**PIETER STROBOS RAADGEWENDE INGENIEURS  
12DE LAAN 885, WONDERBOOM-SUID, PRETORIA, 0084  
TELEFOON: 012 331 3699**

**ANNEXURE D**

**MOGALE CITY LOCAL MUNICIPALITY PERI-URBAN AREAS  
TOWN PLANNING SCHEME, 1975**

**NOTICE IS HEREBY GIVEN THAT IN TERMS OF CLAUSE 7 OF THE ABOVE-MENTIONED TOWN PLANNING SCHEME, I, PIETER JACOBUS STROBOS, THE UNDERSIGNED, INTEND APPLYING TO THE MOGALE CITY LOCAL MUNICIPALITY FOR CONSENT TO USE HOLDING ELANDSDRIFT 527JQ, PORTION 27, AND THE EXISTING PROPOSED BUILDINGS THEREON FOR THE FOLLOWING PURPOSES:**

**EGG-PACKING STATION AND RELATED ACTIVITIES**

**THE LAND IS ZONED "UNDETERMINED" IN TERMS OF THE ABOVE-MENTIONED TOWN PLANNING SCHEME. PLANS AND / OR PARTICULARS RELATING TO THE APPLICATION MAY BE INSPECTED DURING OFFICE HOURS AT THE FOLLOWING ADDRESS OF THE UNDERSIGNED**

**885, 12<sup>TH</sup> AVE  
WONDERBOOM SOUTH  
PRETORIA**

**ANY PERSON HAVING ANY OBJECTION TO THE GRANTING OF THIS APPLICATION MUST LODGE SUCH OBJECTION IN WRITING WITH BOTH THE DIRECTOR: LOCAL ECONOMIC DEVELOPMENT, MOGALE CITY LOCAL MUNICIPALITY, PO BOX 94, KRUGERSDORP, 1740, AND THE UNDERSIGNED, NOT LATER THAN 31 OCTOBER 2007.**

**PIETER STROBOS CONSULTING ENGINEERS  
885, 12<sup>TH</sup> AVE, WONDERBOOM SOUTH, PRETORIA, 0084  
TELEPHONE: 012 331 3699**



## MOTIVATING MEMORANDUM

### 1. INTRODUCTION

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An application is herewith made, in terms of Clause 7 of the Peri-Urban Town Planning Scheme, 1975, for consent to utilize the farm portion, Portion 27 (A portion of Portion 2 of Portion) of the farm ELANDSDRIFT No. 527, Registration Division J.Q. District of Mogale City, as an Egg Packing Station with related activities. The company Kiepersol Poultry Farm (Pty) Ltd, hereafter referred to as KIEPERSOL, intends to use the farm as an Egg Packing Station.

### 2. PARTICULARS OF THE PROPERTY

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#### 2.1 Property Description

PORTION 27 (A portion of Portion 2 of Portion) of the farm ELANDSDRIFT No. 527, Registration Division J.Q. District of Mogale City, hereafter referred to as PORTION 27 ELANDSDRIFT NO 527.

#### 2.2 Locality

PORTION 27 ELANDSDRIFT NO 527 JQ is situated approximately 3km west of the road R512 (extension of Hans Strijdom Drive, north of the N14).  
See locality plan insert on site plan attached hereto.

#### 2.3 Sizes

PORTION 27 ELANDSDRIFT NO 527 measures 8,5653 ha in extent.

#### 2.4 Registered Owners, Title Deeds and Mortgage Bond Details

The property is registered in the name of KIEPERSOL Poultry Farm (Pty) Ltd – see cover letter from the attorneys (Page 17) as well as the pro forma title deed (Pages 18 to 23) attached.  
Bondholder comment has been received and is also attached hereto – see (Page 24).

### 3. EXISTING ZONING AND LAND USE

---

#### 3.1 Zoning

PORTION 27 ELANDSDRIFT NO 527, is zoned as "Undetermined" in terms of the Peri-Urban Town Planning Scheme, 1975.

The zoning of the surrounding properties (farms and farm portions) is also "Undetermined".

#### 3.2 Land use

The western portion of the farm has a farm house and a few farm buildings.

**4. CONSENT USE PROPOSAL**

4.1 KIEPERSOL is presently hiring premises in Boundary Street, Honeydew, west of Kya Sand. The presence of higher order developments in the immediate area necessitates the packing station moving to the farm area. KIEPERSOL has recently purchased the farm and intends moving from their existing site to the new site at PORTION 27 ELANDSDRIFT NO 527.

4.2 It is the intention of this application to obtain consent to use the property as an Egg Packing Station with related activities.

4.3 The development plan of the site comprises the following:

Item	Name /Description of building	Purpose	Approx plan area
4.3.1	Egg packing station. Modern, colomet-coloured, metal sheet covered steel structure with concrete floor, freezers, cold rooms, etc on inside	Grading and packing of eggs	(80m x 40m) =3200 m <sup>2</sup>
4.3.2	Cull sales depot with lean-to.	Approx 1000 live poultry are delivered from the remote rural farms to this farm and are sold to regular buyers. Entrepreneurs buy a number of live poultry (just enough to carry away) and sell them again in their areas to make a living.	(35m x 15m) = 525 m <sup>2</sup>
4.3.3	Truck workshop, stores, ablution	Servicing of delivery and other vehicles. Stores for poultry feed, which stay on farm overnight. Ablution facility for 30 permanent 70-ton truck drivers.	(12m x 57m) = 684m <sup>2</sup>
4.3.4	Total area of Packing station buildings and relevant subordinate activities		4409 m <sup>2</sup>
4.3.5	Total area of farm portion (10 morgen = 85602m <sup>2</sup> )		85653 m <sup>2</sup>
4.3.6	Coverage owing to packing station activities		5,2%

4.4 Site development plan:  
 See Addendum C for the proposed site development plan.

4.5 Cull sales

- 4.5.1 KIEPERSOL's main egg producing farms are in remote farm areas.
- 4.5.2 The bulk of the eggs used in the present and future Packing Station are/will be received from these farms.
- 4.5.3 Old hens are removed on a regular basis from the production cycle and offered to prospective buyers. These buyers create an income by purchasing the old hens and selling them in their residential areas.
- 4.5.4 The hens only stay on the farm for approx 1 day. Approx 1000 hens are sold on a daily basis during 5 days per week.
- 4.5.5 The poultry feed is stored in a closed store.
- 4.5.6 The hens' manure is collected underneath the cages, piled up in bags and sold to neighbouring farmers and other horticultural users.
- 4.5.7 Carcasses of poultry (approx 20 hens per week) are disposed of in a sealed underground pit within 24 hours after they expire.
- 4.5.8 Cull sales is a secondary activity to the main packing station activity.

4.6 The following restrictions are proposed:

- Height: 2 storeys;
- Coverage: 10%
- FAR: 0,05
- Building line: The building restriction lines must still be finalized with the Gauteng Roads Department. However, it is proposed that the building restriction lines be 16m from the road reserves and 3m from the other farm boundary lines.

This application was also discussed with GAUTRANS. See letter from GAUTRANS dated 2007-04-04.

See Addendum C attached for the proposed Site Development Plan.

## **5. ENGINEERING**

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### **5.1 Access**

5.1.1 Pre-development of Road K33 and/or PWV3 roads (i.e. status quo):

Direct ingress to and egress from Road P1027 will be provided to the satisfaction of the Local Government.

5.1.2 After development of Road K33 and/or PWV3 roads (i.e. status quo):

5.1.2.1 Arrangements will be finalized with GAUTRANS on how ingress to and egress from Road P1027 will be provided, to the satisfaction of the Local Government. As can be seen from Addendum D, an ideal service road will be available for the application site, from the "old" Road P1027.

### **5.2 Electricity**

5.2.1 ESKOM electricity will be provided to the existing property.

5.2.2 Additional electrical supply that results from this consent use will be provided by the electrical engineer and to the satisfaction of the Local Municipality. The owner will enter into an agreement with the Municipality in this regard.

### **5.3 Drainage**

5.3.1 A portion of the site is affected by a 1:100 year flood line. A final drawing indicating the 1:100 year flood line will be required for the approval of the building plans. This will only affect the lower portion of the farm, for approximately 50m on either side of the river.

5.3.2 No drainage-overflow problems are foreseen and the stormwater management will be addressed by the civil engineer, to the satisfaction of the Local Municipality.

### **5.4 Water**

There is at least one borehole on the farm – see Borehole test certificate attached (Page 32). A quality test of the water from the borehole will be done in due course.

### **5.5 Sewer**

5.5.1 Similar to the existing premises from which KIEPERSOL is presently operating, all sewer water will be stored in a sewerage storage tank and be removed from site on a regular basis by an approved sewer waste disposal service company, to the satisfaction of your relevant engineering department.

## 6. TOWN PLANNING CONSIDERATIONS

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### 6.1 Development Facilitation Act

The proposed KIEPERSOL's and related activities will closely resemble the activities normally practiced on a farm.

The subject site is indicated as being in the rural areas of Mogale City Local Municipality.

### 6.2 The Mogale City SDF

The following excerpts were taken from the Mogale City SDF document that supports the proposed development:

#### “(e) Opportunities

- Development of tourism and agricultural sectors can establish an **efficient economic base for the rural areas;**
- Various opportunities created or to be created by the COH WHS;
- Establishment of SMME's in rural areas;”

#### “5.3.1 Rural areas

Traditionally, the rural areas in the influence sphere of various local governments have been neglected in terms of appropriate spatial planning principles. The proposed SDF aims to strengthen the policy, planning and investment implications of the dynamic linkages between rural and urban development. It refers the role that small- and intermediate urban centers plays in rural and urban poverty reduction and in creating more robust and diversified local economies.

The proposals in the Mogale City SDF aim to develop the rural study area with the following principles in mind, i.e.:

- **To facilitate a better understanding with regard to the interface and interdependence of rural and urban development policies, processes and programs in particular in the context of small and intermediate urban centers and their linkages to the rural hinterland;**
- To contribute to evolving frameworks for synergistic institutional, planning and operational practices and instruments (e.g. GOSP); and
- To bring together a network of policy makers, practitioners and researchers from a wide range of organizations to further policy and practice in this area.

It is also clear from the study area, and most of the surrounding municipalities, that its 'rural' character is quite diversified. The non-urban component of the study area is characterized by a number of activities, namely:

- Traditional extensive farming practices.

- **Intensive agricultural production 'centres' on smaller portions of land – usually highly accessible from the main transportation corridors**
- 'Country estates' where the principle focuses of the portions of land is for residential purposes.
- Informal housing settlements – whether it be legal or illegal.

**Lastly, maximizing the rural-urban synergy in planning and policy will also contribute to the more effective achievement of the National Integrated Rural Development Strategy. However, the institutional framework to support such linkages, and constraints on fiscal and other resources, represent a particular challenge. The experiences of sub-national local economic development and regional development planning offer particular integrative opportunities to be explored.**

- ◆ Limited, low impact mixed land uses aimed at agricultural, tourism/hospitality and associated industries.”  
“(i) Proposed Development Attributes
- ◆ Limited, low impact **mixed land uses** aimed at agricultural, tourism/hospitality and associated industries.”

It is thus clear from the above that the proposal conforms to the objectives Mogale City has for the urban/rural hinterland and that the proposed development will add significant value to Mogale City.

## **7. NEED AND DESIRABILITY**

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### **7.1 Intention of consent use**

KIEPERSOL wants to utilize this property to provide facilities for its egg packing station. The site chosen was due to its accessible locality and because KIEPERSOL's activities are farm related – i.e. the same as the existing zoning of the site.

### **7.2 Locality**

The locality of the subject property is in the vicinity of surrounding farms. The subject site will be enhanced by the consent use as egg packing station and related activities.

The fact that the subject site is close to other farms where eggs are produced, will also meet the farming needs of the surrounding farms.

### **7.2 Impact on Environment**

An application for authorization in terms of the National Environmental Management Act, 1998 (Act no. 107 Of 1998), as amended and the Environmental Impact Assessment Regulations, 2006, has already been compiled and submitted to the Gauteng Department of Agriculture Conservation and Environment for consideration.

7.3 The "Record of Decision" will be provided to the Local Authority as soon as it has been received.

The project will contribute to the sustainable development of this area due to the following:

The new buildings will be attractive and visible from road P1027 and will enhance the physical appearance of the area.

**7.4 Egg market**

There are a number of poultry farms in the area and an egg packing station will meet the needs of these poultry farms by being a place where they can sell their eggs.

**7.5 Economical utilization of property**

By developing the property as an Egg Packing Station, KIEPERSOL will be able to utilize the property, make a profit on the investment and enhance upliftment within the surrounding community by providing job opportunities.

**7.6 Creating a positive precedent in the area**

It is my professional opinion that approving the proposed KIEPERSOL will show that the Mogale City Local Municipality is dedicated to allowing only activities related to farm activities in areas zoned as "Undetermined". Therefore the precedent being created will have a positive effect on the area as a whole.

**7.7 Social Responsibility**

KIEPERSOL is one of the companies in this sector that has provided numerous job opportunities.

**8. SUMMARY AND CONCLUSION**

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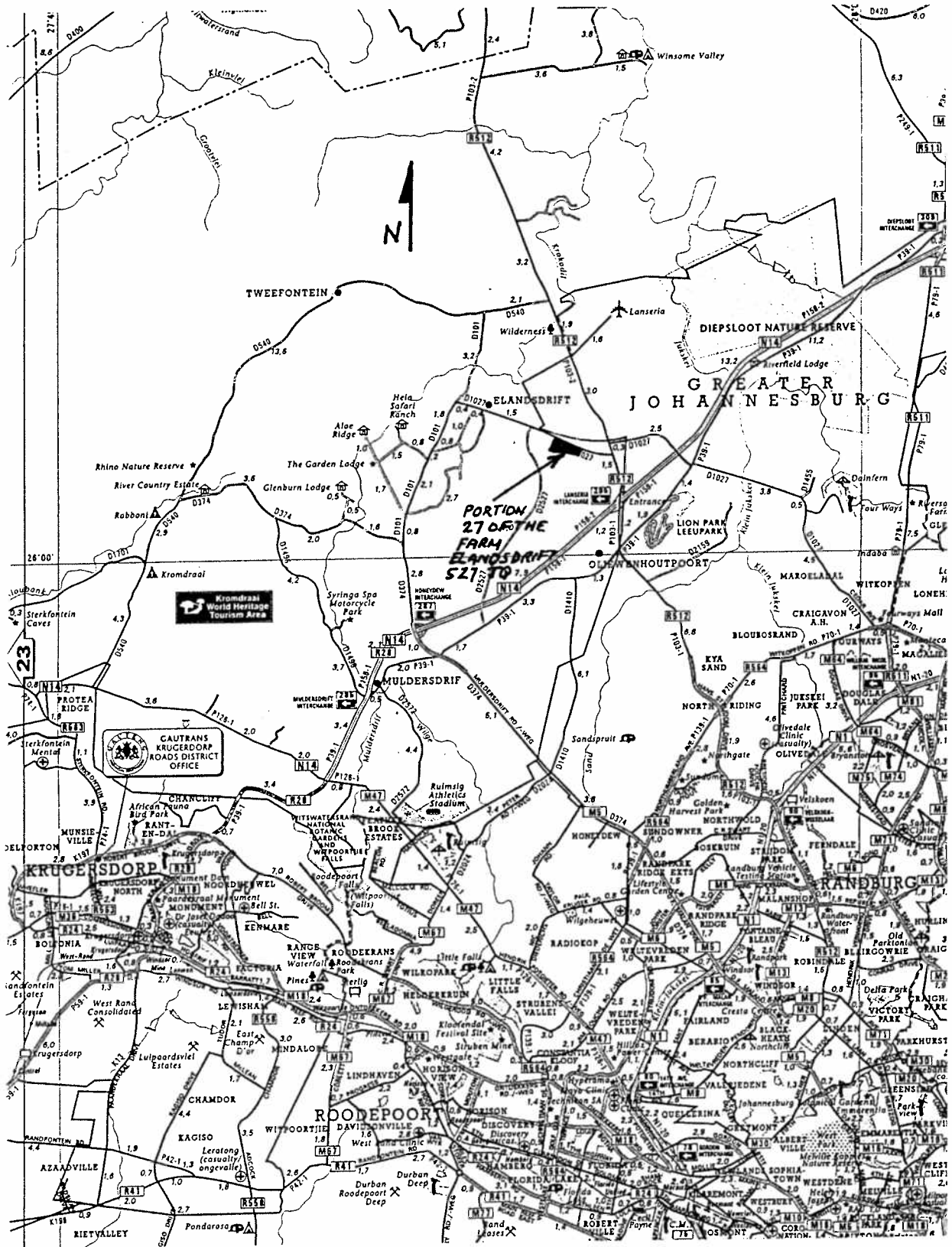
**8.1 Summary**

- An application is herewith made, in terms of Clause 7 of the Peri-urban town Planning scheme 1975, for the consent use of Portion 27 (A portion of Portion 2 of Portion) of the farm ELANDSDRIFT No. 527, Registration Division J.Q. District of Mogale City;
- The proposal conforms to the policies and guidelines of the DFA and the spatial principles of the document compiled for the Mogale City Local Municipality.
- The KIEPERSOL Egg packing station's activity is similar to that of activities on a farm.
- The development will enhance the existing physical, social and economic characteristics of the area as a whole.
- The proposed development will contribute to the upliftment of the people of Mogale City, by providing up to 60 new job opportunities in the Mogale City area.

**8.2 Conclusion**

In view of the above, it is the applicant's conclusion that this application is both needed and desirable. It is therefore submitted that it should receive your favourable consideration.

# LOCALITY PLAN



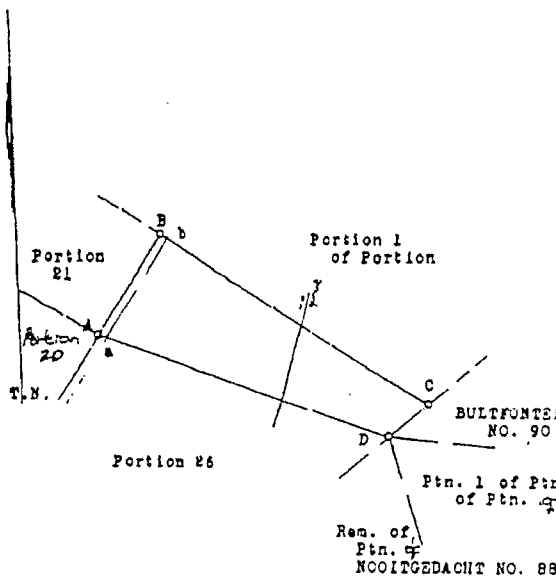
S.G. OFFICE

SUBCL. DIAGRAM  
 Form B (3), AM No. 3 of 1927

S.G. No. A. 3425/45

Approved

*[Signature]*  
 Surveyor-General.



SIDES Cape Feet.	ANGLES OF DIRECTION.	CO-ORDINATES System	
		y	x LO 270
	Constants:	- 20000.0	- 9100000.0
AB	680.6	211.43.30	A - 86991.9 - 25923.9
BC	1276.5	302.36.10	B - 87349.9 - 25344.8
CD	226.7	60.15.30	C - 88330.7 - 26355.9
DA	1225.2	109.42.10	D - 88710.2 - 25839.2

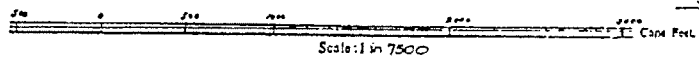
Tans registered under:  
 Now registered under:  
 No. 327  
 REGISTRAR GENERAL  
 REGISTRATION DIVISION JQ

THIS PORTION IS SUBJECT TO CONDITIONS REFERRED TO IN SECTION 11 (4) OF ACT NO. 31 OF 1926.

Description of Reasons.

ABCD : Iron pins in calms.

The figure ABba represents a Servitude of Right of Way 40' wide. *See A 6252/45*



The Figure ABCD represents  
10,0000 Margin of Land, being PORTION 27 (a portion of Portion 2 of Portion 1) of the farm

situate in the DISTRICT of Krugersdorp, E L A N D S D R I F T N O. 45 PROVINCE OF TRANSVAAL.

Surveyed in March & April, 1945 by me

*[Signature]*  
 Lead Surveyor.

This diagram is annexed to Deed of No. <u>15133/48</u> dated <u>15/3/48</u> in favour of <u>15133/48</u>	The original diagram is No. <u>A 823/12</u> annexed to Deed of <u>Portion Cert. 1026</u> No. <u>6735/12</u> vested in favour of <u>15133/48</u>	S.G. File No. <u>4998/5/12 15/45</u>
	Registrar of Deeds.	Survey Records No. <u>931 45</u>
<small>Form 44/Transvaal. R. J. Brown &amp; Co. Ltd. (Pretoria) 014411 Printed and Published by the Surveyor-General, Pretoria.</small>	Compilation No. <u>28/24</u>	Lat. South Long. East

*[Handwritten mark]*



# GREYLING ORCHARD

**Attorneys, Notaries, Conveyancers  
and Administrators of Estates**

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DOCEX 184  
RANDBURG

PO BOX 158  
OLIVEDALE  
2158

NORTH GATE HOUSE  
5 OLIVE ROAD  
SHARONLEA  
RANDBURG

PARTNERS

CH J GREYLING  
B Proc (UNISA)

E J F SMIT  
B Comm (FS)  
B Proc (UNISA)

YOUR REFERENCE	OUR REFERENCE	DATE
<b>Mr. RYNDERS MARAIS</b>	<b>Mr. E J F SMIT</b>	<b>05 SEPTEMBER 2007</b>
<b>Mr. JAN DU PLESSIS</b>	<b>MINETTE // CHANTELE</b>	
	<b>T3/1262</b>	

## **KIEPERSOL PLUIMVEEPLAAS (PTY) LTD**

P O BOX 452  
HONEYDEW  
2040

& PER TELEFAX: 011 795 1949

Dear Sir / Madam

**TRANSFER : Mr. ND THOMPSON //  
KIEPERSOL PLUIMVEEPLAAS (PTY) LTD**

**PROPERTY : Portion 27 of the farm ELANDSDRIFT**

We refer to the above and hereby formally confirm that registration of the property to the name of KIEPERSOL PLUIMVEEPLAAS (PTY) LTD simultaneously with registration of 2 (two) ABSA BANK Bonds, a Notarial Linking of 4 properties and a General Notarial Bond took place on 04 SEPTEMBER 2007 in the Deeds Registry of Pretoria.

We accordingly attach hereto :-

- our final Reconciliation Statement for your records.
- Proof of payment to your Bank Account in the sum of R949 418-63

We trust you find the above in order and thank you for your cooperation throughout the transfer process.

Yours faithfully

**GREYLING ORCHARD**

