



NORTHERN CAPE
PROPERTY INVESTMENT
HOLDINGS

Registration No.: 2007/019438/07



13 May 2008

E.D. – Strategy , Economic Development & Planning

Sol Plaatje Municipality

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Kimberley

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Att: Ms. N. Tyabashe

Mr. G. De Briun

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Formal Objection -Revised Sol Plaatje Spatial Development Framework

The Sol Plaatje Council resolution C595/07 dated 5 December 2007 concerning the approval and change of land use of applications 1 to 8 of the proposed Northgate development refers...

We have received a copy of the “draft” Sol Plaatje Spatial Development Framework dated 12 May 2008⁷ which has been issued for comment and public participation, and we would like to put on record our strongest objection to the “draft” SDF with regards the Northgate Development to the Dept. Strategy , Economic Development & Planning , the Sol Plaatje Municipality and the SDF steering committee the following:

1. One of the primary objectives in compiling a “draft” SDF is that the consultants who have been appointed to compile the draft include all Council Resolutions and changes of land use rights up the time of issue.

This has clearly not been done by the consultants or they would have incorporated Council Resolution C595/07 (Northgate).

2. One of the other primary objectives in compiling a “draft” SDF is the inclusion of a revised Urban Edge to incorporate all Council Resolutions and land use right changes up to the time of issue. The “draft” revised Spatial Development Framework to be formulated must incorporate the Northgate Development.
3. We pose the question and lodge an objection of why the document issued on 13 May 2008 Annexure “A” is not clearly labeled as a “draft” for comment. In fact the documents cover page is labeled as if it is the Spatial Development Framework 2008 – 2012 , which in fact it is not but only a “draft” document for public participation. This is misleading and falsely represented.
4. That the land use rights approved in the Council resolution mentioned above (C595/07) should have been incorporated in the formulation of the revised “draft” Spatial Development Framework which they have clearly not been. This is a most serious error on the part of yourselves and your appointed consultants and this is being used against our development in an Appeal on our R.o.D and we reserve the right to claim damages against Sol Plaatje and its consultants in this regard.
5. We immediately insist on correspondence from the consultant and your Dept. which clearly states that an error was made and will be rectified in a revised “draft” document.
6. The “draft” SDF has clearly infringed on our rights as the owners of property which has been through the process of a change in land use rights which has been approved by the Dept. of Agriculture.
7. We refer to Annexure “B” (Page 23) where the urban edge only surrounds part of the Northgate Development and where the other half of the Northgate Development is classified as Kamfersdam Heritage area.
The above is false and misleading information which needs to be rectified immediately.
8. We refer to Annexure “C” (Page 80) where you refer to Sub-Area 32 – Northgate as:
Applicable Economic Zone: Protection and Enhancement
Role and Function: Hospitality and tourism
The above is false and misleading information which needs to be rectified immediately.

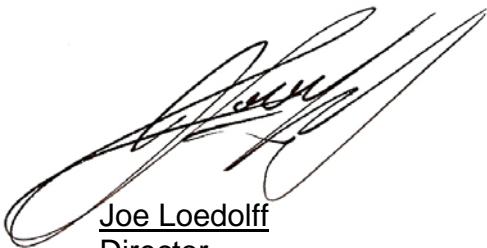
9. We refer to Annexure "D" which shows the locality and scope of the Northgate Development which was approved in Council Resolution C595/07 on 5 December 2007. The total scope includes portions 16 , 42 and remainder of 30 and 62 of 18 of the Farm Roode Pan 70. These portions of land have received changed land use rights from agricultural to residential and commercial.
10. That Northern Cape Property Investment Holdings is registered as an interested and affected party and must be able to participate in the public participation process and demands that the above amendments and correspondence is immediately forthcoming.
11. That any public correspondence or draft documents for comment in this regard be either delivered to joe@group1.co.za or:

NCPIH
Suite 51
Private Bag X3018
Strand 7139

Would you please submit the above to the Sol Plaatje Directorate of Strategy, Economic Development & Planning, as well as the steering committee as a matter of urgency.

Thanking you in anticipation.

Yours sincerely



Joe Loedolff
Director
0829020030