ian wyles
AUCTIONEERS & APPRAISERS

AGRICULTURAL FARM IN A RESIDENTIAL AREA



3 DECEMBER 2026

11:00 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal

Live on ZOOM

SAIA S.A. Institute of Auctioneers

NAA Auctioneer National Auctioneers Association

By Appointment

CARMEN JESSON
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PTN 1 OF FARM LOT 26 MARBURG SETTLEMENT, NO 5463, ET, KWAZULU NATAL

AUCTION

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification. Auctioneer: Ian Wyles

BANKING DETAILS

Name of Bank:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information provided herein, and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

PROPERTY LOCALITY



Marburg is a well-established residential area situated just outside Port Shepstone on the KwaZulu-Natal South Coast. The area offers a combination of convenient access to urban amenities, established residential neighbourhoods and surrounding agricultural and open-land areas.

Located within the broader Port Shepstone area, Marburg benefits from excellent connectivity via the N2 national highway, providing convenient access to surrounding South Coast towns, beaches and commercial centres. Port Shepstone serves as a major regional commercial and service hub, offering shopping centres, schools, medical facilities, government services, restaurants and other essential amenities.

PROPERTY INFORMATION

General Property Address	Ptn 1 of Farm Lot 26 Marburg Settlement, no 5463, ET KWAZULU NATAL
Title Deed Information	
Title Deed Description	5463 (RE of Ptn 1), LOT 26 MARBURG SETTLEMENT, Ray Nkonyeni Non-Urban, Kwazulu-Natal
Extent	3.4094 ha
Title Deed Number	T59012/2005
Municipal Information Zoning	Agriculture
Monthly Rates	**R 140.00 pm**
Lease/ Occupancy	The property is currently occupied by the owners.
VAT Status	The seller is VAT Registered. VAT is applicable over and above the purchase price
General Comments	The subject property is in fair condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

ADDITIONAL INFORMATION

RARE SOUTH COAST PROPERTY OPPORTUNITY

3.4094 Hectares | Marburg Settlement | Near Oslo Beach

VALUABLE AGRICULTURAL LAND IN A RESIDENTIAL AREA

A unique and versatile property offering established agricultural infrastructure, existing residential accommodation and exciting future development potential. Strategically positioned on the beach side of the highway within an established residential environment on the sought-after KwaZulu-Natal South Coast.

KEY PROPERTY BENEFITS:

- **THREE-PHASE ELECTRICITY**
  Existing three-phase power supply to support agricultural operations and equipment requirements.

- **BOREHOLE WATER SOURCE 230m deep, 10 000 litres of water per day.**
  An existing borehole provides an alternative water source for agricultural activities, subject to yield and water-quality verification.

- **RESIDENTIAL AREA LOCATION**
  Situated within a predominantly residential environment, offering potential for agricultural, residential and other uses, subject to the necessary approvals.

- **ELECTRIC FENCING**
  Electric fencing provides an additional security feature around the property.

- **CCTV SURVEILLANCE**
  Existing CCTV infrastructure offers an additional security and monitoring feature.

- **TWO EXISTING DWELLINGS**
  Includes a three-bedroom main residence and a separate two-bedroom dwelling, offering accommodation for owners, managers or staff.

- **COMPUTERIZED IRRIGATION PLUS PACKING FACILITIES**
  Existing computerised systems support the monitoring and management of agricultural operations, with the potential to assist operational efficiency and productivity.

➢ **ESTABLISHED HYDROPONIC INFRASTRUCTURE**

Previously operated as a commercial hydroponic tomato farm, with existing growing tunnels, water storage tanks, irrigation infrastructure and supporting facilities.

➢ **POTENTIAL FOR 22 RESIDENTIAL HOMES**

The property has been identified as having potential for approximately 22 residential homes, subject to rezoning, subdivision and municipal approvals.

📍 PROPERTY DETAILS

- **Property: Lot 26, Portion 1, Marburg Settlement**
- **Erf Number: 5463**
- **Extent: 3.4094 hectares**
- **Title Deed: T59012/2005**
- **Current Zoning: Agricultural**
- **Location: South Coast, near Oslo Beach**

🏡 A PROPERTY WITH MULTIPLE POSSIBILITIES

Potential opportunities include:

- Residential development
- Church or place of worship
- School or educational facility
- Community or social development
- Retirement village or lifestyle development
- Hydroponic farming or commercial agriculture
- Private residential estate
- A combination of agricultural and residential uses

All alternative uses are subject to the applicable zoning regulations, planning requirements and municipal approvals.

🌱 ESTABLISHED HYDROPONIC FARMING INFRASTRUCTURE

Previously operated successfully as a commercial hydroponic farming enterprise, the property offers an incoming purchaser the opportunity to investigate recommencing production using the existing infrastructure.

Existing facilities include:

- 8 hydroponic growing tunnels
- 11 × 5,000-litre water storage tanks
- 1 × 10,000-litre water storage tank
- Computerised irrigation system
- Dedicated fertigation room
- Packing and sorting room
- Staff accommodation
- Three-phase electricity
- Borehole water source
- Computer-operated monitoring systems

The owners estimate that approximately R100,000–R200,000 may be required to recommence the hydroponic operation, depending on the condition of the existing equipment and the intended scale of production. This estimate should be independently verified.

🤝 A VALUABLE HANDOVER OPPORTUNITY

The current owners are prepared to assist and train the incoming purchaser in restarting the hydroponic operation, potentially including:

- Hydroponic growing methods
- Preparation and mixing of nutrient solutions
- Irrigation and fertigation management
- Operation of the growing tunnels
- Planting procedures and crop timing

- Tomato production
- General system operation and management

This provides a practical opportunity for a purchaser wishing to explore commercial hydroponic farming, including someone with limited previous experience.

🏠 TWO EXISTING RESIDENTIAL DWELLINGS

Main Residence

- 3 bedrooms
- Lounge
- Dining area
- Kitchen
- Built-in cupboards
- Security fencing
- Alarm system

Granny Flat / Second Dwelling

- 2 bedrooms
- Open-plan lounge and kitchen
- Built-in cupboards
- Security fencing
- Alarm system

The existing accommodation offers practical flexibility for an owner-operator, agricultural business, management team or staff, subject to applicable occupancy requirements.

APPROVED AGRICULTURAL BUILDING PLANS

The property also offers the potential buyer approved future plans.

A substantial South Coast property combining agricultural infrastructure, two dwellings, security features and potential future development opportunities.

PLEASE NOTE: Some photographs showcasing the thriving tomato farm were taken prior to the pandemic. The owners are committed to assisting and training potential investors to restore the farm to its former productivity and unlock its full agricultural potential.



GALLERY

































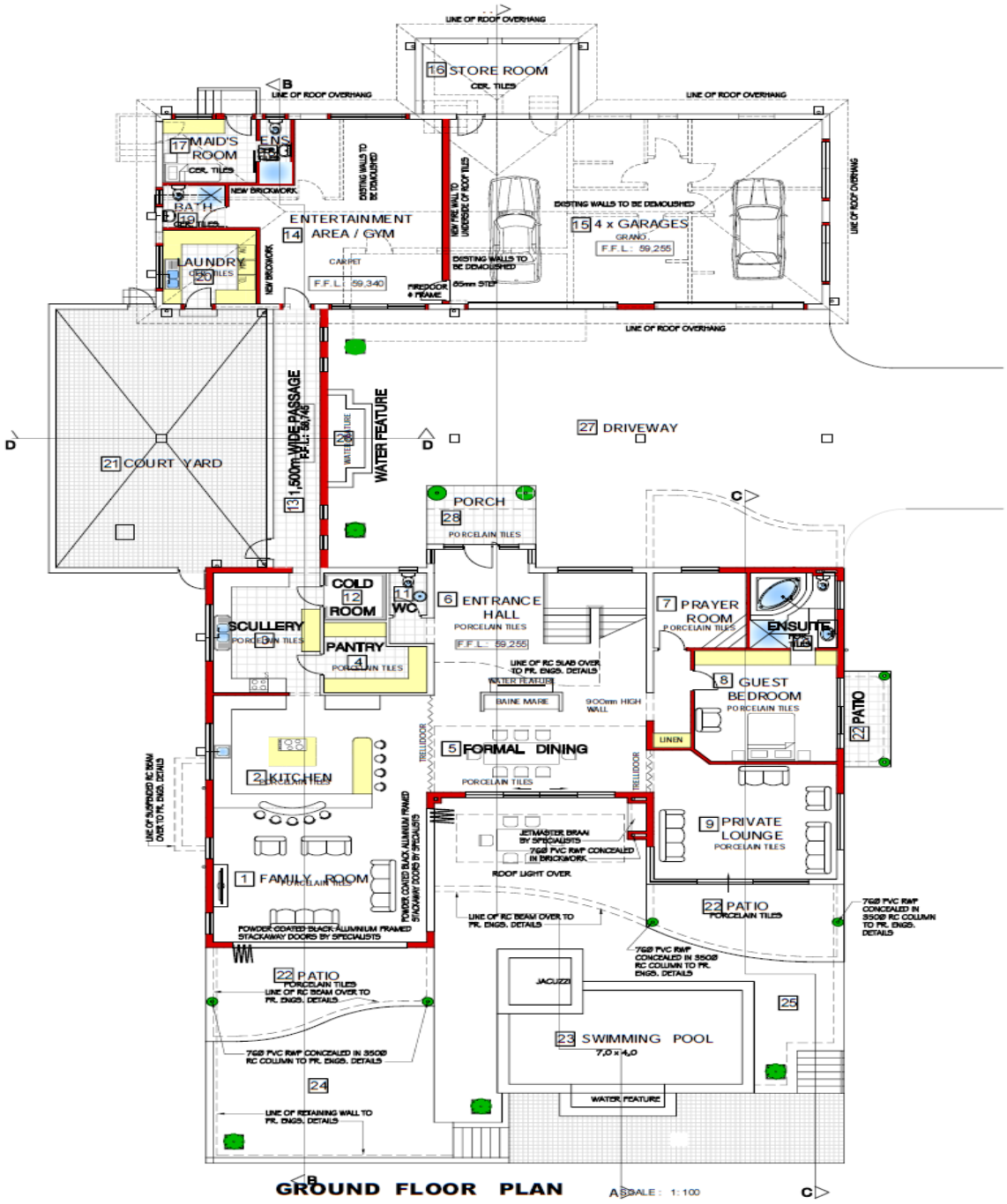




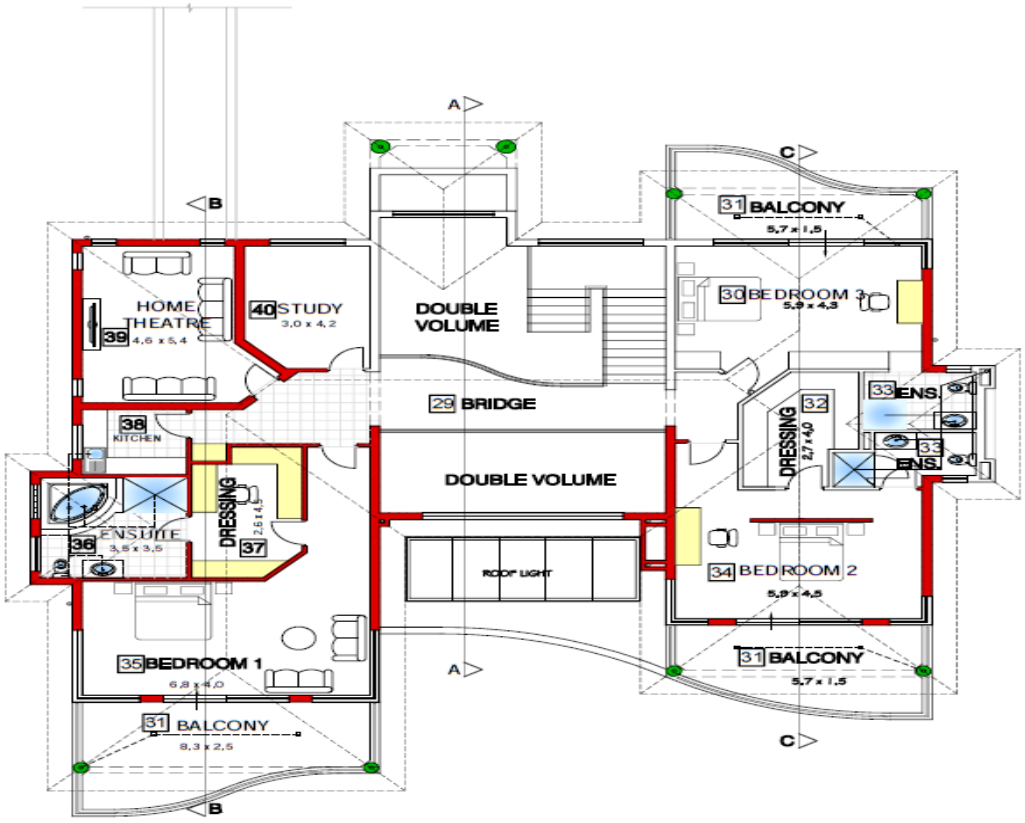





[Future Plans]



GROUND FLOOR PLAN A SCALE : 1:100



FIRST FLOOR PLAN SCALE : 1:100

1. FAMILY ROOM

- FLOOR TILE PREPARED TO TAKE GRADE 1 TILL BEDDED IN POLISHED PLASTER OF TILES LAID WITH AN APPROVED FIXED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUT EXTRACTED TO PRE-PREPARED TILES OF PROFESSIONAL SIGN AT BASEBOARD TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
- 12mm WIDE CUT TILE SKIRTING LAID WITH AN APPROVED FIXED ADHESIVE AND GROUTED TO THE PRE-PREPARED TILES OF PROFESSIONAL SIGN AT BASEBOARD TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT. APPROVED FIXED ADHESIVE WITH 3mm SPACINGS

31. BALCONY

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
- 100mm HIGH CUT TILE SKIRTING LAID WITH AN APPROVED ADHESIVE AND GROUTING TO BE PROVIDED AS PER ARCHITECTS APPROVAL. SKIRTINGS TO MATCH FLOOR TILE & FINISHED WITH POLISHED ALUMINUM EDGE TRIM BY "GENESIS".
- 15mm 1:4 CEMENT PLASTER TO WALLS TO BE FINISHED SMOOTH WITH STEEL TROWEL. JUMBO SKIMMING PLASTER TO BE PROVIDED TO WALLS. ENSURE PLASTER IS DRY, FIRM & FREE OF DUST, DIRT, GREASE & OIL BEFORE APPLYING 1 x COAT MERIT ALKALI RESISTANT PLASTER PRIMER (UCB[illegible]) & 2 x FINISHING COATS OF APPROVED "PLASCON" MATT FINISH INTERIOR PAINT. COLOUR OF PAINT TO BE APPROVED BY ARCHITECT.
- 66 x 66 x 140mm POLYSTYRENE CORNICES BY SPECIALISTS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION. CORNICE TO BE FINISHED WITH PAINTABLE SILICONE ON EITHER SIDE.
- SKIMMED RHINO BOARD BULKHEADS & CEILINGS BY SPECIALISTS TO BE FINISHED SMOOTH WITH A STEEL TROWEL. PC SUM TO BE ALLOWED.
- 1,200 x 900 POLISHED STAINLESS STEEL & SOLID "BALLY" TIMBER BALUSTRADES BY SPECIALISTS.
- POWDER COATED "BLACK" ALUMINIUM FRAMED PALACE SLIDING DOOR WITH FIXED SIDELIGHTS BY SPECIALISTS.
- STAINLESS STEEL FLOOR DRAINS BY SPECIALISTS.

32. DRESSING AREA

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
- 100mm HIGH CUT TILE SKIRTING LAID WITH AN APPROVED ADHESIVE AND GROUTING TO BE PROVIDED AS PER ARCHITECTS APPROVAL. SKIRTINGS TO MATCH FLOOR TILE & FINISHED WITH POLISHED ALUMINUM EDGE TRIM BY "GENESIS".
- 13mm 1:5 CEMENT PLASTER TO WALLS TO BE FINISHED SMOOTH WITH STEEL TROWEL. JUMBO SKIMMING PLASTER TO BE PROVIDED TO WALLS. ENSURE PLASTER IS DRY, FIRM & FREE OF DUST, DIRT, GREASE & OIL BEFORE APPLYING 1 x COAT MERIT ALKALI RESISTANT PLASTER PRIMER (UCB[illegible]) & 2 x FINISHING COATS OF APPROVED "PLASCON" MATT FINISH INTERIOR PAINT. COLOUR OF PAINT TO BE APPROVED BY ARCHITECT.
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- SKIMMED RHINO BOARD CEILINGS BY SPECIALISTS TO BE FINISHED SMOOTH WITH A STEEL TROWEL.
- SPRAYED VENEERED CUPBOARDS BY SPECIALISTS - PROVISIONAL SUM TO BE ALLOWED FOR & TO BE APPROVED BY ARCHITECT.

33. EN-SUITE

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
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- POWDER COATED "BLACK" ALUMINIUM FRAMED WINDOWS SECTIONS OF 25 MICRON - SUPPLIED & INSTALLED BY SPECIALISTS.
- PROVISIONAL SUM TO BE ALLOWED FOR TOWEL RING HOLDER, TOILET PAPER HOLDER & SOAP HOLDER.
- "PURAVIDA" TYPE MIXERS BY "HANSGROHE" TO BE APPROVED BY ARCHITECT.
- 600 x 600 STAINED MOHAGONY FRAMED MIRROR ABOVE WASH HAND BASIN BY SPECIALISTS.
- 1,200 x 600 CAESAR STONE WORKTOP TO ACCOMMODATE WASH BASIN.
- PROVISIONAL SUM TO BE ALLOWED FOR ALL SANITARY FITTINGS.

34. BEDROOM 2

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
- 100mm HIGH CUT TILE SKIRTING LAID WITH AN APPROVED ADHESIVE AND GROUTING TO BE PROVIDED AS PER ARCHITECTS APPROVAL. SKIRTINGS TO MATCH FLOOR TILE & FINISHED WITH POLISHED ALUMINUM EDGE TRIM BY "GENESIS".
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- POWDER COATED "BLACK" ALUMINIUM FRAMED WINDOWS SECTIONS OF 25 MICRON - SUPPLIED & INSTALLED BY SPECIALISTS.
- SPRAYED VENEERED CUPBOARDS BY SPECIALISTS - PROVISIONAL SUM TO BE ALLOWED FOR & TO BE APPROVED BY ARCHITECT.

35. BEDROOM 1

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
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36. EN-SUITE

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- "PURAVIDA" TYPE MIXERS BY "HANSGROHE" TO BE APPROVED BY ARCHITECT.
- 600 x 600 STAINED MOHAGONY FRAMED MIRROR ABOVE WASH HAND BASIN BY SPECIALISTS.
- 1,200 x 600 CAESAR STONE WORKTOP TO ACCOMMODATE WASH BASIN.
- PROVISIONAL SUM TO BE ALLOWED FOR ALL SANITARY FITTINGS.

37. DRESSING AREA

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
- 100mm HIGH CUT TILE SKIRTING LAID WITH AN APPROVED ADHESIVE AND GROUTING TO BE PROVIDED AS PER ARCHITECTS APPROVAL. SKIRTINGS TO MATCH FLOOR TILE & FINISHED WITH POLISHED ALUMINUM EDGE TRIM BY "GENESIS".
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- 1,200 x 600 CAESAR STONE WORKTOP TO ACCOMMODATE WASH BASIN.
- PROVISIONAL SUM TO BE ALLOWED FOR ALL SANITARY FITTINGS.

38. KITCHENETTE

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
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- SKIMMED RHINO BOARD CEILINGS BY SPECIALISTS TO BE FINISHED SMOOTH WITH A STEEL TROWEL.
- SPRAYED VENEERED KITCHEN CUPBOARDS BY SPECIALISTS - PROVISIONAL SUM TO BE ALLOWED.
- "SNOW WHITE" CAESAR STONE WORKTOPS. PRODUCT CODE: 2141.
- 1,200 x 600mm DROP IN SINK UNIT WITH SATIN FINISH INCLUDING ALL NECESSARY FITTINGS BY "FRANKE". SILICONE AROUND SINK UNIT TO BE PROVIDED.
- CHROMED AXOR UNO SINGLE LEVER KITCHEN MIXER WITH INTEGRATED SHUT OFF VALVE ON 15 INCLUDING ALL NECESSARY FITTINGS BY "HANSGROHE".
- POWDER COATED "BLACK" ALUMINIUM FRAMED WINDOWS SECTIONS OF 25 MICRON - SUPPLIED & INSTALLED BY SPECIALISTS.

39. HOME THEATRE

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
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- SKIMMED RHINO BOARD BULKHEADS & CEILINGS BY SPECIALISTS TO BE FINISHED SMOOTH WITH A STEEL TROWEL - PC SUM TO BE ALLOWED.
- POWDER COATED "BLACK" ALUMINIUM FRAMED WINDOWS SECTIONS OF 25 MICRON - SUPPLIED & INSTALLED BY SPECIALISTS.

40. STUDY

- FLOORS TO BE PREPARED TO TAKE 'GRADE 1' FULL BODIED PORCELAIN FLOOR TILES LAID WITH AN APPROVED ADHESIVE WITH 3mm SPACINGS. APPROVED GROUTING TO BE PROVIDED TO FLOOR TILES - PROVISIONAL SUM of R[illegible] TO BE ALLOWED FOR. COLOUR TO BE APPROVED BY ARCHITECT.
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- POWDER COATED "BLACK" ALUMINIUM FRAMED WINDOWS SECTIONS OF 25 MICRON - SUPPLIED & INSTALLED BY SPECIALISTS.

GENERAL NOTES:

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

ALL DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT

ALL PLUMBING BY REGISTERED CONTRACTOR

ALL ELECTRICAL BY REGISTERED CONTRACTOR

IF ON EXCAVATION IT IS FOUND TO CONTAIN EXPANSIVE CLAY, EXCESSIVE GROUND WATER OR OTHER POOR SOIL CONDITIONS, THEN ALL FOUNDATIONS ARE TO BE BUILT TO PROFESSIONAL ENGINEERS DETAILS AND UNDER HIS SUPERVISION

FACEBRICK PLINTH OF 1,000m MASONRY CONCRETE APRON TO BE PROVIDED AROUND BUILDING

NO VEGETATION TO BE AFFECTED ON SITE

BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED

GLASS THICKNESS TO COMPLY WITH SANS SAFETY GLAZING IN ACCORDANCE WITH SANS REQUIRED

NO CONSTRUCTION WORK SHALL COMMENCE ON SITE PRIOR TO APPROVAL OF PLANS FROM THE LOCAL MUNICIPALITY

No.	DATE	AMENDMENTS

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CLIENT'S SIGNATURE

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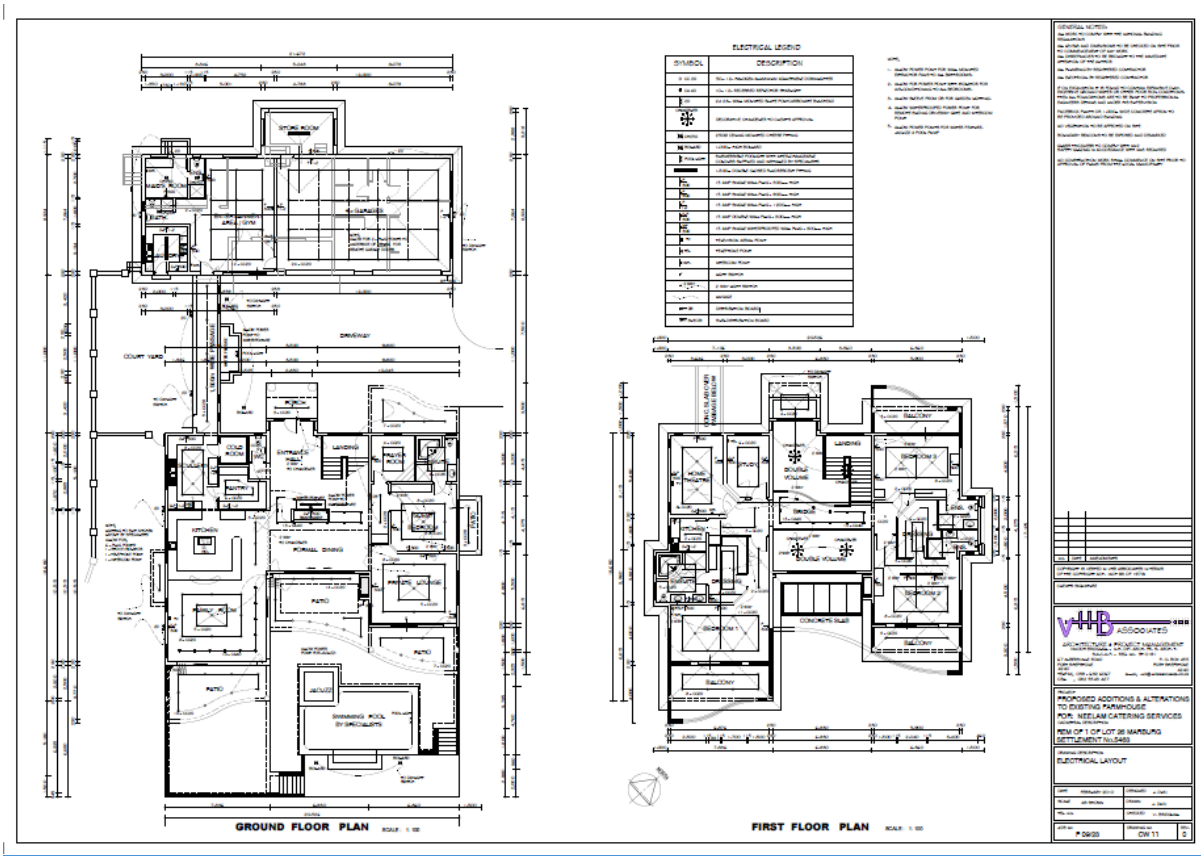
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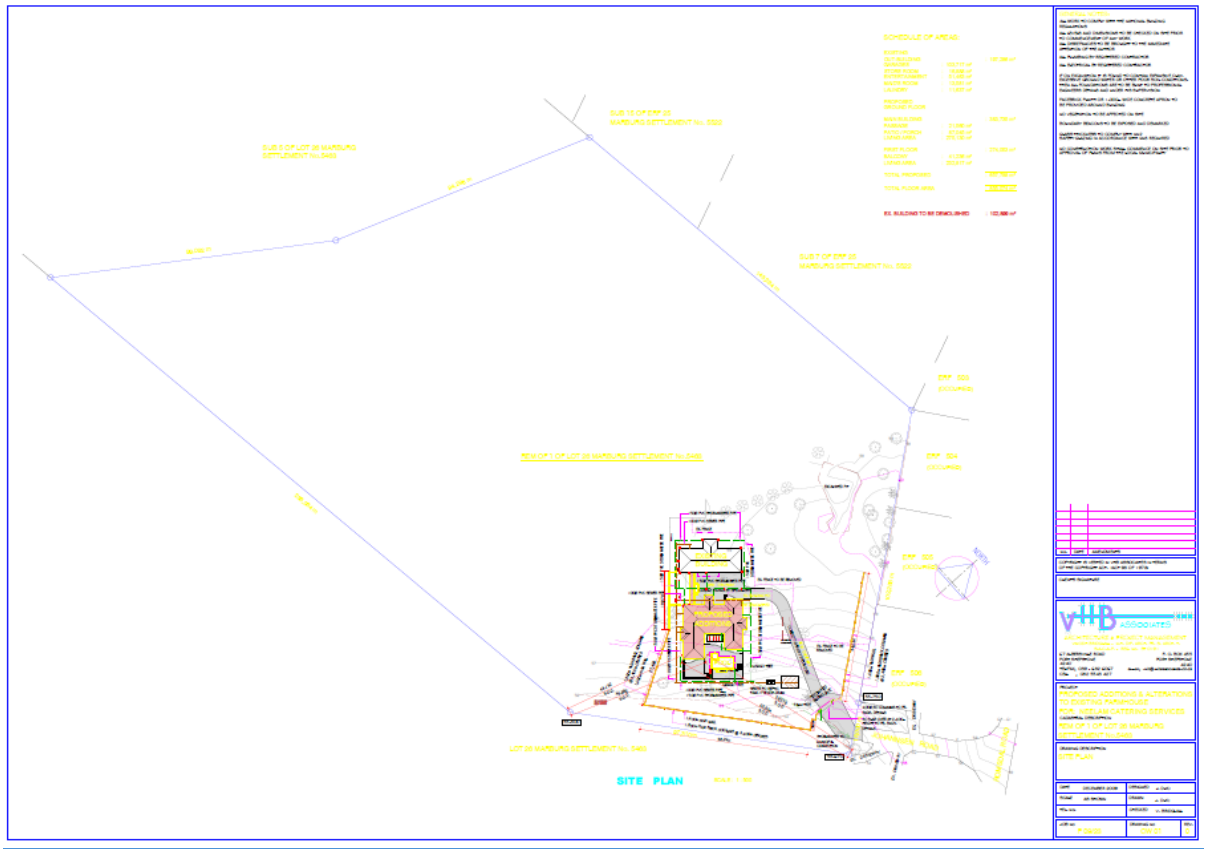
PROJECT
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING FARMHOUSE
FOR: NEELAM CATERING SERVICES
CADASTRAL DESCRIPTION
REM OF 1 OF LOT 26 MARBURG SETTLEMENT No.5463

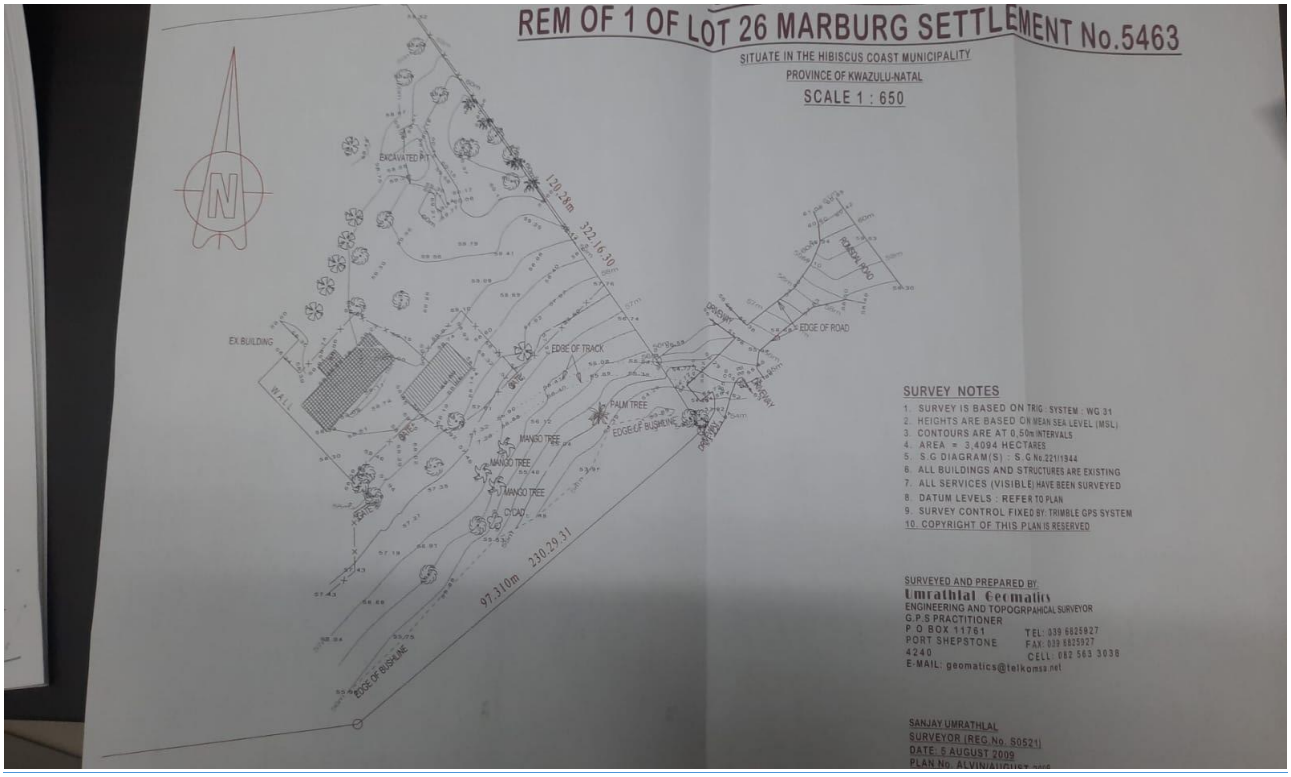
DRAWING DESCRIPTION
FINISHING SCHEDULE - NOTES

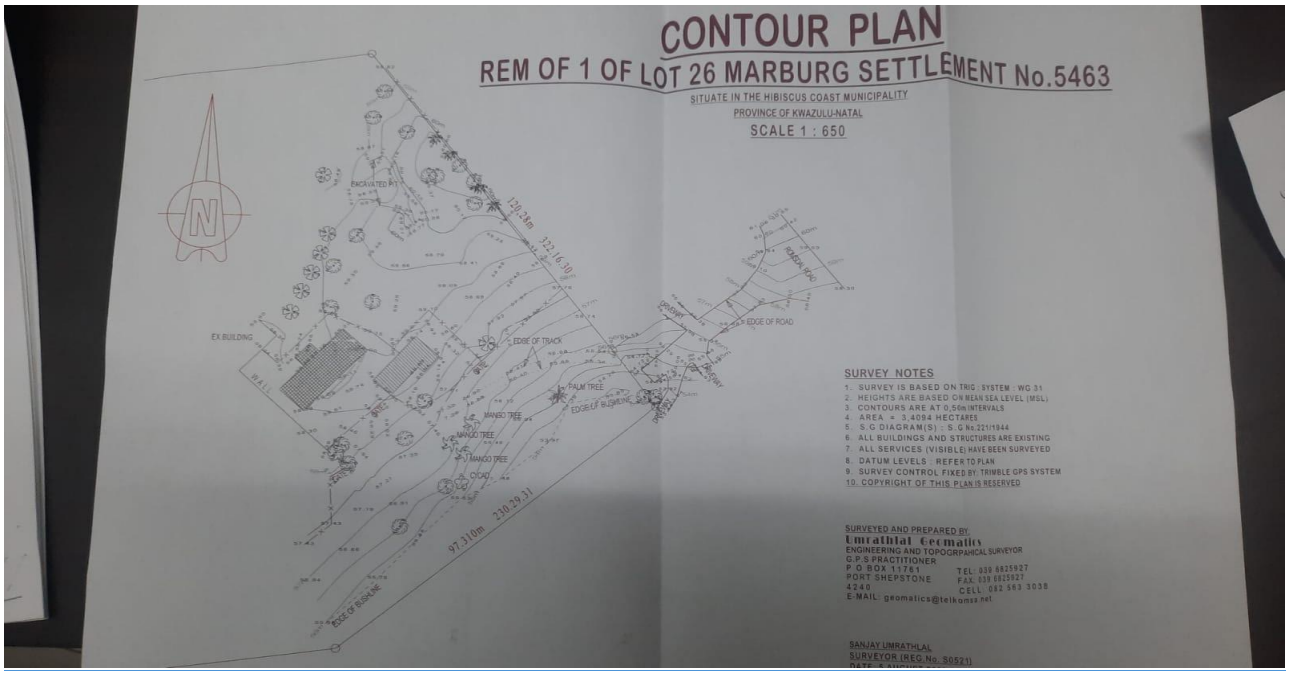
DATE	DECEMBER 2009	DESIGNED	J. DUDI
SCALE	AS SHOWN	DRAWN	J. DUDI
TEL. No.		CHECKED	V. BRIDGALL

JOB No	DRAWING No	REV.
P 09/23	CW 10	0


ELECTRICAL LEGEND
SYMBOL
DESCRIPTION
GROUND FLOOR PLAN
FIRST FLOOR PLAN
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING FARMHOUSE FOR: NEELAM CATERING SERVICES
REM OF 1 OF LOT 26 MARBURG SETTLEMENT No.5460
ELECTRICAL LAYOUT
VHB ASSOCIATES
P 09/20
DW 11


SCHEDULE OF AREAS
SITE PLAN
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING FARMHOUSE
FOR: NEELAM CATERING SERVICES
REM OF 1 OF LOT 26 MARBURG SETTLEMENT No.5460
SITE PLAN
VHB ASSOCIATES


REM OF 1 OF LOT 26 MARBURG SETTLEMENT No.5463
SITUATE IN THE HIBISCUS COAST MUNICIPALITY
PROVINCE OF KWAZULU-NATAL
SCALE 1 : 650
N
EXCAVATED PIT
120.28m
322.16.30"
EX BUILDING
WALL
EDGE OF TRACK
EDGE OF ROAD
PALM TREE
EDGE OF BUSHLINE
MANGO TREE
MANGO TREE
MANGO TREE
CYCAD
97.310m
230.29.31
EDGE OF BUSHLINE
SURVEY NOTES
1. SURVEY IS BASED ON TRIG : SYSTEM : WG 31
2. HEIGHTS ARE BASED ON MEAN SEA LEVEL (MSL)
3. CONTOURS ARE AT 0,50m INTERVALS
4. AREA = 3,4094 HECTARES
5. S.G DIAGRAM(S) : S.G No.221/1944
6. ALL BUILDINGS AND STRUCTURES ARE EXISTING
7. ALL SERVICES (VISIBLE) HAVE BEEN SURVEYED
8. DATUM LEVELS : REFER TO PLAN
9. SURVEY CONTROL FIXED BY: TRIMBLE GPS SYSTEM
10. COPYRIGHT OF THIS PLAN IS RESERVED
SURVEYED AND PREPARED BY:
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SANJAY UMRATHLAL
SURVEYOR (REG. No. 50521)
DATE: 5 AUGUST 2009


CONTOUR PLAN
REM OF 1 OF LOT 26 MARBURG SETTLEMENT No.5463
SITUATE IN THE HIBISCUS COAST MUNICIPALITY
PROVINCE OF KWAZULU-NATAL
SCALE 1 : 650
N
EXCAVATED PIT
120.28m
322.16.30"
EX BUILDING
WALL
EDGE OF TRACK
EDGE OF ROAD
PALM TREE
EDGE OF BUSHLINE
MANGO TREE
MANGO TREE
MANGO TREE
CYCAD
97.310m
230.29.31
EDGE OF BUSHLINE
SURVEY NOTES
1. SURVEY IS BASED ON TRIG : SYSTEM : WG 31
2. HEIGHTS ARE BASED ON MEAN SEA LEVEL (MSL)
3. CONTOURS ARE AT 0,50m INTERVALS
4. AREA = 3,4094 HECTARES
5. S.G DIAGRAM(S) : S.G No.221/1944
6. ALL BUILDINGS AND STRUCTURES ARE EXISTING
7. ALL SERVICES (VISIBLE) HAVE BEEN SURVEYED
8. DATUM LEVELS : REFER TO PLAN
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