

NOKENG TSA TAEMANE

LOCAL MUNICIPALITY
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NO. OF PAGES:	1
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RE: PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 1 OF THE FARM HARTBEEFONTEIN 484 JR IN TERMS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

In terms of the authority which vests in Nokeng Tsa Taemane Local Municipality by virtue of its status as an authorized local authority in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), your application for Township Establishment on portion 1 of the farm Hartbeesfontein 484 JR in terms of section 96 of the Town Planning and Townships Ordinance, 1986 be approved for the following reasons:

- I. The application is not in conflict with the Integrated Development Plan and Land Development Objectives
- II. The legislative requirements and procedures required by the municipality have been appropriately dealt with to our satisfaction
- III. There was no objection against the application

The approval is subject to the following conditions:

1. Final Map3's, scheme clauses and annexure B's shall be submitted to the municipality for consideration and approval
2. Copies of the general plan must be submitted to the municipality
3. The land development applicant must provide confirmation to the local authority that adequate and appropriate engineering services can be provided to the proposed development to the satisfaction of the local authority in accordance with the services report to be submitted for consideration
4. The applicant must take note of the fact that as the development falls outside the urban development boundary, the water and sanitation master plans do not take this development into account and it will also not be included at this stage. The services to the township however, need to be planned in conjunction with the municipality. Bulk services will therefore be development specific.

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ALLE KORRESPONDENSIE WORD OERIC AAN DIE MUNISIPALE BESTUURDER
ALL CORRESPONDENCE MUST BE ADDRESSED TO THE MUNICIPAL MANAGER

5. It is required that a services Report be submitted, compiled by a professional Engineer or Professional Technologist and it shall describe the services to and within the development. The services Report shall deal with all the services aspects and shall, inter alia include the following where applicable:

- a. Detail of, and table showing the development particulars, property description, size of erven, etc.
- b. Particulars of the professional team
- c. Relevant particulars of the Geo-technical Report
- d. Relevant particulars of the Traffic Impact Assessment
- e. A description of each service and basis of design
- f. Design specifications for each service
- g. Relevant detail of engineering services to be provided by other services providers
- h. Particulars of proposed construction materials
- i. Detail of the access to the development and implementation proposals of the road authority
- j. Particulars of the 1:100 year flood line
- k. Detail of costs of the services
- l. Detail of contributions (to the bulk services providers) and basis of calculation
- m. Information on servitudes to be acquired
- n. Proof of appointment of the particular professional
- o. Acceptance of responsibility for the designs by the particular professional Engineer or Professional Technologist

The following addenda shall be included:

- A locality plan
- A layout plan
- The obligations of the developer as approved by the municipality
- Pre-liminary plans with respect to bulk, link and internal services (A3 Maximum size) relating to the proposals contained in the services report
- Preliminary plans showing the internal services (A3 Maximum size)
- Typical cross section of roads showing the proposed layer works and services placing
- Correspondence relating to access, appointment of Professional Engineer or professional Technologist, confirmation of service availability by other service providers

The services report shall be signed by the particular professional Engineer or Professional Technologist, who shall accept responsibility for the design

Assessment of the services report

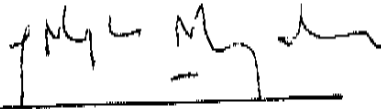
The municipality will assess the report and will compile a memorandum containing the arrangements that need to be agreed upon. The memorandum will be forwarded to the relevant professional Engineer or Technologist, and the applicant, in order to ensure complete understanding of the obligations of the applicant.

Services Agreement

A services agreement will be entered into between the municipality and the developer after the services report (with amendments if required) has been approved

6. Any removal, moving and/ or change to the existing Engineering Services Infrastructure network that may become necessary due to the approval of the application will be for the cost of the land development applicant and must be undertaken to the satisfaction of the municipality
7. The owner shall be responsible for the provision and/ replacement and/or alteration of internal services on the erf/erven up to where it is connected to the service provider at his/her own cost to the satisfaction of the local authority. Where necessary, such services shall be protected with appropriate servitudes to the satisfaction of the local authority and the local authority shall not accept any responsibility for the above-mentioned provision and/replacement and/removal and/alteration
8. The applicant shall obtain consent from the National Department of Agriculture with regard to the development of the township (please take note of the correspondence from National Department of Agriculture in a letter dated 2008/03/20 with the reference 2008/01/0261
9. The Gauteng Department of Transport Roads and Works must be provided with a written report as per section 7 of Act 8 of 2001 (the applicant is referred to a letter dated 2008/01/29 with the project reference 1/1/3/1/3-18835)
10. Comments from Eskom as per the letter dated 04/02/2008 with the project reference TS/344/08 shall be adhered to, to their satisfaction
11. A record of Decision shall be obtained from Gauteng Department of Agriculture Conservation and Environment and proof of such shall be submitted to the municipality
12. Conditions imposed by Rand Water as per the letter dated 31/03/2008 with the reference 10/3/1/2/V2-93/08 shall be adhered to, to their satisfaction and proof that arrangements have been undertaken shall be provided to the municipality
13. A Site Development Plan shall be submitted to the municipality for consideration and approval for all erven that are affected as the relevant town planning scheme
14. Building plans shall be submitted to the municipality for consideration and approval before any construction is allowed to commence on the property.
15. That the conditions of establishment be submitted to the municipality for consideration and approval
16. That all the requirements regarding town planning and townships establishment process be addressed satisfactorily in terms of Ordinance 15 of 1986
17. That the conditional record of decision from Departmental of Agriculture Conservation and Environment with project reference Gaut002/05-06/2210 dated 20/11/2007 be compiled with to their satisfaction
18. That the standard conditions of the Relevant Town Planning Scheme be made applicable as far as possible in terms of section 125 of Ordinance 15 of 1986
19. That a section 101 certificate in terms of Ordinance 15 of 1986 be issued by the municipality after all the requirements as stipulated by the local authority have been met by the township applicant

20. The necessary servitudes must be registered and proof must be submitted to the municipality where applicable
21. That the applicant, Surveyor General and Registrar of Deeds be notified of the above decision/s in terms of section 98 (4) and 99 (3) of Ordinance 15 of 1986
22. That the applicant takes notice of section 72(1), 101(2) and 101(3) of Ordinance 15 of 1986 regarding the period to Act within
23. The conditions of internal and external departments must be respected and adhered to. Proof of compliance with the conditions from the relevant internal and external departments must be submitted to the municipality
24. The approval of the local authority is valid for three years and the applicant shall have demonstrated to the local authority that all the approval conditions have been complied with
25. The approval of the local authority does not exempt the applicant from complying with any ruling legislation that may apply to this matter.



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MUNICIPAL MANAGER

Date: 04/07/08