



Mogale City

Local Municipality

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OFFICE OF THE EXECUTIVE MANAGER: ECONOMIC SERVICES

Reference: Mr C van Wyk
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Synchronicity Development Planning
P O Box 1422
NOORDHEUWEL EXT 4
1756

Attention: Ms S Nel

Madam

APPLICATION TO ESTABLISH THE TOWNSHIP GREENGATE EXTENSION 74 ON THE REMAINING EXTENT OF PORTION 79 (A PORTION OF PORTION 47) OF THE FARM RIETFONTEIN 189 IQ

Your application of 6 February 2017 regarding the above refers.

The Executive Mayor of the Mogale City Local Municipality resolved on 20 November 2017 under DES Item A.6.8 (02/10/2017) as follows:

LAND USE RIGHTS APPROVED

1. That the application by Synchronicity Development Planning in terms of Section 96 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the applicable parts of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), for the establishment of the township to be known as Greengate Extension 74 on the Remaining Extent of Portion 79 (a portion of Portion 47) of the farm Rietfontein 189 IQ, **BE APPROVED** subject to the following conditions:
 - (a) Erf 1 shall be zoned "Residential 4" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
 - (i) Primary rights: Dwelling units with or without outbuildings, residential use.
 - (ii) A maximum coverage of 60%, which may be increased during the consideration of a site development plan;
 - (iii) A maximum height of 3 storeys;
 - (iv) Floor area ratio: 1,8, which may be increased with the special consent of the municipality;
 - (v) Residential density: 120 dwelling units per hectare;

- (vi) A building line of 10 metres along external road boundaries and 5 metres along other roads, which may be relaxed during the consideration of a site development plan;
 - (vii) Parking provision: All parking to be provided on site in a ratio to be determined during the consideration of a site development plan.
 - (viii) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
- (b) Erf 2 shall be zoned "Business 2" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: shop, office use, residential use, hotel, dwelling units with or without outbuildings;
 - (ii) A maximum coverage of 60%, which may be increased during the consideration of a site development plan;
 - (iii) A maximum height of 3 storeys;
 - (iv) Floor area ratio: 1,5, which may be increased with the special consent of the municipality;
 - (v) Residential density: 100 dwelling units per hectare for residential dwelling units;
 - (vi) A building line of 16 metres along Road R114, 5 metres on other street boundaries, the latter which may be relaxed during the consideration of a site development plan;
 - (vii) Parking provision: All parking to be provided on site in a ratio to be determined during the consideration of a site development plan.
 - (viii) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
 - (ix) The erf is subject to a line of no access along its common boundary with the road reserve of Road R114.
- (c) Erf 3 shall be zoned "Special" for community facilities, including a crèche, multi-purpose hall, recreational activities, taxi rank, retail uses, incubator industries and related subservient uses that may be approved during the consideration of a site development plan in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: Community facilities, including a crèche, multi-purpose hall, recreational activities, taxi rank, retail uses, incubator industries and related subservient uses that may be approved during the consideration of a site development plan.
 - (ii) A maximum coverage of 60%, which may be increased during the consideration of a site development plan;;

- (iv) A maximum height of 2 storeys;
 - (v) Floor area ratio: 1,2, which may be increased with the special consent of the municipality;
 - (vi) Residential density: 40 dwelling units per hectare, which may be increased during the consideration of a site development plan;
 - (vii) A building line of 5 metres along internal roads, the latter which may be relaxed during the consideration of a site development plan;
 - (viii) Parking provision: suitable dust free parking with the required vehicle maneuvering areas must be provided to the satisfaction of the municipality as indicated on a site development plan to be approved by the municipality;
 - (ix) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
- (d) Erf 4 shall be zoned "Private Open Space" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary uses: Private open space and a sewer package plant or vacuum sewer system.
- (e) Erf 5 shall be zoned "Undetermined" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Permitted uses: None (The erf may only be used after the rezoning thereof to an applicable zoning).
- (f) Internal roads in the township shall be zoned "Special" for access and access control in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary uses: access roads, access control and conveyance of municipal engineering services.

DEVELOPMENT PLANNING

2. the applicant shall adhere to the recommendations made for design and construction of foundations in the geo-technical soil report done for the proposed development to the satisfaction of the Municipality;
3. The erven in the township shall be subject to a servitude 2 metres wide for engineering and other services in favour of the township owner along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for engineering and other services over the access portion of the stand if and when required by the township owner: provided that the township owner may dispose of the right to any such servitude;
4. No buildings or any structures may be erected within the servitude area, mentioned in paragraph 3 above, and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof

5.	The township owner is entitled to temporarily place any material excavated during the installation, maintenance or removal of engineering and other services that is deemed necessary on the land adjacent to the servitude and furthermore the township owner is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the township owner will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.
6.	The erven is situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the municipality must indicate preventative measures in accordance with the recommendations contained in the engineering geology report that was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required;
7.	In order to limit possible damage due to unfavourable soil conditions, the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon;
8.	Prior to commencing any construction on the property concerned, Building Plans for each portion shall be submitted to the municipality for consideration and approval.
9.	<p>The building plans submitted must consist out of the following:</p> <p>Building Plans 3 Sets of paper copies submitted at the Building Control Section Fire Protection Plans 1 Set plastic and 1 set paper copies submitted</p>
ENGINEERING SERVICES	
10.	This municipality will make no contribution of any nature towards the provision or upgrading of external (bulk), internal or link engineering services resulting from the approval of this application other than the rebates provided for in Mogale City Tariffs and the Mogale City Bulk Services Contribution Policy, 2005, as amended or other policies that the municipality may approve from time to time.
11.	This municipality will not take over any internal services within the proposed township and a properly established legal entity (i.e. a Section 21 Company) shall take over the responsibility for the long term maintenance of all internal roads and internal engineering services in the township.
12.	The applicant shall note that the proclamation and development of the proposed township is subject to the availability of sufficient capacity in the various relevant municipal engineering services networks in the area.
13.	The applicant shall, at his own cost, provide and register the necessary servitudes to protect existing and proposed engineering infrastructure in the proposed township to the satisfaction of the municipality.

INFRASTRUCTURE SERVICES (ROADS AND SURFACE DRAINAGE)	
14.	The applicant shall make provision in the lay out plan of the township for a servitude / servitudes for future road widening as required in terms of the Muldersdrift Roads Master Plan.
15.	The developer shall supply the Section with a detailed storm water drainage scheme with plans, cross sections and specifications as compiled by a civil engineer approved by the Section for the provision of an underground drainage system. Such system must be designed in order to dispose of the run-off of a 1:10 year rainstorm and must ensure that the run-off of a 1:100 year rainstorm be guided to the nearest defined water course without flooding of adjacent properties;
16.	The applicant shall provide ingress and egress to the erven in the proposed township to the satisfaction of the municipality and Gautrans.
17.	The developer shall at his own cost provide the necessary roadway and storm water drainage systems to ensure that adjoining lower-lying properties and those of the same development are not flooded. The systems so installed shall adhere to the approval and specifications laid down by the Directorate: Infrastructure Management and the Sub-directorate: Roads, Transport and Surface Drainage of the Municipality.
18.	Bulk Services Contributions for roads and surface drainage are payable and will be calculated during the drafting of the Service Level Agreement to be entered into between the municipality and the developer.
19.	A plan depicting contour intervals, methods of storm water dispersal, underground storm water drainage lines, as well as the expected discharge and flow velocities thereof must be forwarded to the offices of the Section Roads and Surface Drainage for consideration and subsequent approval;
20.	Storm water discharge to lower-lying areas shall be by means of a storm water pipeline system designed and constructed to the satisfaction of the municipality;
21.	The design of the drainage system must contain and describe aspects such as geometrics of internal roadways, cross falls, tar macadamization, or paving, kerbing and channelization of roadways as well as the provision of retaining walls if required by the Section;
22.	The drainage system shall, if necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight pipes in such a way that no water collections or seepage shall occur on or near the ground surface;
INFRASTRUCTURE SERVICES: (WATER AND SANITATION)	
23.	The applicant shall note that municipal sewer is not currently available to the proposed development and that the existing municipal water infrastructure may be subject to capacity constraints, which may delay the development of the proposed township.
24.	The developer shall be responsible for the upgrading of all external bulk and bulk-link water services to accommodate the proposed development in the event that adequate capacity is available.
25.	The applicant must appoint a professional consulting engineer, at own cost, for the modeling of the internal water reticulation system to allow the municipality to determine if the available capacity in the municipal water network can accommodate

	the proposed development.
26.	An on-site water reservoir, with a holding and supply capacity of at least 24-hours for the proposed development, may be required to augment inadequate capacity in the local bulk water supply network.
27.	Bulk services contributions are payable to the Municipality as calculated during the drafting of a Engineering Services Agreement to be entered into between the developer and the municipality.
28.	Detailed water and sewer infrastructure designs must be submitted to the municipality for consideration and approval prior to the conclusion of the services agreement to be entered into between the municipality and the developer.
29.	Alterations to external and/or internal services infrastructure as a result of the application shall be for the account of the applicant.
30.	The control and disposal of wastewater and effluent shall be done in accordance with municipal by-laws and SABS to the satisfaction of the Manager: Water and Sanitation.
31.	The municipality will not accept any responsibility for the long term maintenance of any internal water or sanitation services in the proposed township and such infrastructure shall be taken over by the township owner or a legally established body corporate/home owners association.
INFRASTRUCTURE SERVICES (ELECTRICAL SERVICES)	
32.	Mogale City LM is the licensed distributor in the area, but does not have a distribution network in the area at present. The applicant therefore need to apply to Eskom for a bulk electricity connection.
33.	Prior to the commencement of any electrical work by the developers an electricity supply agreement shall be concluded with Eskom and a copy of the agreement must be submitted to the Energy Services Department of the municipality for record purposes.
34.	The following information must be included in the service level agreement which will be required from the electrical consultant: <ul style="list-style-type: none"> • A site design of all relevant electrical networks; • A design of the distribution network including cable sizes and diagrammatic plans of the distribution boxes. • Volt drop characteristics; • Earthing network and surge protection; • Depth of cables. (The Sub Directorate Electricity requires that the minimum depth of the cable for internal reticulation must not be less than 1000mm.) • Proposed metering method; • Fault current details and limitation equipment; • The after diversity maximum demand rating per dwelling must not be less than 8 kVA.
35.	It is required that the developer create an operational plan that will inform and guide the proposed new owners of the development so that it is clear what their responsibility will be in the management of electricity engineering services.

<p>36. The following energy saving strategies must be included in the electrical design:</p> <ul style="list-style-type: none"> • The installation of ripple control relay that will control all geysers, under floor heating, air conditioners and pool heating systems; • No incandescent lamp illumination will be allowed, only low energy compact florescent lamps;
<p>37. Progress inspection will be executed on the following milestones and inspection certificates will be required to verify the quality and compliance of the work. These certificates will be essential to obtain a Section 82 certificate, which will confirm the completion of the services:</p> <ul style="list-style-type: none"> • Open trenches prior to cable installation; • Open trenches with cable and earth wires; • Terminations and termination boxes; • Voltage tests on all termination boxes; • Certificate of compliance for the internal electrical reticulation network up to the dwellings. • Certificate of compliance for each dwelling.
<p>38. The Electricity Distribution Section remains the responsible supplying authority to provide a quality supply to all electrical consumers in Mogale City; however, the municipality will not take over any internal or private electrical reticulation. The developer or an established legal entity will maintain the electrical reticulation and streetlight illumination for this purpose in the future.</p>
<p>CORPORATE SERVICES (LEGAL SECTION)</p>
<p>39. the applicant shall enter into a Engineering Services Agreement with the municipality and other applicable service providers regarding the provision of internal, link and external (bulk) engineering services in the proposed township, the payment of engineering services contributions and the delivery of services guarantees.</p>
<p>40. A technical development report, stipulating costs for internal and external services according to the Council's specifications shall be required from the developer prior to the drafting of the services provision agreement mentioned in above;</p>
<p>41. The applicant must pay contributions toward the provision of bulk municipal engineering services as determined in the services agreement to be entered into between the developer and the municipality.</p>
<p>42. All Bulk Services Contributions are subject to annual escalation as determined by the municipality.</p>
<p>43. Contingencies shall be paid on all municipal services (installed) and internal services installations, as determined by the municipality.</p>
<p>SOCIAL SUPPORT SERVICES (TRAFFIC SECTION)</p>
<p>44. The application is supported subject to:</p> <ul style="list-style-type: none"> • Ingress and egress to the township must be to the satisfaction of the Municipality and Gautrans. • All roads must be adequately marked with signage to the satisfaction of the municipality at the cost of the developer.

INTEGRATED ENVIRONMENTAL SERVICES

45. Environmental Management Requirements:

- The proposed township is listed in terms of the Environmental Impact Assessment Regulations (2014) of the National Environmental Management Act (Act 107 of 1998) as amended, promulgated under Sections 24(2) and 24 (D) of the said Act. The proposed development is therefore subject to Environmental Authorization by the Gauteng Department of Agriculture and Rural Development.
- The applicant shall at all times comply with all conditions imposed in terms of the Record of Decision issued by Gauteng Department of Agriculture and Rural Development and with the stipulations of the Environmental Management Plan required for the proposed development.

46. Waste Management requirements:

The proposed application is supported provided that the following requirements are adhered to:

- The applicant and/or the owner of the property is advised that the MCLM shall render a service for collection and removal of waste from the premises. It is the responsibility of the occupier of the premises to notify the municipality in advance (at least month before occupation) of the date of occupation of the premises. The municipality shall charge applicable tariff of the collection and removal of the waste. Private waste transporters can also be used only if approved by the MCLM, otherwise transportation of the waste without authorisation by the municipality is an offence.

47. Air Quality Management requirements:

The Municipal Health Division does not have any objections against the above-mentioned application provided that the following in terms of the National Environmental Management Air Quality Act (Act No. 39 of 2004) Part 6 Section 34, as well as the West Rand District Municipality Air Quality Management By-Laws (Notice 717 of 31 May 2012) Chapter 2 Part 2 Section 11(1) and Section 19(3) are complied with:

Section 11 (1) reads as follows:

"Any person conducting certain activities which customarily produce emissions of dust, that may be harmful to public health, well-being and/or cause a nuisance shall take control measures to prevent and/or minimize such emissions into the atmosphere."

Section 19(3) reads as follows:

"No person may establish any township unless a noise impact assessment has been undertaken in accordance with SANS 10328, and it is shown that either the outdoor equivalent continuous day/night rating level, the outdoor equivalent continuous day rating level and/or the outdoor continuous equivalent night rating level set out in SANS 10103 will not be exceeded at any position within the boundaries of the proposed boundaries"

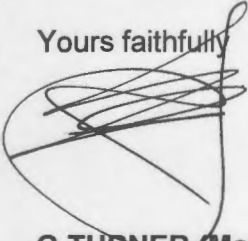
48. Parks Management Requirements:

- (i) An Open Space Bulk Contribution of 15% of the area will be payable to MCLM according to its Open Space Contribution Policy.
- (ii) The Applicant must make provision for onsite storm water retention and conservation.
- (iii) The layout must accommodate Green Infrastructure and Sustainable Urban Drainage (SUD) principles that must ensure the following (as a minimum):
 - o All surfacing for driveways and parking areas must be permeable;
 - o All sheet flow must be directed into onsite infiltration trenches, filter drains, filter strips and/or artificial wetlands rather than gulleys and pipes;
 - o Ensure that all outlet structures are adequately designed to prevent erosion.
- (iv) The following conditions will apply in terms of the Urban Greening & Biodiversity Bylaws:
 - o The submission of Landscape Development Plans specifically for the POS and Community Facility (Erf 193) to the DIEM will be compulsory, the Landscape Development Plan form part of the final development plans submitted to the Municipality for approval.
 - o An indigenous tree, not smaller than 2 meters in height must be planted for every 4 parking bays;
 - o Trees in lawn and paved areas must be provided with a concrete tree ring of no less than 1 meter in diameter and must be covered with a grid if such tree is closer than three meters from a pedestrian walkway.
- (v) No borehole water is allowed to be used for any purpose other than Schedule 1 (Permissible Uses) as defined in the National Water Act. Should the borehole water be used for any other purpose than Schedule 1 uses, the applicant must apply for a Water Use Licence in terms of the said act;
- (vi) No new boreholes are allowed to be drilled without consent from the Department of Water & Sanitation (Regional Office - DWS);
- (vii) This office does not support the use of Septic Tanks/French Drains, or an onsite waste water treatment works (i.e. referred to as a "package plant").
- (viii) The applicant shall comply with the following regarding biodiversity:
 - Eradicate all Listed Invasive Species (Category 1 a), if present;
 - Control all Listed Invasive Species (Category 1 b), if present;
 - Apply for a permit for all Listed Invasive Species (Category 2), if present;
 - Apply for exemption for all Listed Invasive Species (Category 3), if present.

49.	Copies of all monitoring and other reports required by Gauteng Department of Agriculture and Rural Development., if any, to be submitted to Gauteng Department of Agriculture and Rural Development. before, during and after construction must also be submitted to the Integrated Environmental Management Services Department of this municipality.
50.	The developer shall at all times comply with the conditions imposed during the granting of Environmental Authorization by the Gauteng Department of Agriculture and Rural Development for the proposed development.
ACCOMMODATION AND RELOCATION OF PERSONS	
51.	<p>The developer must deal with persons that may reside on the land where the township is to be established in the following manner:</p> <ul style="list-style-type: none"> <li data-bbox="295 784 1445 918">(a) No person, formally or informally residing on the application property during or after of the approval of the application may be relocated, evicted or otherwise be displaced by the applicant and/or the land owner without the official involvement of the municipality. <li data-bbox="295 952 1445 1198">(b) The developer/applicant/land owner is encouraged to make provision to house all persons residing on the property as part of the township application process. Should it prove not be possible to house residents in the township to be developed, residents/occupiers must be relocated to a suitable alternative site(s) as close as possible to the application property according to the requirements and to the satisfaction of the municipality at his/her cost on suitable land identified with the co-operation of the Municipality. <li data-bbox="295 1220 1445 1332">(c) Alternative housing to be provided to persons residing on the application site must at least be of RDP standards and is subject to the approval of the municipality. <li data-bbox="295 1355 1445 1467">(d) The applicant must finalize all arrangements regarding the relocation of residents on site prior to the conclusion of the mandatory Service Level Agreement (SLA) to be entered into between the municipality and the applicant.
GENERAL	
52.	The cost of Bulk Contributions will be determined on the real cost to create infrastructure on the day of payment. All prior calculations of Bulk Contributions are therefore subject to increases and final calculations up to the day of payment of contributions to the municipality.
53.	The township, including all open spaces and parks, shall be fenced to the satisfaction of the Municipality;
54.	All signage to be erected on the stands in the proposed township shall comply with municipal by-laws and Gautrans specifications.
55.	Prior to commencing any construction Building Plans shall be submitted to the Executive Manager: Economic Services (Building Control Section) for consideration and approval.

56. The proposed development shall be designed and built to an acceptable aesthetic and architectural standard to the satisfaction of the municipality.

Yours faithfully

A handwritten signature in black ink, consisting of several overlapping loops and a long vertical stroke extending upwards.

G TURNER (Ms)
MANAGER: DEVELOPMENT PLANNING
ECONOMIC SERVICES

DATE: 28.11.2017



Mogale City

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Local Municipality

OFFICE OF THE EXECUTIVE MANAGER: ECONOMIC SERVICES

Reference: Mr C van Wyk
LED/15/2/2/26/45
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Synchronicity Development Planning
P O Box 1422
NOORDHEUWEL X 4
1756

Attention: Ms S Nel

Madam

APPLICATION TO ESTABLISH THE TOWNSHIP GREENGATE EXTENSION 60 ON THE REMAINDER OF PORTION 130 (A PORTION OF PORTION 35) OF THE FARM RIETFONTEIN 189 IQ

Your application of 6 January 2016 regarding the above-mentioned refers.

The Executive Mayor of the Mogale City Local Municipality resolved on 18 April 2017 under DES Item (A.2.2) 15/11/2016 as follows:

LAND USE RIGHTS APPROVED

1. That the objections lodged against the application be noted and thoroughly considered.
2. That the application by Synchronicity Development Planning in terms of Section 96 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the applicable parts of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), for the establishment of the township to be known as Greengate Extension 60 on Portion 130 (a portion of Portion 35) of the farm Rietfontein 189 IQ, **BE APPROVED** subject to the following conditions:
 - (a) Erven 1 to 191 shall be zoned "Residential 1" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
 - (i) Primary rights: Single dwelling unit with or without outbuildings, (Dwelling house).
 - (ii) Uses not permitted: Second dwelling units, informal dwelling units / backyard shacks.
 - (iii) Density: 1 dwelling unit per erf;
 - (iv) A maximum coverage of 60%;
 - (v) A maximum height of 2 storeys;

- (vi) Floor area ratio: 1,2;
 - (vii) A building line of 3 metres along internal roads will be applicable, which may be relaxed during the consideration of a building plan;
 - (viii) Parking provision: All parking to be provided on site, no parking of vehicles on sidewalks or within road reserves will be allowed..
- (b) Erf 192 shall be zoned "Residential 4" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: Dwelling units with or without outbuildings, residential use.
 - (ii) Uses not permitted: Informal dwelling units / backyard shacks;
 - (iii) A maximum coverage of 60%;
 - (iv) A maximum height of 3 storeys;
 - (v) Floor area ratio: 1,8;
 - (vi) Residential density: 70 dwelling units per hectare, which may be increased during the consideration of a site development plan;
 - (vii) A building line of 8 metres along Larsens Road, 5 metres on other street boundaries, the latter which may be relaxed during the consideration of a site development plan;
 - (viii) Parking provision: One (1) covered parking area per dwelling unit and one uncovered parking area per 3 dwelling units for visitor's parking.
 - (ix) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
- (c) Erf 193 shall be zoned "Special" for community facilities, including a crèche, multi-purpose hall, recreational activities, taxi rank, retail uses, incubator industries, cell phone mast and related subservient uses that may be approved during the consideration of a site development plan in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: Community facilities, including a crèche, multi-purpose hall, recreational activities, taxi rank, retail uses, incubator industries, cell phone mast and related subservient uses that may be approved during the consideration of a site development plan.
 - (ii) Uses not permitted: Liquor store, cell phone mast.
 - (iii) A maximum coverage of 60%, which may be increased during the consideration of a site development plan;;
 - (iv) A maximum height of 3 storeys;

- (v) Floor area ratio: 0,6;
 - (vi) Residential density: 40 dwelling units per hectare, which may be increased during the consideration of a site development plan;
 - (vii) A building line of 8 metres on street boundaries will be applicable, which may be relaxed during the consideration of a site development plan;
 - (viii) Parking provision: One (1) covered parking area per dwelling unit and one uncovered parking area per 3 dwelling units for visitor's parking.
 - (ix) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
- (d) Erven 194 and 195 shall be zoned "Private Open Space" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary uses: Private open space.
- (e) Internal roads in the township shall be zoned "Special" for access and access control in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary uses: access roads, access control and conveyance of municipal engineering services.

DEVELOPMENT PLANNING

3. the applicant shall adhere to the recommendations made for design and construction of foundations in the geo-technical soil report done for the proposed development to the satisfaction of the Municipality;
4. The erven in the township shall be subject to a servitude 2 metres wide for engineering and other services in favour of the township owner along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for engineering and other services over the access portion of the stand if and when required by the township owner; provided that the township owner may dispose of the right to any such servitude;
5. No buildings or any structures may be erected within the servitude area, mentioned in paragraph 3 above, and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof
6. The township owner is entitled to temporarily place any material excavated during the installation, maintenance or removal of engineering and other services that is deemed necessary on the land adjacent to the servitude and furthermore the township owner is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the township owner will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.
7. The erven is situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the municipality must indicate preventative measures in accordance with the recommendations contained in the engineering geology report that was done for the

	township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required;
8.	In order to limit possible damage due to unfavourable soil conditions, the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon;
9.	Prior to commencing any construction on the property concerned, Building Plans for each portion shall be submitted to the municipality for consideration and approval.
10.	The building plans submitted must consist out of the following: Building Plans 3 Sets of paper copies submitted at the Building Control Section Fire Protection Plans 1 Set plastic and 1 set paper copies submitted
ENGINEERING SERVICES	
11.	This municipality will make no contribution of any nature towards the provision or upgrading of external (bulk), internal or link engineering services resulting from the approval of this application other than the rebates provided for in Mogale City Tariffs and the Mogale City Bulk Services Contribution Policy, 2005, as amended or other policies that the municipality may approve from time to time.
12.	This municipality will not take over any internal services within the proposed township and a properly established legal entity (i.e. a Section 21 Company) shall take over the responsibility for the long term maintenance of all internal roads and internal engineering services in the township.
13.	The applicant shall note that the proclamation and development of the proposed township is subject to the availability of sufficient capacity in the various relevant municipal engineering services networks in the area.
14.	The applicant shall, at his own cost, provide and register the necessary servitudes to protect existing and proposed engineering infrastructure in the proposed township to the satisfaction of the municipality.
INFRASTRUCTURE SERVICES (ROADS AND SURFACE DRAINAGE)	
15.	The applicant shall make provision in the lay out plan of the township for a servitude for the future widening of Larsens Road of at least 12,13 metres wide, over and above the existing 15,74 m wide right of way servitude. The applicant shall further allow for a road reserve at least 20 m wide along the northern boundary of the township and a road reserve of 12,5 m along the eastern boundary of the proposed township for future road widening in terms of the Muldersdrift Roads Master Plan.
16.	The developer shall supply the Section with a detailed storm water drainage scheme with plans, cross sections and specifications as compiled by a civil engineer approved by the Section for the provision of an underground drainage system. Such system must be designed in order to dispose of the run-off of a 1:10 year rainstorm and must ensure that the run-off of a 1:100 year rainstorm be guided to the nearest defined water course without flooding of adjacent properties;

17.	The applicant shall provide ingress and egress to the erven in the proposed township to the satisfaction of the municipality and Gautrans.
18.	The developer shall at his own cost provide the necessary roadway and storm water drainage systems to ensure that adjoining lower-lying properties and those of the same development are not flooded. The systems so installed shall adhere to the approval and specifications laid down by the Directorate: Infrastructure Management and the Sub-directorate: Roads, Transport and Surface Drainage of the Municipality.
19.	Bulk Services Contributions for roads and surface drainage are payable and will be calculated during the drafting of the Service Level Agreement to be entered into between the municipality and the developer.
20.	The applicant must upgrade Larsens Road to accommodate the traffic to be generated by the proposed development according to the recommendations made in the traffic impact assessment and to the requirements and satisfaction of the municipality.
21.	A plan depicting contour intervals, methods of storm water dispersal, underground storm water drainage lines, as well as the expected discharge and flow velocities thereof must be forwarded to the offices of the Section Roads and Surface Drainage for consideration and subsequent approval;
22.	Storm water discharge to lower-lying areas shall be by means of a storm water pipeline system designed and constructed to the satisfaction of the municipality.
23.	The design of the drainage system must contain and describe aspects such as geometrics of internal roadways, cross falls, tar macadamization, or paving, kerbing and channelization of roadways as well as the provision of retaining walls if required by the Section;
24.	The drainage system shall, if necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight pipes in such a way that no water collections or seepage shall occur on or near the ground surface;
INFRASTRUCTURE SERVICES: (WATER AND SANITATION)	
25.	The applicant shall note that municipal sewer is not currently available to the proposed development and that the existing municipal water infrastructure may be subject to capacity constraints, which may delay the development of the proposed township.
26.	The developer shall be responsible for the upgrading of all external bulk and bulk-link water services to accommodate the proposed development in the event that adequate capacity is available.
27.	The applicant must appoint a professional consulting engineer, at own cost, for the modeling of the internal water reticulation system to allow the municipality to determine if the available capacity in the municipal water network can accommodate the proposed development.
28.	An on-site water reservoir, with a holding and supply capacity of at least 24-hours for the proposed development, may be required to augment inadequate capacity in the local bulk water supply network.
29.	Bulk services contributions are payable to the Municipality as calculated during the drafting of a Engineering Services Agreement to be entered into between the developer and the municipality.

30.	Detailed water and sewer infrastructure designs must be submitted to the municipality for consideration and approval prior to the conclusion of the services agreement to be entered into between the municipality and the developer.
31.	Alterations to external and/or internal services infrastructure as a result of the application shall be for the account of the applicant.
32.	The control and disposal of wastewater and effluent shall be done in accordance with municipal by-laws and SABS to the satisfaction of the Manager: Water and Sanitation.
33.	The municipality will not accept any responsibility for the long term maintenance of any internal water or sanitation services in the proposed township and such infrastructure shall be taken over by the township owner or a legally established body corporate/home owners association.
INFRASTRUCTURE SERVICES (ELECTRICAL SERVICES)	
34.	Mogale City LM is the licensed distributor in the area, but does not have a distribution network in the area at present. The applicant therefore need to apply to Eskom for a bulk electricity connection.
35.	Prior to the commencement of any electrical work by the developers an electricity supply agreement shall be concluded with Eskom and a copy of the agreement must be submitted to the Energy Services Department of the municipality for record purposes.
36.	The following information must be included in the service level agreement which will be required from the electrical consultant: <ul style="list-style-type: none"> • A site design of all relevant electrical networks; • A design of the distribution network including cable sizes and diagrammatic plans of the distribution boxes. • Volt drop characteristics; • Earthing network and surge protection; • Depth of cables. (The Sub Directorate Electricity requires that the minimum depth of the cable for internal reticulation must not be less than 1000mm.) • Proposed metering method; • Fault current details and limitation equipment; • The after diversity maximum demand rating per dwelling must not be less than 8 kVA.
37.	It is required that the developer create an operational plan that will inform and guide the proposed new owners of the development so that it is clear what their responsibility will be in the management of electricity engineering services.
38.	The following energy saving strategies must be included in the electrical design: <ul style="list-style-type: none"> • The installation of ripple control relay that will control all geysers, under floor heating, air conditioners and pool heating systems; • No incandescent lamp illumination will be allowed, only low energy compact florescent lamps;

39. Progress inspection will be executed on the following milestones and inspection certificates will be required to verify the quality and compliance of the work. These certificates will be essential to obtain a Section 82 certificate, which will confirm the completion of the services:
- Open trenches prior to cable installation;
 - Open trenches with cable and earth wires;
 - Terminations and termination boxes;
 - Voltage tests on all termination boxes;
 - Certificate of compliance for the internal electrical reticulation network up to the dwellings.
 - Certificate of compliance for each dwelling.
40. The Electricity Distribution Section remains the responsible supplying authority to provide a quality supply to all electrical consumers in Mogale City; however, the municipality will not take over any internal or private electrical reticulation. The developer or an established legal entity will maintain the electrical reticulation and streetlight illumination for this purpose in the future.

CORPORATE SERVICES (LEGAL SECTION)

41. the applicant shall enter into a Engineering Services Agreement with the municipality and other applicable service providers regarding the provision of internal, link and external (bulk) engineering services in the proposed township, the payment of engineering services contributions and the delivery of services guarantees.
42. A technical development report, stipulating costs for internal and external services according to the Council's specifications shall be required from the developer prior to the drafting of the services provision agreement mentioned in above;
43. The applicant must pay contributions toward the provision of bulk municipal engineering services as determined in the services agreement to be entered into between the developer and the municipality.
44. All Bulk Services Contributions are subject to annual escalation as determined by the municipality.
45. Contingencies shall be paid on all municipal services (installed) and internal services installations, as determined by the municipality.

SOCIAL SUPPORT SERVICES (TRAFFIC SECTION)

46. The application is supported subject to:
- Ingress and egress to the township must be to the satisfaction of the Municipality and Gautrans.
 - All roads must be adequately marked with signage to the satisfaction of the municipality at the cost of the developer.

INTEGRATED ENVIRONMENTAL SERVICES

47. Environmental Management Requirements:
- The proposed township is listed in terms of the Environmental Impact Assessment Regulations (2014) of the National Environmental Management Act (Act 107 of 1998) as amended, promulgated under Sections 24(2) and 24 (D) of the said Act.

The proposed development is therefore subject to Environmental Authorization by the Gauteng Department of Agriculture and Rural Development.

- The applicant shall at all times comply with all conditions imposed in terms of the Record of Decision issued by Gauteng Department of Agriculture and Rural Development and with the stipulations of the Environmental Management Plan required for the proposed development.

48. Waste Management requirements:

The proposed application is supported provided that the following requirements are adhered to:

- The applicant and/or the owner of the property is advised that the MCLM shall render a service for collection and removal of waste from the premises. It is the responsibility of the occupier of the premises to notify the municipality in advance (at least month before occupation) of the date of occupation of the premises. The municipality shall charge applicable tariff of the collection and removal of the waste. Private waste transporters can also be used only if approved by the MCLM, otherwise transportation of the waste without authorisation by the municipality is an offence.

49. Air Quality Management requirements:

The Municipal Health Division does not have any objections against the above-mentioned application provided that the following in terms of the National Environmental Management Air Quality Act (Act No. 39 of 2004) Part 6 Section 34, as well as the West Rand District Municipality Air Quality Management By-Laws (Notice 717 of 31 May 2012) Chapter 2 Part 2 Section 11(1) and Section 19(3) are complied with:

Section 11 (1) reads as follows:

‘Any person conducting certain activities which customarily produce emissions of dust, that may be harmful to public health, well-being and/or cause a nuisance shall take control measures to prevent and/or minimize such emissions into the atmosphere.’

Section 19(3) reads as follows:

‘No person may establish any township unless a noise impact assessment has been undertaken in accordance with SANS 10328, and it is shown that either the outdoor equivalent continuous day/night rating level, the outdoor equivalent continuous day rating level and/or the outdoor continuous equivalent night rating level set out in SANS 10103 will not be exceeded at any position within the boundaries of the proposed boundaries’

50. Parks Management Requirements:

- (i) An Open Space Bulk Contribution of 15% of the area will be payable to MCLM according to its Open Space Contribution Policy.
- (ii) The Applicant must make provision for onsite storm water retention and conservation.

- (iii) The layout must accommodate Green Infrastructure and Sustainable Urban Drainage (SUD) principles that must ensure the following (as a minimum):
- o All surfacing for driveways and parking areas must be permeable;
 - o All sheet flow must be directed into onsite infiltration trenches, filter drains, filter strips and/or artificial wetlands rather than gulleys and pipes;
 - o Ensure that all outlet structures are adequately designed to prevent erosion.
- (iv) The following conditions will apply in terms of the Urban Greening & Biodiversity Bylaws:
- o The submission of Landscape Development Plans specifically for the POS and Community Facility (Erf 193) to the DIEM will be compulsory, the Landscape Development Plan form part of the final development plans submitted to the Municipality for approval.
 - o An indigenous tree, not smaller than 2 meters in height must be planted for every 4 parking bays;
 - o Trees in lawn and paved areas must be provided with a concrete tree ring of no less than 1 meter in diameter and must be covered with a grid if such tree is closer than three meters from a pedestrian walkway.
- (v) No borehole water is allowed to be used for any purpose other than Schedule 1 (Permissible Uses) as defined in the National Water Act. Should the borehole water be used for any other purpose than Schedule 1 uses, the applicant must apply for a Water Use Licence in terms of the said act;
- (vi) No new boreholes are allowed to be drilled without consent from the Department of Water & Sanitation (Regional Office - DWS);
- (vii) This office does not support the use of Septic Tanks/French Drains, or an onsite waste water treatment works (i.e. referred to as a "package plant").
- (viii) The applicant shall comply with the following regarding biodiversity:
- Eradicate all Listed Invasive Species (Category 1 a), if present;
 - Control all Listed Invasive Species (Category 1 b), if present;
 - Apply for a permit for all Listed Invasive Species (Category 2), if present;
 - Apply for exemption for all Listed Invasive Species (Category 3), if present.

51. Copies of all monitoring and other reports required by Gauteng Department of Agriculture and Rural Development., if any, to be submitted to Gauteng Department of Agriculture and Rural Development. before, during and after construction must also be submitted to the Integrated Environmental Management Services Department of this municipality.

52. The developer shall at all times comply with the conditions imposed during the granting of Environmental Authorization by the Gauteng Department of Agriculture and Rural Development for the proposed development.

ACCOMMODATION AND RELOCATION OF PERSONS

53. The developer must deal with persons that may reside on the land where the township is to be established in the following manner:
- (a) No person, formally or informally residing on the application property during or after of the approval of the application may be relocated, evicted or otherwise be displaced by the applicant and/or the land owner without the official involvement of the municipality.
 - (b) The developer/applicant/land owner is encouraged to make provision to house all persons residing on the property as part of the township application process. Should it prove not be possible to house residents in the township to be developed, residents/occupiers must be relocated to a suitable alternative site(s) as close as possible to the application property according to the requirements and to the satisfaction of the municipality at his/her cost on suitable land identified with the co-operation of the Municipality.
 - (c) Alternative housing to be provided to persons residing on the application site must at least be of RDP standards and is subject to the approval of the municipality.
 - (d) The applicant must finalize all arrangements regarding the relocation of residents on site prior to the conclusion of the mandatory Service Level Agreement (SLA) to be entered into between the municipality and the applicant.

GENERAL

54. The cost of Bulk Contributions will be determined on the real cost to create infrastructure on the day of payment. All prior calculations of Bulk Contributions are therefore subject to increases and final calculations up to the day of payment of contributions to the municipality.
55. The township, including all open spaces and parks, shall be fenced to the satisfaction of the Municipality;
56. All signage to be erected on the stands in the proposed township shall comply with municipal by-laws and Gautrans specifications.
57. Prior to commencing any construction Building Plans shall be submitted to the Executive Manager: Economic Services (Building Control Section) for consideration and approval.
58. Erven 192 and 193 in the proposed township is subject to a line of no access along Larsens Road and shall only obtain access from internal roads in the proposed township.
59. The proposed township shall be properly fenced and a solid boundary wall shall be erected on the common boundary of the proposed township and Portion 131 of the farm Rietfontein 189 IQ to the satisfaction of the municipality.
60. The applicant shall implement the following mitigation measures to the satisfaction of the municipality, to lower the risk related to crime and criminal activities during construction:
- The construction of a high quality perimeter security fence before construction

commences.

- An increased presence of security personnel during construction.
- Limiting any construction personnel from sleeping on the premises.
- Strong access control of construction personnel.
- No recruitment of construction personnel at the gate of the proposed construction.
- The exclusive use of labourers with valid identification documents.
- Adequate lighting and patrolling of the perimeter, both during construction and operation.
- Ensuring that neighbouring residents have access to developer's rapid response vehicles in case of perceived danger.

61. The proposed development shall be designed and built to an acceptable aesthetical and architectural standard to the satisfaction of the municipality.

I trust you find the above in order.

Yours faithfully



G TURNER (Ms)
MANAGER: DEVELOPMENT AND PLANNING
ECONOMIC SERVICES

DATE 19.04.2017



Mogale City

Local Municipality

P.O. Box 94
Krugersdorp
1740
Tel: (011) 951-2000
Fax: (011)
Direct:

OFFICE OF THE EXECUTIVE MANAGER: ECONOMIC SERVICES

Reference: Mr C van Wyk
DES/15/2/2/57/20
(T) 011 951 2411
(F) 0866 33 55 06

Synchronicity Development Planning
P O Box 1422
NOORDHEUWEL EXT 4
1756

Attention: Ms S Nel

Madam

APPLICATION TO ESTABLISH THE TOWNSHIP MOGALE EXTENSION 28 ON PORTION 63 (A PORTION OF PORTION 3) OF THE FARM NOOITGEDACHT 534 JQ

Your application of 1 February 2017 regarding the above refers.

The Executive Mayor of the Mogale City Local Municipality resolved on 20 November 2017 under DES Item A.6.9 (02/10/2017) as follows:

LAND USE RIGHTS APPROVED

1. That the application by Synchronicity Development Planning in terms of Section 96 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the applicable parts of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), for the establishment of the township to be known as Mogale Extension 28 on Portion 63 (a portion of Portion 3) of the farm Nooitgedacht 534 JQ, **BE APPROVED** subject to the following conditions:
 - (a) Erven 1 to 342 shall be zoned "Residential 1" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
 - (i) Primary rights: Single dwelling unit with or without outbuildings, (Dwelling house).
 - (ii) Uses not permitted: Second dwelling units, informal dwelling units / backyard shacks.
 - (iii) Density: 1 dwelling unit per erf;
 - (iv) A maximum coverage of 60%, which may be increased with the written consent of the municipality;
 - (v) A maximum height of 2 storeys;

- (vi) A building line of 3 metres along internal roads will be applicable, which may be relaxed during the consideration of a building plan;
 - (viii) Parking provision: All parking to be provided on site, no parking of vehicles on sidewalks or within road reserves will be allowed.
- (b) Erf 343 shall be zoned "Residential 4" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: Dwelling units with or without outbuildings, residential use.
 - (ii) A maximum coverage of 60%, which may be increased during the consideration of a site development plan;
 - (iii) A maximum height of 3 storeys;
 - (iv) Floor area ratio: 1,8, which may be increased with the special consent of the municipality;
 - (v) Residential density: 80 dwelling units per hectare;
 - (vi) A building line of 5 metres along street boundaries, which may be relaxed during the consideration of a site development plan;
 - (vii) Parking provision: All parking to be provided on site in a ratio to be determined during the consideration of a site development plan.
 - (viii) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
- (c) Erf 344 shall be zoned "Business 2" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: shop, office use, residential use, hotel, dwelling units with or without outbuildings;
 - (ii) A maximum coverage of 60%, which may be increased during the consideration of a site development plan;
 - (iii) A maximum height of 2 storeys;
 - (iv) Floor area ratio: 1,2, which may be increased with the special consent of the municipality;
 - (v) A building line of 5 metres on street boundaries, which may be relaxed during the consideration of a site development plan;
 - (vi) Parking provision: All parking to be provided on site in a ratio to be determined during the consideration of a site development plan.
 - (vii) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.

- (d) Erf 345 shall be zoned "Special" for community facilities, including a crèche, multi-purpose hall, recreational activities, taxi rank, retail uses, incubator industries and related subservient uses that may be approved during the consideration of a site development plan in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary rights: Community facilities, including a crèche, multi-purpose hall, recreational activities, taxi rank, retail uses, incubator industries and related subservient uses that may be approved during the consideration of a site development plan.
 - (ii) A maximum coverage of 50%, which may be increased during the consideration of a site development plan;
 - (iv) A maximum height of 2 storeys;
 - (v) Floor area ratio: 1,0, which may be increased with the special consent of the municipality;
 - (vi) A building line of 5 metres along internal roads, the latter which may be relaxed during the consideration of a site development plan;
 - (vii) Parking provision: suitable dust free parking with the required vehicle maneuvering areas must be provided to the satisfaction of the municipality as indicated on a site development plan to be approved by the municipality;
 - (ix) A site development plan shall be submitted for consideration and approval prior to the consideration of building plans for the development of the erf.
- (e) Erf 346 to 349 shall be zoned "Private Open Space" in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary uses: Private open space and interim accommodation of waste water treatment facilities.
- (f) Internal roads in the township shall be zoned "Special" for access and access control in terms of the Krugersdorp Town Planning Scheme, 1980, and will be subject to the following land use control measures:
- (i) Primary uses: access roads, access control and conveyance of municipal engineering services.

DEVELOPMENT PLANNING

2. the applicant shall adhere to the recommendations made for design and construction of foundations in the geo-technical soil report done for the proposed development to the satisfaction of the Municipality;
3. The erven in the township shall be subject to a servitude 2 metres wide for engineering and other services in favour of the township owner along any two boundaries other than a street boundary and in the instance of a panhandle erf an additional 2 metres wide servitude for engineering and other services over the access portion of the stand if and when required by the township owner: provided that the

	township owner may dispose of the right to any such servitude;
4.	No buildings or any structures may be erected within the servitude area, mentioned in paragraph 3 above, and no large rooted trees may be planted within the area of such servitude or within a distance of 2 metres thereof
5.	The township owner is entitled to temporarily place any material excavated during the installation, maintenance or removal of engineering and other services that is deemed necessary on the land adjacent to the servitude and furthermore the township owner is entitled to reasonable entry to the property on which the servitude is situated for the stated purpose, on the condition that the township owner will be liable for any damage caused during the installation, maintenance or removal of sewerage pipelines and other works.
6.	The erven is situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the municipality must indicate preventative measures in accordance with the recommendations contained in the engineering geology report that was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. Preventative measures need not be contained in the building plans if proof can be given by the developer that such measures are not required;
7.	In order to limit possible damage due to unfavourable soil conditions, the foundations and other structure elements of buildings and structures must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for each individual erf prior to any construction taking place thereon;
8.	Prior to commencing any construction on the property concerned, Building Plans for each portion shall be submitted to the municipality for consideration and approval.
9.	The building plans submitted must consist out of the following: Building Plans 3 Sets of paper copies submitted at the Building Control Section Fire Protection Plans 1 Set plastic and 1 set paper copies submitted
ENGINEERING SERVICES	
10.	This municipality will make no contribution of any nature towards the provision or upgrading of external (bulk), internal or link engineering services resulting from the approval of this application other than the rebates provided for in Mogale City Tariffs and the Mogale City Bulk Services Contribution Policy, 2005, as amended or other policies that the municipality may approve from time to time.
11.	This municipality will not take over any internal services within the proposed township and a properly established legal entity (i.e. a Section 21 Company) shall take over the responsibility for the long term maintenance of all internal roads and internal engineering services in the township.
12.	The applicant shall note that the proclamation and development of the proposed township is subject to the availability of sufficient capacity in the various relevant municipal engineering services networks in the area.

13.	The applicant shall, at his own cost, provide and register the necessary servitudes to protect existing and proposed engineering infrastructure in the proposed township to the satisfaction of the municipality.
INFRASTRUCTURE SERVICES (ROADS AND SURFACE DRAINAGE)	
14.	The applicant shall make provision in the lay out plan of the township for a servitudes for future road widening as required in terms of the Muldersdrift Roads Master Plan.
15.	The developer shall supply the Section with a detailed storm water drainage scheme with plans, cross sections and specifications as compiled by a civil engineer approved by the Section for the provision of an underground drainage system. Such system must be designed in order to dispose of the run-off of a 1:10 year rainstorm and must ensure that the run-off of a 1:100 year rainstorm be guided to the nearest defined water course without flooding of adjacent properties;
16.	The applicant shall provide ingress and egress to the erven in the proposed township to the satisfaction of the municipality and Gautrans.
17.	The developer shall at his own cost provide the necessary roadway and storm water drainage systems to ensure that adjoining lower-lying properties and those of the same development are not flooded. The systems so installed shall adhere to the approval and specifications laid down by the Directorate: Infrastructure Management and the Sub-directorate: Roads, Transport and Surface Drainage of the Municipality.
18.	Bulk Services Contributions for roads and surface drainage are payable and will be calculated during the drafting of the Service Level Agreement to be entered into between the municipality and the developer.
19.	A plan depicting contour intervals, methods of storm water dispersal, underground storm water drainage lines, as well as the expected discharge and flow velocities thereof must be forwarded to the offices of the Section Roads and Surface Drainage for consideration and subsequent approval;
20.	Storm water discharge to lower-lying areas shall be by means of a storm water pipeline system designed and constructed to the satisfaction of the municipality;
21.	The design of the drainage system must contain and describe aspects such as geometrics of internal roadways, cross falls, tar macadamization, or paving, kerbing and channelization of roadways as well as the provision of retaining walls if required by the Section;
22.	The drainage system shall, if necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight pipes in such a way that no water collections or seepage shall occur on or near the ground surface;
INFRASTRUCTURE SERVICES: (WATER AND SANITATION)	
23.	The applicant shall note that municipal sewer is not currently available to the proposed development and that the existing municipal water infrastructure may be subject to capacity constraints, which may delay the development of the proposed township.
24.	The developer shall be responsible for the upgrading of all external bulk and bulk-link water services to accommodate the proposed development in the event that adequate capacity is available.

25.	The applicant must appoint a professional consulting engineer, at own cost, for the modeling of the internal water reticulation system to allow the municipality to determine if the available capacity in the municipal water network can accommodate the proposed development.
26.	An on-site water reservoir, with a holding and supply capacity of at least 24-hours for the proposed development, may be required to augment inadequate capacity in the local bulk water supply network.
27.	Bulk services contributions are payable to the Municipality as calculated during the drafting of a Engineering Services Agreement to be entered into between the developer and the municipality.
28.	Detailed water and sewer infrastructure designs must be submitted to the municipality for consideration and approval prior to the conclusion of the services agreement to be entered into between the municipality and the developer.
29.	Alterations to external and/or internal services infrastructure as a result of the application shall be for the account of the applicant.
30.	The control and disposal of wastewater and effluent shall be done in accordance with municipal by-laws and SABS to the satisfaction of the Manager: Water and Sanitation.
31.	The municipality will not accept any responsibility for the long term maintenance of any internal water or sanitation services in the proposed township and such infrastructure shall be taken over by the township owner or a legally established body corporate/home owners association.
INFRASTRUCTURE SERVICES (ELECTRICAL SERVICES)	
32.	Mogale City LM is the licensed distributor in the area, but does not have a distribution network in the area at present. The applicant therefore need to apply to Eskom for a bulk electricity connection.
33.	Prior to the commencement of any electrical work by the developers an electricity supply agreement shall be concluded with Eskom and a copy of the agreement must be submitted to the Energy Services Department of the municipality for record purposes.
34.	The following information must be included in the service level agreement which will be required from the electrical consultant: <ul style="list-style-type: none"> • A site design of all relevant electrical networks; • A design of the distribution network including cable sizes and diagrammatic plans of the distribution boxes. • Volt drop characteristics; • Earthing network and surge protection; • Depth of cables. (The Sub Directorate Electricity requires that the minimum depth of the cable for internal reticulation must not be less than 1000mm.) • Proposed metering method; • Fault current details and limitation equipment; • The after diversity maximum demand rating per dwelling must not be less than 8 kVA.
35.	It is required that the developer create an operational plan that will inform and guide the proposed new owners of the development so that it is clear what their

	responsibility will be in the management of electricity engineering services.
36.	<p>The following energy saving strategies must be included in the electrical design:</p> <ul style="list-style-type: none"> • The installation of ripple control relay that will control all geysers, under floor heating, air conditioners and pool heating systems; • No incandescent lamp illumination will be allowed, only low energy compact florescent lamps;
37.	<p>Progress inspection will be executed on the following milestones and inspection certificates will be required to verify the quality and compliance of the work. These certificates will be essential to obtain a Section 82 certificate, which will confirm the completion of the services:</p> <ul style="list-style-type: none"> • Open trenches prior to cable installation; • Open trenches with cable and earth wires; • Terminations and termination boxes; • Voltage tests on all termination boxes; • Certificate of compliance for the internal electrical reticulation network up to the dwellings. • Certificate of compliance for each dwelling.
38.	<p>The Electricity Distribution Section remains the responsible supplying authority to provide a quality supply to all electrical consumers in Mogale City; however, the municipality will not take over any internal or private electrical reticulation. The developer or an established legal entity will maintain the electrical reticulation and streetlight illumination for this purpose in the future.</p>
CORPORATE SERVICES (LEGAL SECTION)	
39.	<p>the applicant shall enter into a Engineering Services Agreement with the municipality and other applicable service providers regarding the provision of internal, link and external (bulk) engineering services in the proposed township, the payment of engineering services contributions and the delivery of services guarantees.</p>
40.	<p>A technical development report, stipulating costs for internal and external services according to the Council's specifications shall be required from the developer prior to the drafting of the services provision agreement mentioned in above;</p>
41.	<p>The applicant must pay contributions toward the provision of bulk municipal engineering services as determined in the services agreement to be entered into between the developer and the municipality.</p>
42.	<p>All Bulk Services Contributions are subject to annual escalation as determined by the municipality.</p>
43.	<p>Contingencies shall be paid on all municipal services (installed) and internal services installations, as determined by the municipality.</p>
SOCIAL SUPPORT SERVICES (TRAFFIC SECTION)	
44.	<p>The application is supported subject to:</p> <ul style="list-style-type: none"> • Ingress and egress to the township must be to the satisfaction of the Municipality and Gautrans. • All roads must be adequately marked with signage to the satisfaction of the

municipality at the cost of the developer.

INTEGRATED ENVIRONMENTAL SERVICES

45. Environmental Management Requirements:

The proposed township is listed in terms of the Environmental Impact Assessment Regulations (2014) of the National Environmental Management Act (Act 107 of 1998) as amended, promulgated under Sections 24(2) and 24 (D) of the said Act. Cognisance has been taken that an application for Environmental Authorization has been lodged with GDARD. The municipality must be provided with a copy of the EIA report for review and comment.

46. Waste Management requirements:

The applicant and/or the owner of the property is advised that the MCLM shall render a service for collection and removal of waste from the premises. It is the responsibility of the occupier of the premises to notify the municipality in advance (at least month before occupation) of the date of occupation of the premises. The municipality shall charge applicable tariff of the collection and removal of the waste. Private waste transporters can also be used only if approved by the MCLM, otherwise transportation of the waste without authorisation by the municipality is an offence.

47. Air Quality Management requirements:

In terms of the provisions of Regulation 13(2) of the Gauteng Noise Control Regulations issued in terms of the Environment Conservation Act (Act 73 of 1989), as well as the West Rand District Municipality's Air Quality Management By-Laws (Notice 717 of 31 May 2012), the following must be adhered to:

- o No noise nuisance or noise disturbance above threshold levels, as defined in terms of the said Act, will be allowed at any given time;
- o The permissible day time ambient noise level of 55 dB (A) - measured on the property boundary - may not be exceed at any given time;
- o The permissible night time ambient noise levels at any time may not exceed 45 dB (A) - measured on the property boundary - may not be exceed at any given time;
- o In any event, the volume of sound shall be so controlled that it will not be unreasonably loud, raucous, disturbing or a nuisance; and
- o No loud music to be played after 22h00 at night.

The Municipality reserves the right to instruct the Owner, or his representative, to appoint a qualified acoustic engineer at their own cost to take and record the emitted noise levels for any event. The Municipality may also request from the acoustic engineer to submit a report containing the findings to this office within two (2) working days after the completion of such assessments. The engineer's cost will be borne by the applicant.

48. Parks Management Requirements:

- The proposed layout must be aligned with the Urban Greening & Biodiversity Preservation By-laws (2007) of MCLM.

- The applicant must present proof through the submission of a Landscape Development Plan that provision is made for onsite storm water retention and conservation. The layout must accommodate Green Infrastructure and Sustainable Urban Drainage (SUO) principles that must ensure the following:
 - All surfacing for driveways and parking areas must be permeable;
 - All sheet flow must be directed into onsite infiltration trenches, filter drains, filter strips and/or artificial wetlands rather than gulleys and pipes;
 - Ensure that all outlet structures are adequately designed to prevent erosion.

49. Copies of all monitoring and other reports required by Gauteng Department of Agriculture and Rural Development., if any, to be submitted to Gauteng Department of Agriculture and Rural Development. before, during and after construction must also be submitted to the Integrated Environmental Management Services Department of this municipality.

50. The developer shall at all times comply with the conditions imposed during the granting of Environmental Authorization by the Gauteng Department of Agriculture and Rural Development for the proposed development.

ACCOMMODATION AND RELOCATION OF PERSONS

51. The developer must deal with persons that may reside on the land where the township is to be established in the following manner:

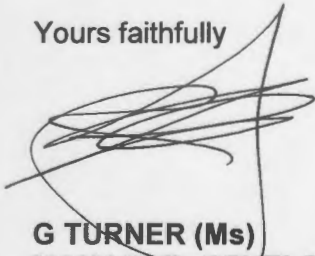
- (a) No person, formally or informally residing on the application property during or after of the approval of the application may be relocated, evicted or otherwise be displaced by the applicant and/or the land owner without the official involvement of the municipality.
- (b) The developer/applicant/land owner is encouraged to make provision to house all persons residing on the property as part of the township application process. Should it prove not be possible to house residents in the township to be developed, residents/occupiers must be relocated to a suitable alternative site(s) as close as possible to the application property according to the requirements and to the satisfaction of the municipality at his/her cost on suitable land identified with the co-operation of the Municipality.
- (c) Alternative housing to be provided to persons residing on the application site must at least be of RDP standards and is subject to the approval of the municipality.
- (d) The applicant must finalize all arrangements regarding the relocation of residents on site prior to the conclusion of the mandatory Service Level Agreement (SLA) to be entered into between the municipality and the applicant.

GENERAL

52. The cost of Bulk Contributions will be determined on the real cost to create infrastructure on the day of payment. All prior calculations of Bulk Contributions are therefore subject to increases and final calculations up to the day of payment of contributions to the municipality.

53.	The township, including all open spaces and parks, shall be fenced to the satisfaction of the Municipality;
54.	All signage to be erected on the stands in the proposed township shall comply with municipal by-laws and Gautrans specifications.
55.	Prior to commencing any construction Building Plans shall be submitted to the Executive Manager: Economic Services (Building Control Section) for consideration and approval.
56.	The proposed development shall be designed and built to an acceptable aesthetical and architectural standard to the satisfaction of the municipality.

Yours faithfully



G TURNER (Ms)
MANAGER: DEVELOPMENT PLANNING
ECONOMIC SERVICES

DATE: 28.11.2017