



CITY OF TSHWANE

"we are the same"

DEPARTMENT HOUSING, CITY PLANNING AND ENVIRONMENTAL MANAGEMENT

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0140

Room F5
Municipal
Offices
Centurion

CITY PLANNING DIVISION

Our Ref: C CPD 389-JR/211/114/R (Item 5562)
Your Ref:

Enquiries: S vd Walt

Van der Schyff Baylis Shai Town Planning
P O Box 1435
FAERIE GLEN
0043



Sir/Madam

APPROVAL OF A DIVISION IN TERMS OF SECTION 18(1) OF THE DIVISION OF LAND ORDINANCE, 1986, (ORDINANCE 20 OF 1986): REMAINDER OF PORTION 114 OF THE FARM OLIEVENHOUTBOSCH 389 JR

The City of Tshwane Metropolitan Municipality has in terms of the provisions of section 18(1) of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986) and subject to the conditions set out in the attached Annexure 1, approved the division of the holding as set out below and as indicated on the attached sketch plan Annexure 2:

Proposed Portion 1	:	107,47 ha
Proposed Portion 2	:	65,24 ha
Proposed Portion 3	:	61,89 ha
Proposed Portion 4	:	31,58 ha
Proposed Portion 5	:	3,09 ha
Proposed Portion 6	:	8,02 ha
Proposed Portion 7	:	12,90 ha
Proposed Portion 8	:	9,78 ha
Total	:	299,97 ha

The Power of Attorney to Transfer or the Application for a Certificate of Registered Title shall be endorsed by The Head: Legal and Secretarial Services, 14th floor Saambou Building, Andries Street, Pretoria before the registration of any one of proposed portions to the effect that all the conditions have been complied with or that satisfactory arrangements with regard to such compliance have been made.

Together with the submission of the said documents to The Head: Legal and Secretarial Services for endorsement, the applicant shall provide conclusive proof to The Head: Legal and Secretarial Services that all the conditions have been complied with. Address all further correspondence in this regard to The Head: Legal and Secretarial Services, P O Box 440, Pretoria, 0001.

For the sake of completeness and correctness of information stored by the Municipality with regard to building plans, it is required that building plan approval be obtained for any existing or new buildings and/or drains on each individual erf portion. An approved Surveyor General diagram of the proposed division will be required for the said building plan approval. Only the minimum building fee will be levied for each portion with existing buildings. For any new building work, the prescribed fee will be levied.

Kindly take note that all amounts in respect of the provision of engineering services, except the amount in respect of electricity, must be paid at the Chief Financial Officer at the BKS Building, 373 Pretorius Street, 1st floor, Counter 3.

All amounts in respect of electricity are payable at Sanlam Plaza East Building, Schoeman Street, Room 426.

Refer any queries regarding service contribution and/or conditions must be referred directly to the Services Department.

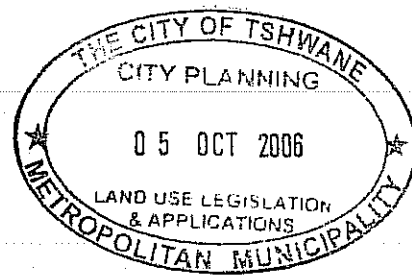
This approval is given in terms of the Council resolution dated 24 August 2006 which delegated the authority to approve such applications to the Strategic Executive Officer: Housing, City Planning and Environmental Management or an official authorized in writing by the latter.

The Municipality's approval in the above regard, should not be seen or interpreted thus being so, as approval or approval in principle, of any application that may follow on the relevant portion.

Yours faithfully


f GENERAL MANAGER: CITY PLANNING

DATE: 9.10.06



CONDITIONS APPLICABLE TO THE DIVISION OF THE REMAINDER OF PORTION 114 OF THE FARM OLIEVENHOUTBOSCH 389 JR

1. Service Delivery

1.1 Water and Sanitation

This Division has no objection to the subdivision of the above property.

1. There are presently no services available for these portions.
2. All link services will be installed by and at the cost of the applicant.
3. Services contributions will be calculated with the application for township development.

1.2 Roads and Storm water

1.2.1 Infrastructure Planning and Management

The application is in order.

1.2.2 Infrastructure Planning and Management: Geology

No objection to the proposed subdivision.

1.2.3 Traffic Engineering and Operations

Application in order.

This Division takes note of the contents from the letter by Gauteng Province: Department of Public Transport, Roads and Works dated 20 September 2006. The developer must apply the terms and conditions set by the Department of Public Transport, Roads and work and incorporate the details in the township layout plan.

2. Tshwane Energy and Electricity

No objection

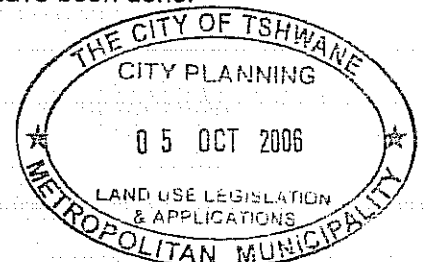
1. Any removal, moving and/or change to the existing electrical network that may become necessary due to this application, will be for the applicants cost.

2. Payments can be made only by cheque at Sanlam Plaza East, Room 426, Schoeman Street, Pretoria. Cash or any other form of payments can be made at any City Treasury Counters in Tshwane. If it is not paid in at Sanlam Plaza East a copy of the receipt must be submitted or faxed together with the approved copy of the subdivision plan to Urban Development, fax number (012) 358-4272.

3. All mentioned charges are subject to an annual revision if not paid before 30 June 2006. Should the Council however adjust the general tariffs on which mentioned charges are based before 30 June 2006, the new amounts will be payable to Tshwane Energy & Electricity.

4. Farms: For the increase in demand from 13.8kVA to 96.6kVA a quota charge of R70 380,00 plus R9 853,20 (14%VAT) Total R80 233,20 is payable. The connection fee from the medium voltage 11kV distribution network is payable at Building Connections when an application for a connection point is made. All payments must be made at least 8 weeks before any new connection is needed.

5. All electrical interconnections between the various portions resulting from this subdivision must be removed/replaced/reroute on the applicant's costs (Including overhead lines/ overhead house connections/ cable house connections crossing over the subdivided portions). A confirmation letter must be submitted to Tshwane Energy & Electricity after the removals have been done.



6. Information: Should an electricity supply be required at any future stage which is capacity wise in excess of the existing credit or in excess of the existing connection, an additional external service contribution will be payable.

3. Housing, City Planning and Environmental Management

3.1 Environmental Management: Environmental Planning

The Environmental Planning Section has no objection to the application as shown on subdivision plan 2038/2.

3.2 City Planning

3.2.1 Building Control

1. The structures, informal settlement which exist on the proposed Portion 7 must be demolished before any portion may be transferred or registered in the Deeds Office.

2. The owners of the relevant proposed portions shall be responsible for the provision and/or replacement and/or alteration and/or removal of the internal services on the holding/holdings up to where it is connected to the municipal network at his cost to the satisfaction of the City of Tshwane Metropolitan Municipality (Acting Manager: Building Control), where necessary, such services shall be protected with appropriate servitudes to the satisfaction of the Tshwane Metropolitan Municipality, it should, however, be clearly understood that the Municipality does not accept any responsibility for the provision and/or replacement and/or alteration and/or removal thereof.

3. All servitudes to be registered as indicated on the subdivision plan.

4. Legal and Secretarial Services

4.1 Legal Service: Property and Legal Services

Legally in order.

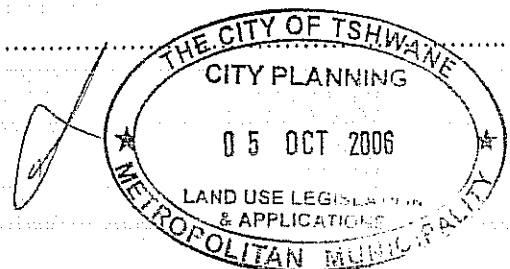
5. General

The conditions of the Department of Public Transport, Roads and Works must strictly be adhered to as set out in their letter dated 2006-09-20. The applicant shall lodge, in writing, an acceptance of all the conditions together with revised layout plan portraying the conditions of the mentioned Department.

The owner is liable for the payment of the amounts in respect of the provision of engineering services in terms of the provisions of section 35(1) of the Division of Land Ordinance, 1986 (Ordinance 20 of 1986).

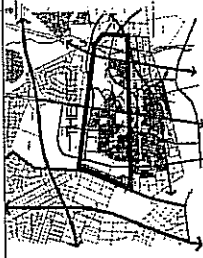
After the Surveyor General has approved the diagram of the division, the Strategic Executive Officer: Housing, City Planning and Environmental Management P.O. Box 3242, Pretoria, 0001 and The Head Legal Services, P.O.Box 440, Pretoria, 0001 shall be provided with two (2) clear and legible photo copies of the approved diagram/s.

The division may not be transferred or similarly dealt with before all the preceding conditions have been complied with.



**PROPOSED SUBDIVISION
OF REMAINDER OF PORTION 114
OLIEVENHOUTBOOS 389-JR,
LOCATED IN AGRICULTURAL AREA OF THE
CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

LOCALITY PLAN



NOTES

1. THE OWNER hereby certifies that the information furnished in this application is true and correct to the best of his knowledge and belief.
2. THE LOCAL AUTHORITY reserves the right to require the applicant to furnish further information or to conduct further investigations.
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11. ALL MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

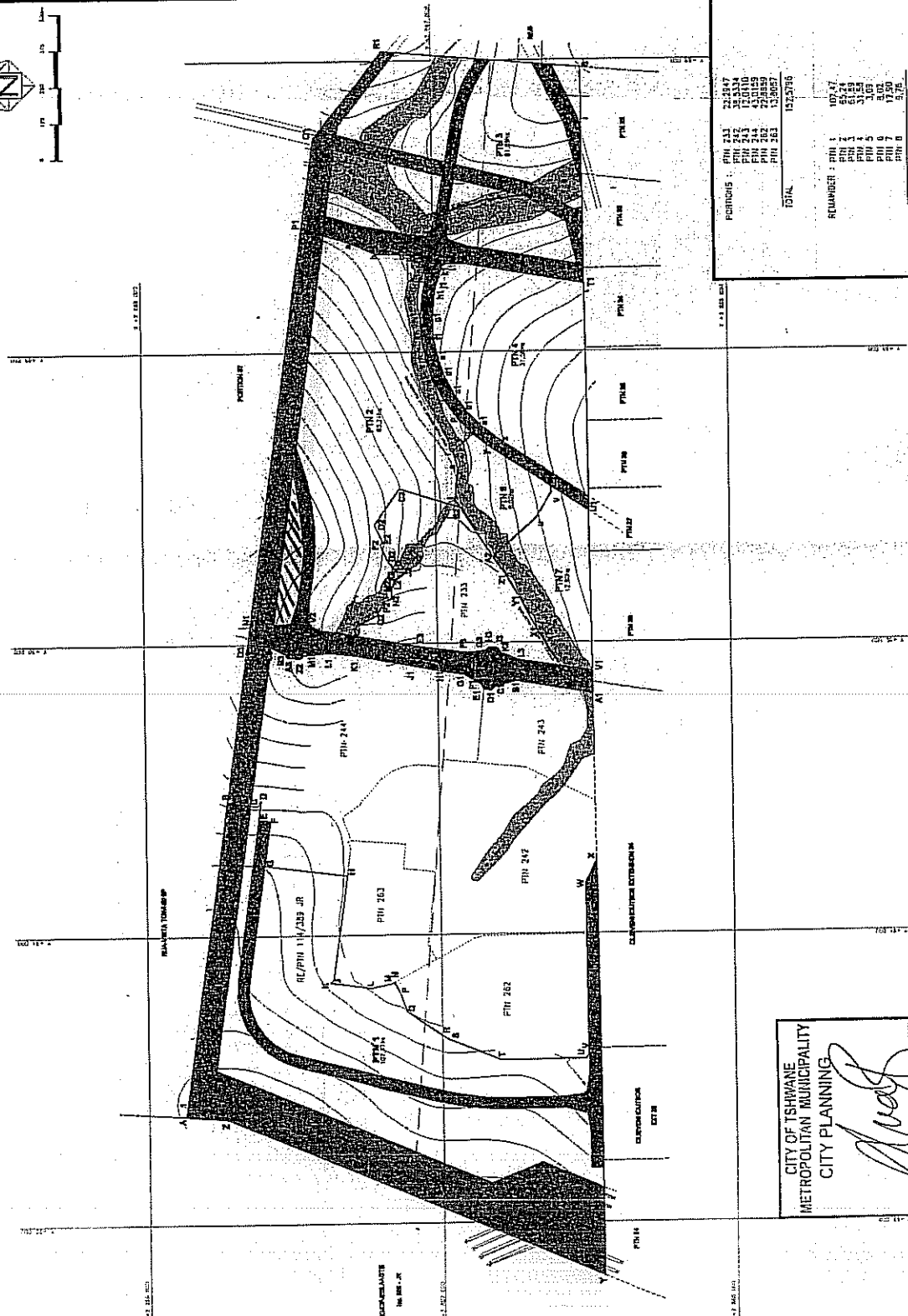
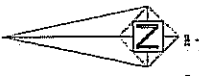
12. SCALE OF THIS DRAWING: 1:500

13. DATED: 2010/10/08

14. DRAWING NUMBER: 102/2/796

VAN DER SCHIFF, BAYUS & SHAI

14 DE JUNE 2010
Drawing Number: 102/2/796
By: [Signature]
Checked: [Signature]



PORTION	PIN	AREA
PORTION 1	PIN 241	21,21867
PORTION 2	PIN 242	21,53334
PORTION 3	PIN 243	12,01110
PORTION 4	PIN 244	22,30350
PORTION 5	PIN 245	12,30677
TOTAL		152,2796

RETURNER	PIN	AREA
RETURNER 1	PIN 1	102,27
RETURNER 2	PIN 2	85,24
RETURNER 3	PIN 3	61,89
RETURNER 4	PIN 4	3,10
RETURNER 5	PIN 5	3,10
RETURNER 6	PIN 6	3,02
RETURNER 7	PIN 7	1,20
RETURNER 8	PIN 8	1,20
TOTAL		259,17

TOTAL AREA OF PIN 114 OLIEVENHOUTBOOS 389-JR, = 432,2406

IT IS HEREBY CERTIFIED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION FURNISHED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY OF TSHWANE
METROPOLITAN MUNICIPALITY
CITY PLANNING

[Signature]
APPROVED

5.10.08