ENVIRONMENTAL IMPACT ASSESSMENT REPORT

FOR THE AMENDMENT APPLICATION:

MONAVONI EXTENSION 18
Part of the remaining extent of the Farm Stukgrond 382 JR and Portions 7 and 8 of the Farm Swartkop 383 JR
Gaut: 006/15-16/E0031

Prepared for:
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1. INTRODUCTION AND BACKGROUND

M&T Development has submitted an application to the Gauteng Department of Agriculture and Rural Development, the competent authority, for the amendment of the Environmental Authorisation (EA), referenced Gaut: 002/04-05/2132. The amendment application has been issued with a new reference number Gaut: 006/15-16/E0031. The initial EA was issued on 1 March 2007 and allowed for the development of a township, Monavoni Extension 18, comprising “Residential 1”, “Residential 2”, “Private Open Space” and “Special” for access control and gatehouse, see Annexure 1.

The applicant seeks divide part of the township into three extensions and to change the proposed development from a predominantly low density township to include “Residential 1”, “Residential 3” and streets on Extensions 65 and 70 as well as “Special” for Shops, Residential, Showrooms, Place of Refreshment and Place of Amusement and “Municipal” use on Ext 67. The proposed change is informed by the current development context and will be in support of a mixed housing typology in the area.

After processed the submitted application, GDARD has directed that a Part 2 Application process be followed.

Figure 1: Locality of the site
2. MOTIVATION FOR THE PROPOSED AMENDMENT

Monavoni Ext 18 was authorised for the development of predominantly low density residential units, refer to Figure 2 for the approved layout. The township was subsequently divided into Extension 33, 34 and 35; these coincided with the three phases of township development. Phase one (Ext 33) has since been developed. Extension 34 and 35 are now divided into extensions 65, 67 and 70 and are the subject of this application.

The site is situated in an area which is subject to development pressure with extensive development having taken place over the last few years. Considering the location of the site along some major traffic distribution routes (R55 Voortrekker Road, R114 and the N14) and favourable topography, the proposed development will allow the developer to utilize the maximum development potential of the site.

It has become evident is that continuous expansion is fuelled by an undeniable need and demand for developments within highly strategic locations. According to this reasoning it is quite obvious that a specific demand exists within the local area for development of this nature. The larger Monavoni development area has seen considerable growth in the residential development sector. According to the municipal spatial plans, the site falls within the Residential Expansion area where, among others, integration, infill and densification of land is supported. Figure 3 below shows the three township extensions, followed by the individual township layouts.

The size of the area to be developed is approximately 11.3669 hectares. Monavoni X65, X67 and X70 falls within the area of jurisdiction of the City of Tshwane Metropolitan Municipality (TMM), refer to Annexure 2 for the Town Planning Motivation and Annexure 3 for the related approvals.

Further, one of the limiting factors at the time of the application was the fact that the site is underlain by dolomite. Subsequent assessments indicate that the site can be developed at higher densities, refer to Annexure 4 for comments from Council for Geoscience. Not to optimally or wrongly utilise this site would be an opportunity missed as far as the implementation of effective urban structuring is concerned.
Figure 3: Location of the three township extensions
3. SITE ATTRIBUTES

3.1 Environmental Sensitivities

The topography of the site is gently undulating with no steep slopes. The slope is gradual and descends in a North-Eastern direction. The ecological assessment conducted and shows that although parts of the site are sensitive, the area for the proposed development is not affected by any sensitive areas (See Figure 4). According to the Geology specialist study, large areas within the site have been degraded and has shallow soils making it unsuitable for agricultural productivity.

Figure 4: Sensitivity map of Monavoni X65, X67 and X70
3.2 Fauna

According to the ecological assessment conducted during the initial application, there are no permanent wetlands occurring on the site. The soil is red and clayey with surface rocky exposures making it unsuitable for ploughing or for tunnelling by reptiles and amphibians. Although a number of butterflies were found in the area along with plants associated with these butterflies, it was determined that the development of the site would not pose a threat to any Red Data butterfly species.

3.3 Flora

According to the assessment referred to above vegetation on site is homogenous and transitional between the high inland plateau grassland and the lower inland plateau bushveld. The study found that there were no Red Data or Near Threatened plant species on the site.

4. ENGINEERING AND OTHER SERVICES

4.1 Water

The proposed developments lie inside the Mnandi Reservoir water distribution zone; the Mnandi Reservoir, located south-west of the proposed development, has existing water distributing infrastructure leading up to the proposed development site. The reservoir currently has a capacity of 3010 kl/day, and presently 2436 kl/day is in use. Monavoni Extension 6 to the south of the proposed development already has a water reticulation network and presents possible connection points to supply the proposed development with potable water. See services report is attached as Annexure 5.

4.2 Sewer

The proposed development lies within the Sunderland Ridge WWTP drainage area. The Sunderland WWTP currently has sufficient capacity for its drainage area. The Rietspruit outfall sewer pipeline which drains into the Sunderland Ridge WWTP has sufficient capacity to cater for the proposed development. Sewer reticulation infrastructure which drains to the Rietspruit outfall sewer pipeline is currently in place and presents possible connection points for the proposed development. The internal sewer
infrastructure leading up to the proposed developments will be upgraded in order to cater for the proposed development. See Annexure 5.

4.3 Stormwater

The topography of the proposed developments drains to the north-east side of Monavoni Extension 65. There is an existing trapezoidal drain which traverses along R55 which is to the east of the proposed developments. It is therefore more opportune to connect to this trapezoidal drain. The proposed stormwater infrastructure for Monavoni Extensions 65, 67 and 70 will consist of kerb inlets along the proposed access road in Section 4.5, manholes for connection points to the new erven as well as junction boxes, see Annexure 5.

4.4 Roads

Provision will be made for access to Monavoni Extensions 65, 67 and 70 on the southern side of the development (off Perdeblom Street). The new internal roads inside the proposed developments at Monavoni Extensions 65, 67 and 70 will have access to the main feeder road, Perdeblom Street, through an access road which leads right up to the proposed developments' entrances, refer to Annexure 5.

4.5 Electricity

The proposed township is situated within the supply area of Tshwane’s Energy and Electricity, the municipality will be responsible for the supply of the electricity. The proposed development is lies within the priority area for the supply of electrical services meaning that bulk electricity can be supplied provided it does not exceed the expected total load of 857.99kVA.

5. IMPACT ASSESSMENT

The assessment of impacts resulting from the proposed amendment involved the identification of the environmental aspects and then applying the assessment criteria to determine their significance. The assessment included the construction and post construction phases of the project. Given that the development would be permanent no assessment of decommissioning was undertaken. Maintenance of infrastructure is addressed under the operational phase.
The amendment application pertains to the change in scope which includes some impacts which were not taken into account in the initial environmental authorisation process. In particular, the amendment seeks to change the nature of development from a mixed use to residential development. The development footprint (site) remains the same as well as most of the development parameters.

Therefore, the impact assessment focuses on those changes which have been brought about by the changes in the nature of development. It does not repeat the assessment of impacts if they do not substantially deviate from those assessed in the initial application process. However, those impacts deemed important to consider or state are included in the assessment.

5. 1 Methodology Used

The potential environmental impacts associated with the project were evaluated according to the nature, extent, duration, intensity, probability and significance rating of the impacts as explained below.

<table>
<thead>
<tr>
<th>Table 1: Explanation of the methodology variables</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nature</strong>: classification of whether the impact is positive or negative, direct or indirect.</td>
</tr>
<tr>
<td><strong>Extent</strong>: spatial scale of impact and classified as:</td>
</tr>
<tr>
<td>o <strong>Site</strong>: the impacted area is the whole or significant portion of the site (1).</td>
</tr>
<tr>
<td>o <strong>Local</strong>: Within a radius of 2 km of the construction site (2).</td>
</tr>
<tr>
<td>o <strong>Regional</strong>: impacted area extends to the immediate, surrounding and neighbouring properties.</td>
</tr>
<tr>
<td>o <strong>National</strong>: the impact can be considered to be of national significance.</td>
</tr>
<tr>
<td><strong>Duration</strong>: Indicates the lifetime of the impact and is classified as:</td>
</tr>
<tr>
<td>o <strong>Short term</strong>: The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase.</td>
</tr>
<tr>
<td>o <strong>Medium term</strong>: The impact will last for the period of the construction phase, where after it will be entirely negated.</td>
</tr>
<tr>
<td>o <strong>Long term</strong>: The impact will continue or last for the entire operational life of the development, but will be mitigated by direct human action or by natural processes thereafter. The only class of impact which will be non-transitory.</td>
</tr>
<tr>
<td>o <strong>Permanent</strong>: Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient.</td>
</tr>
</tbody>
</table>
• **Intensity**: Describes whether an impact is destructive or benign:
  - **Low**: Impact affects the environment in such a way that natural, cultural and social functions and processes are not affected.
  - **Moderate**: Affected environment is altered, but natural, cultural and social functions and processes continue albeit in a modified way.
  - **High**: Natural, cultural and social functions and processes are altered to extent that they temporarily cease.
  - **Very High**: Natural, cultural and social functions and processes are altered to extent that they permanently cease.

• **Probability**: Describes the likelihood of an impact actually occurring:
  - **Improbable**: Likelihood of the impact materialising is very low
  - **Possible**: The impact may occur
  - **Highly Probable**: Most likely that the impact will occur
  - **Definite**: Impact will certainly occur

• **Significance**: Based on the above criteria the significance of issues was determined. The total number of points scored for each impact indicates the level of significance of the impact, and is rated as:
  - **Low**: the impacts are less important.
  - **Medium**: the impacts are important and require attention; mitigation is required to reduce the negative impacts.
  - **High**: the impacts are of great importance. Mitigation is therefore crucial.

• **Cumulative**: In relation to an activity, means the impact of an activity that in itself may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.

• **Mitigation**: Mitigation for significant issues is incorporated into the EMP.

### 5.2 Criteria for Rating of Impacts

#### Table 2: Criteria for rating of impacts

<table>
<thead>
<tr>
<th>Criteria for the rating of impacts</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extent</td>
<td>National</td>
</tr>
<tr>
<td>Duration</td>
<td>Permanent</td>
</tr>
<tr>
<td>Intensity</td>
<td>Very high</td>
</tr>
<tr>
<td>Probability</td>
<td>Definite</td>
</tr>
</tbody>
</table>

| Points allocation | 4 | 3 | 2 | 1 |

#### Significance Rating of classified impacts

<table>
<thead>
<tr>
<th>Impact</th>
<th>Points</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>4-6</td>
<td>A low impact has no permanent impact of significance. Mitigation measures are feasible and are readily instituted as part of a standing design, construction or operating procedure.</td>
</tr>
<tr>
<td>Medium</td>
<td>7-9</td>
<td>Mitigation is possible with additional design and construction inputs.</td>
</tr>
<tr>
<td>High</td>
<td>10 12</td>
<td>The design of the site may be affected. Mitigation and possible remediation are needed during the construction and/or operational</td>
</tr>
</tbody>
</table>
phases. The effects of the impact may affect the broader environment.

<table>
<thead>
<tr>
<th>Status</th>
<th>Perceived effect of the impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Positive</td>
<td>Beneficial impact</td>
</tr>
<tr>
<td>Negative</td>
<td>Adverse impact</td>
</tr>
</tbody>
</table>

Negative impacts are shown with a (-) while positive ones are indicated as (+)

5.3 Assessment of Impacts

As the assessment relates to the amendment application, the identification and assessment of impacts focuses only on 'new' impacts or those considered different to those assessed during the initial application process. Therefore, this assessment must be read in conjunction with the assessments undertaken during the initial application process.

Pre-construction impacts are similar to those that would have resulted from the implementation of the authorised activity. Therefore, except where emphasis is placed on particular impacts, no additional assessment was done for this application.

5.3.1 Construction phase

**Table 3: Potential impacts during construction phase**

<table>
<thead>
<tr>
<th>Potential aspect/Impact</th>
<th>Significance before mitigation</th>
<th>Mitigation and Management Measures</th>
<th>Significance after mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Socio-economic impacts</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In-migration and effect on social dynamics</td>
<td></td>
<td>• No accommodation of construction workers permitted on site during.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Appoint as many workers from the local community as possible.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Implement proper screaming and code of conduct for workers.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Utilise established communication channels with community for awareness and information sharing.</td>
<td></td>
</tr>
<tr>
<td>Safety and security</td>
<td></td>
<td>• Safety Officer to be appointed to monitor safety conditions on site.</td>
<td></td>
</tr>
<tr>
<td>Potential aspect/impact</td>
<td>Significance before mitigation</td>
<td>Mitigation and Management Measures</td>
<td>Significance after mitigation</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------------------------</td>
<td>-----------------------------------</td>
<td>-------------------------------</td>
</tr>
</tbody>
</table>
| Employment generation and decrease in unemployment | | • Signage and use of safety equipment and PPE on site.  
• Only appropriately trained staff to handle chemicals and/or hazardous material on site.  
• Construction site to be secured/fenced-off. Access to be controlled. No illegal squatting in the vicinity to be allowed. | Positive |
| Visual impact due to construction and site management | No mitigation required, however, endeavour to use local construction companies/subcontractors as far as possible | • Use proper screens and boundary wall to screen construction areas;  
• Ensure construction site is neat and tidy;  
• Effective waste management.  
• No obtrusive lighting on site. | |
| Traffic increase and congestion | | • Construction vehicles’ movement beyond the site to be limited during peak hour traffic;  
• Access to the site must off Perdeblom Street;  
• Roads upgrade to be phased to avoid restrictions on through traffic at a time. | |
| Noise from construction and disruptions in the quality of living | | • Limit construction process to working hours as per the EMPr;  
• Install proper signage for awareness and to warn public of construction activities;  
• Identify and utilise dedicated routes for construction vehicles;  
• All earth moving vehicles and equipment to be regularly maintained. | |
| Dust and emissions nuisance | | • Dust suppression measures to be implemented as per the EMPr provisions;  
• Loads to be covered to avoid loss of material during transportation;  
• Dust and mud to be controlled at vehicle exit/entry points;  
• All earth moving vehicles and equipment to be regularly maintained | |
| Biophysical impacts | | | |
### Geotechnical impacts

- Construction to be in accordance with the approval of the Council for Geoscience and the NHRBC
- Founding conditions for individual structures must be confirmed by a qualified structural engineer;
- Ponding of water of water and leakage of underground pipes be avoided. Regular monitoring and immediate response to incidents.

### 5.3.2 Operational phase

**Table 4: Potential impacts during the operational phase**

<table>
<thead>
<tr>
<th>Potential aspect/impact</th>
<th>Significance before mitigation</th>
<th>Mitigation and Management Measures</th>
<th>Significance after mitigation</th>
</tr>
</thead>
</table>
| Increased housing stock and densification of the area | Positive | • Different housing typologies to be provided;  
• Effective use of infrastructure;  
• Development to align with provisions of spatial plans and government policy. | Positive |
| Increased population and demand on services | Positive | • Provision of infrastructure services as determined by the local authority; | Positive |
| Immigration/new households and effect on social dynamics | Positive | • Integration of ‘new’ community into existing community structures | Positive |
| Improved infrastructure services | Positive | • New infrastructure such as sewer, water, stormwater and roads provided and upgraded as per the requirements of the municipality | Positive |
| Altered land use patterns and visual | Positive | • Township establishment to be approved by the local authority to ensure compatibility with planning instruments; | Positive |
### Mitigation and Management Measures

<table>
<thead>
<tr>
<th>Potential aspect/impact</th>
<th>Significance before mitigation</th>
<th>Mitigation and Management Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>character</td>
<td></td>
<td>• Architectural designs to be aligned with the character of the area;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Use of internally focussed lighting to prevent light pollution;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Use of open space to enhance internal quality of the environment.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Development to align with the provisions of spatial plans.</td>
</tr>
<tr>
<td>Increased generation of domestic waste</td>
<td></td>
<td>• Waste to be collected and disposed of at registered waste disposal site;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Waste recycling by residents to be encouraged by the HOA.</td>
</tr>
<tr>
<td>Increased vehicular traffic in the area</td>
<td></td>
<td>• Upgraded intersections and roads infrastructure to accommodate resultant traffic;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Public transport infrastructure provided within or next to the township.</td>
</tr>
<tr>
<td>Energy demand</td>
<td><strong>red</strong></td>
<td>• Renewable energy options and/or alternatives Dust suppression measures implemented as per EMPr provisions;</td>
</tr>
<tr>
<td>Geotechnical impacts</td>
<td><strong>red</strong></td>
<td>• HOA to be appraised of the dangers of and possible formation of sinkholes. This information to be passed on to occupiers.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ponding of surface and leakage of underground pipes or swimming pools to be avoided. Regular monitoring and immediate response to identified incidences.</td>
</tr>
</tbody>
</table>

### 6. ADVANTAGES AND DISADVANTAGES OF THE PROPOSED AMENDMENT

Some of the main advantages associated with the proposed amendment include the following:

- The proposed densification will result in effective use of land within the urban fabric thereby contributing to optimal utilisation of infrastructure services while contributing to the avoidance of urban sprawl;
• Part of the development on Extension 67 will consist of shops, showrooms and places of refreshment. These will help create job opportunities for the locals;
• Different housing typologies proposed will result in integrated development with an element of Inclusionary Housing which is in line with or is in support of government/housing policy;
• The proposed development presents opportunities and infrastructure which is needed and desirable and will support the development and growth of the Monavoni node.
• The provision of residential units at a slightly higher development density will only have minimal negative impact on the environment surrounding the development area.

The proposed development has few disadvantages as identified below:

• Increase in vehicular traffic given the increase in number of residential units anticipated in a medium density development;
• Increase in stormwater runoff as a result of paved surface. A stormwater management plan is being prepared to address this;
• The increase in stormwater runoff may lead to more water reaching the doline rock beneath, therefore possibly causing sinkholes.

7. AMENDMENTS TO THE EMPR

As the nature of the major impacts likely to result from the proposed amendments are similar to those that might have resulted from the approved land uses. A few amendments/additions have been made to the EMPR attached herewith as Annexure 6.
Annexure 1: Environmental Authorisation
DEPARTMENT OF AGRICULTURE, CONSERVATION AND ENVIRONMENT
Diamond Corner Building, 68 Eloff & Market Street, Johannesburg
P O Box 8769, Johannesburg, 2000

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Fax: (011) 355-1000
Email: gdcagen@gauteng.gov.za
Website: http://www.gpg.gov.za

Enquiries: Teboho Leku
Telephone: (011) 355 1394
E-mail: tebo.leku@gauteng.gov.za

FAX COVER SHEET

<table>
<thead>
<tr>
<th>Receiver's Details</th>
<th>Sender's Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>To:</strong> Seoras Graham</td>
<td><strong>From:</strong> Teboho Leku</td>
</tr>
<tr>
<td><strong>Company:</strong> Bokamoso Landscape Architects and Environmental Consultants</td>
<td><strong>Section:</strong> EPIA</td>
</tr>
<tr>
<td><strong>Tel no.:</strong> 012 346 3810</td>
<td><strong>Floor:</strong> 16th</td>
</tr>
<tr>
<td><strong>Fax no.:</strong> 012 460 7079</td>
<td><strong>Tel:</strong> (011) 355 1394</td>
</tr>
<tr>
<td><strong>Date:</strong></td>
<td><strong>Pages:</strong> 5 Including Cover</td>
</tr>
<tr>
<td><strong>Re:</strong> Approval of EMP for Monavoni ext 18</td>
<td></td>
</tr>
</tbody>
</table>

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(FRI) AUG 24 2007 11:54/ST. 11:49/No. 7600000000 P 1
Scoras Graham
Bokamoso Landscape Architects and Environmental Consultants
P.O. Box 11375
Marcelana
0161
Fax: 012 460 7079

Dear Sir/Madam


The above matter has reference.

This letter serves to inform you that the Department has approved the above Environmental Management Plan (EMP) compiled by Bokamoso Landscape Architects and Environmental Consultants, dated 06 March 2007, subject to the following conditions:

1. The EMP is considered as an extension of the Record of Decision (issued by the Department) for the above-mentioned development. All recommendations contained in the EMP must be considered as part of the authorisation and are binding on all operators, contractors and other users on site.

Further note that the EMP must be used as an on-site reference document during all phases of the development.

The submission and the Department’s approval of the above EMP were required as specific condition 2 of the RoD. Please note that authorisation is only issued for the change of land use on part of the remaining extent of the farm Stukgrond 382 JR and portion 7 and 8 of the farm Swartkop 383 JR and any further expansion will require authorisation from the Department.
Please contact the relevant official indicated above should you have any queries with regards to the contents of this letter.

Yours faithfully,

[Signature]

Dr S.T. Cornelius
Head of Department:
Department of Agriculture, Conservation and Environment
Date: 24/08/2007

CC: M&T Development

Attn: Berry Hertzog
Tel: 012 991 4400
Fax: 012 991 4405
AGRICULTURE, CONSERVATION, AND ENVIRONMENT

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Fax: (011) 355-0867
Email: Steven.Cornelius@gauteng.gov.za
Website: http://www.gdecu.gpg.gov.za

Reference: Gaut 002/04-05/2132
Enquiries: Teboho Leku
Telephone: 011 355 1394
E-mail: Tebo.Leku@gauteng.gov.za

M & T Development
Box 39727
Faerie Glen
0043
Fax: 012 991 4405

BY [FACSIMILE] / [REGISTERED MAIL] / [HAND]

Dear Sir/Madam

GRANTING OF CONDITIONAL AUTHORISATION FOR PROJECT REFERENCE GAUT 002/04-05/2132

Please find attached the Record of Decision in respect of your application for authorisation in terms of Regulations R1182 and R1183 (as amended) promulgated under sections 21, 22, 26 and 28 of the Environment Conservation Act (Act 73 of 1989).

Yours faithfully

Dr. S. T. Cornelius
Head of Department
Department of Agriculture, Conservation and Environment
Date: 01/05/2007

CTMM
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Tel: (012) 358 8731
Fax: (012) 358 9634

Bokomo
Attn: Lizelle Gregory
Tel: (012) 348 0099
Fax: (012) 348 7079
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Website: http://www.gdace.gpg.gov.za

RECORD OF DECISION FOR PROJECT REFERENCE GAUT 002/04-05/2132

By virtue of the powers delegated by the Minister in terms of Section 22 of the Environment Conservation Act (Act 73 of 1989) ("the Act"), the Department of Agriculture, Conservation and Environment ("the Department") hereby authorises the M & T Development to undertake the activity specified/detailed below subject to the indicated conditions.

1. DESCRIPTION, EXTENT AND LOCATION OF THE ACTIVITY

The proposed activity entails establishment of a township comprising of the following:

- "Residential 1" (135 erven)
- "Residential 2" (2 erven)
- "Private Open Space" (4 erven)
- "Special" for Access Control and gatehouse (4 erven)

These activities fall within the ambit of sub regulation 1(e) of Government Notice R1182 (as amended) promulgated under sections 21, 25 and 28 of the Act.

The activity is proposed to take place on a part of the remaining extent of the farm Stukgrond 382 JR and Portions 7 and 8 of the farm Swartkop 383 JR to be known as Monavoni Extension 18 which falls within the jurisdiction of the City of Tshwane Metropolitan Municipality (CTMM).

2. KEY FACTORS INFORMING THE DECISION

In reaching its decision in respect of the application, the Department has taken, inter alia, the following into consideration:

a) The information contained in the:
   - Plan of study for scoping and the approval letter dated 22 April 2005.

b) Information obtained from the Departmental information base including inter alia:
   - The Conservation Plan Version 2;
   - Gauteng Agricultural Potential Atlas (GAPA) (2002) and
   - Gauteng Information Layers and Buffer Zones.
   - Compliance with applicable departmental, provincial and national legislation, policies and guidelines including the Act and the principles set out in Section 2 of the National Environmental Management Act, 1998 (Act 107 of 1998) ("NEMA").

c) The findings of the site visit undertaken by officials of this Department.
In reviewing this information, the Department made the following findings:

i. The environmental impacts arising from the establishment of the proposed township can be mitigated to acceptable levels.

ii. The proposed density of the township is low and inconsistent with requirements of this Department; however, this Department has noted that the density was informed by the dolomitic constraints presented by the subject property.

iii. The proposed activity is compatible with provisions of the Land Development Objectives, Spatial Development Framework and Integrated Development Plan of the CTMM and the Tshwane Open Space Framework.

iv. The development of the township would not conflict with the National Environmental Management Act (NEMA) Principle 2(3) which requires that development must be socially, environmentally and economically sustainable.

Based on the above, the Department's conclusion is that this activity will not lead to substantial detrimental impact on the environment, alternatively, that potential detrimental impacts resulting from this activity can be mitigated to acceptable levels and that the principles contained in section 2 of NEMA can be upheld.

The Department has accordingly decided to grant the M & T Development authorisation in terms of Regulations R1182 and R1183 (as amended) promulgated under sections 21, 22, 26 and 28 of the Environment Conservation Act (Act 73 of 1989) subject to the conditions and provisions listed below.

3. CONDITIONS

3.1. Description and extent of the activity

The proposed activity entails establishment of a township comprising of the following:

- 'Residential 1' (135 erven)
- 'Residential 2' (2 erven)
- 'Private Open Space' (4 erven)
- 'Special' for Access Control and gatehouse (4 erven)

These activities fall within the ambit of sub regulation 1(c) of Government Notice R1182 (as amended) promulgated under sections 21, 26 and 28 of the Act.

The activity is proposed to take place on a part of the remaining extent of the farm Stukgrend 382 JR and Portions 7 and 8 of the farm Swartkop 383 JR to be known as Monavoni Extension 18 which falls within the jurisdiction of the City of Tshwane Metropolitan Municipality (CTMM).

3.2. Specific conditions

1. The proposed development will occupy a 21ha site and will be developed at a density of 8 units per hectare.

2. An EMP must be submitted to this Department for approval, prior to any construction activities taking place on site. An Independent Environmental Control Officer (i.e. person who in no way has been involved in the project), must be appointed to carry out routine inspections of the site and monitor compliance to the EMP. The EMP must include a detailed plan for the preservation and management of the conservation areas during construction and operational phases of the development.

3. Storm water control measures must be implemented to prevent erosion and storm water related damage to the soil. This is especially relevant to the pre-construction and construction phases when an increase in built up surface coverage over the entire site will occur. The design of the storm water system must fulfill CTMM standards and requirements.

4. Construction activities effecting traffic flow along the surrounding roads should be scheduled during out of peak traffic times.
5. Proper waste management measures must be implemented during all phases of activities, and the waste must be disposed off to a solid waste site permitted under section 20 of the Environmental Conservation Act, 1989 (Act 73 of 1989).

6. Infrastructure provision and requirements must be in accordance with the City of Tshwane Metropolitan Municipality Engineering division's standards.

7. Dust generated by construction activities must be minimised by dust suppression techniques such as the use of water sprinklers.

3.3. General conditions

a) Any changes to, or deviations from, the project description set out in this letter must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations.

b) This Department may review the conditions contained in this letter from time to time and may, by notice in writing to the applicant, amend, add or remove a condition.

c) The applicant must notify the Department, in writing, at least 10 (ten) days prior to the change of ownership, project developer or the alienation of any similar rights for the activity described in this letter. The applicant must furnish a copy of this document to the new owner, developer or person to whom the rights accrue and inform the new owner, developer or person to whom the rights accrue that the conditions contained herein are binding on them.

d) Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.

e) Authorisation for the activity is granted in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) only and does not exempt the holder from compliance with other relevant legislation.

f) The applicant shall be responsible for ensuring compliance with the conditions contained in this letter by any person acting on his behalf, including but not limited to, an agent, servant, or employee or any person rendering a service to the applicant in respect of the activity, including but not limited to, contractors and consultants.

g) Departmental officials shall be given access to the property referred to in 3.1 above for the purpose of assessing and/or monitoring compliance with the conditions contained in this document at all reasonable times.

h) The applicant must notify the Department within 24 (twenty four) hours if any condition of this authorisation cannot, or is not, adhered to. The notification must be supplemented with reasons for non-compliance.

3.4. Duration of authorisation

If the activity authorised by this letter does not commence within 5 years from the date of signature of this letter, the authorisation will lapse and the applicant will need to reapply for exemption or authorisation in terms of the above legislation or any amendments thereto.

4. CONSEQUENCES OF NON-COMPLIANCE

The applicant must comply with the conditions set out in this letter. Failure to comply with any of the above conditions may result in, inter alia, the Department withdrawing the authorisation, issuing directives to address the non-compliance – including an order to cease the activity – as well as instituting criminal and/or civil proceedings to enforce compliance.

5. APPEALS

Appeals in respect of this decision must be directed to the MEC, Mr Khabisi Mosunkuwa, Agriculture, Conservation and Environment, Gauteng Provincial Government within 30 (Thirty) days of the date of this decision. Appeals can be submitted utilizing one of the following methods:
By facsimile: (011) 333 0620;
By post: P.O. Box 8769, Johannesburg 2000;
By hand: 16th Floor, Diamond Corner Building, 68 Eloff Street, Johannesburg.

Please note that all appeals must comply with Section 35 of the Environment Conservation Act, Act No 73 of 1989, read together with Regulations R1182 and R1183 of 5 September 1997. In terms of the above section and regulations, your appeal must set out all the facts as well as the grounds of appeal. Furthermore, all the relevant documents or copies thereof must accompany the appeal and a commissioner of oaths must certify them as true.

The applicant is required to inform all registered interested and affected parties of the decision contained in this Record of Decisions as well as the process for appeal described above within 7 (Seven) calendar days of the date of signature of this Record of Decision. Failure to inform interested and affected parties within the stipulated time period will constitute non-compliance with this Record of Decision.

Should the applicant wish to appeal any aspect of this decision, the applicant must notify and furnish copies of the appeal which will be submitted to the MEC to all registered interested and affected parties. Proof of such notification must be submitted to the MEC with the appeal. Failure to comply with this provision may result in the MEC refusing to consider the appeal.

Please note that any development that commences prior to the expiry of the time period allowed for the submission of appeals, or before the MEC has reached a decision on an appeal submitted, is done so solely at the applicant’s risk.

Yours faithfully

[Signature]

Dr. S.T. Coetzee
Head of Department:
Department of Agriculture, Conservation and Environment
Date: 01/03/2007

CC: Botakone Landscape and Environmental Consultants

Att: Mziyi Coetzee
Fax: 012 346 7029
Annexure 2: Town Planning Motivation
MOTIVATING MEMORANDUM
MONAVONI EXTENSION 65

APPLICATION IN TERMS OF SECTION 96(1) OF THE TOWN-PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 of 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PART OF PORTION 7 AND A PART OF THE REMAINING EXTENT OF PORTION 8 OF THE FARM SWARTKOP 383-JR, PROVINCE GAUTENG

M&T DEVELOPMENT (PTY) LTD
P.O. Box 39727
FAERIE GLEN
0043

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M. Art. Et Scien (Bepl)
Town Planner
Development, Planning and Infrastructure
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28 November 2014
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5. CONCLUSION.
1. INTRODUCTION

Application is hereby made for the establishment of a Township in terms of Section 96(1) of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) on a Part of Portion 7 and a Part of the Remaining Extent of Portion 8 of the Farm Swartkop 383 JR, Gauteng Province to be known as Monavoni Extension 65.

The township along with Monavoni Extension 67 and 70 replaces the proposed townships Monavoni Extensions 34 and 35. These townships previously formed part of the phasing of Monavoni Extension 18.

The purpose of this application is for the establishment of a Township with 3 erven to accommodate the following land use rights:

<table>
<thead>
<tr>
<th>USE ZONE</th>
<th>ERF NUMBERS</th>
<th>TOTAL ERVEN</th>
<th>TOTAL UNITS</th>
<th>AVERAGE ERF SIZE</th>
<th>TOTAL AREA</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 3</td>
<td>1, 2</td>
<td>2</td>
<td>334</td>
<td>2.3983 Ha</td>
<td>4.7966 Ha</td>
<td>85.10</td>
</tr>
<tr>
<td>Residential 1</td>
<td>3</td>
<td>1</td>
<td>N/A</td>
<td>0.4999 Ha</td>
<td>0.4999 Ha</td>
<td>8.88</td>
</tr>
<tr>
<td>Streets</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>0.3394 Ha</td>
<td>6.02</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3</strong></td>
<td><strong>334</strong></td>
<td><strong>N/A</strong></td>
<td><strong>5.6359 Ha</strong></td>
<td><strong>100</strong></td>
<td></td>
</tr>
</tbody>
</table>

It is the purpose of this memorandum to provide the required property details and to motivate the application in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2. PROPERTY PARTICULARS

2.1 LOCALITY

The proposed township is situated within the larger Monavoni Development area. The proposed township will be situated on the north-western corner of the intersection of Perdeblom Street and Provincial Road R55. The proposed township is situated to the north of the existing Thorn Field residential development.

2.2 PROPERTY SIZE

The Remaining Extent of Portion 8 of the farm Swartkop 383 JR measures approximately 4.0316 Ha in extent and Portion 7 of the Farm Swartkop 383 JR measures approximately 8.5653 Ha in extent. The proposed development area to be taken up by Monavoni Extension 65 measures approximately 5.6359 Ha in extent.
2.3 REGISTERED OWNERS AND TITLE DEED INFORMATION.

The registered owners of the farm portions is as follows:

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>TITLE DEED INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining Extent of portion 8 of the Farm Swartkop 383 JR</td>
<td>T 123765/2004</td>
</tr>
<tr>
<td>REGISTERED OWNER</td>
<td>JR 209 INVESTMENT PTY LTD (REG NO: 200002044707)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>TITLE DEED INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portion 7 of the Farm Swartkop 383 JR</td>
<td>T 130259/2004</td>
</tr>
<tr>
<td>REGISTERED OWNER</td>
<td>JR 209 INVESTMENT PTY LTD (REG NO: 200002044707)</td>
</tr>
</tbody>
</table>

A copy of the title deeds is included in this application under Annexure A. A copy of the signed Company Resolution and Power of Attorney is included under Annexure B.

2.4 BONDS

There is currently a bond registered against the Farm Portions in the name of Investec Bank (B12069/2010). A request has been submitted to them and the consent will be provided to council in due course.

2.5 EXISTING ZONING

In terms of the Tshwane Town-Planning Scheme, 2008 the farm portions are currently zoned “Agricultural”. The Zoning Certificate is attached to this application under Annexure C.

2.6 TOPOGRAPHY

The area slopes slightly to the north-east of the property and allows for successful draining of stormwater and the effective functioning of water borne sewerage systems.

2.7 FLOOD LINES

The site is not subject to floods with an expected frequency of 1:50 years of 1:100 years.

2.8 SOIL CONDITIONS

A geotechnical Investigation was conducted for the proposed township by Geo Buro Geotechnical Engineer the complete report was submitted to the Council for Geoscience and the relevant department at the City of Tshwane Metropolitan Municipality. The comments received from the Council for Geoscience is attached hereto under Annexure D.
2.9 ENGINEERING SERVICES

As the proposed development will be submitted as a new application in terms of Section 96(1) of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) we have appointed the needed engineers and they will proceed with preliminary services reports that will address the internal and external engineering services for the new township. All the relevant engineering services (water and sewer, roads and stormwater and electricity) will be discussed in these reports and the reports will be submitted to Council in due course.

The applicant has on instruction from City of Tshwane Water and Sewer Department, appointed GLS Consulting to provide an updated report that states the upgrades required in the distribution networks in the vicinity of the proposed development. The report will be provided to council in due course.

2.10 TRAFFIC ENGINEERING

As part of the proposed development process, Civil Concepts traffic engineers have been appointed to complete a Traffic Impact Assessment for the new proposed development.

We have included the draft Traffic Impact Assessment as submitted by Civil Concepts under Annexure E.

2.11 ENVIRONMENTAL IMPACT ASSESSMENT

The proposed township was previously part of the phased Monavoni Ext 18 development and is made up out of the previous townships Monavoni Extensions 33, 34 and 35. A Record of Decision was issued for Monavoni Extension 18 and as construction has commenced on Monavoni Extension 33 the ROD remains valid.

A copy of the ROD is attached hereto under Annexure F.

3. PROPOSED DEVELOPMENT AND CONTROL MEASURES

3.1 ZONING AND LAND USE PARAMETERS

The proposed development will consist of 3 erven. These erven will accommodate the following proposed land use rights.

<table>
<thead>
<tr>
<th>USE ZONE</th>
<th>ERF NUMBERS</th>
<th>TOTAL ERVEN</th>
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<td>85.10</td>
</tr>
</tbody>
</table>
### 3.2 TOWNSHIP DESIGN

The township consists of 3 erven. The proposed layout plan indicating the particulars pertaining to the design of the township is attached hereto under **Annexure G**.

### 4. NEED AND DESIRABILITY

The proposed development is situated in an area that can be characterized as an area with abundant development that has taken place over the last few years. Considering the location of the development site along some major traffic distribution routes (R55 Voortrekker Road, R114 and the N14) and favourable topography, this site and the proposed development thereof will allow the developer to utilize the maximum development potential thereof.

Although economic growth has slowed down considerably, it should be noted that the continuous expansion of residential developments within Monavoni is still founded upon unyielding and underlying economic principles and cognisance should be taken of the dynamics that drives this growth. A particular aspect that has become evident is that the continuous expansion is fuelled by an undeniable need and demand for residential developments within highly strategic locations. According to this reasoning it is quite obvious that a specific demand exists within the local area for development of this nature.

In so far as Monavoni Extension 65 is concerned, it is evident that, when looking at the locality and application site, it entails all the above characteristics (good locality, good accessibility and good visibility) that make a specific site an attractive property investment. Not to optimally utilise the advantages this particular site offers or to wrongly utilise the property would be an opportunity missed as far as the implementation of effective urban structuring is concerned.

It is also vitally important to provide summarised information about the spatial development legislative content of the site specifically in view of Integrated Development Planning (City of Tshwane Metropolitan Municipality IDP) on metropolitan and Provincial level as well as Regional Spatial Development Frameworks (Gauteng Spatial Development Framework – GSDF).

### 4.1 GAUTENG SPATIAL DEVELOPMENT FRAMEWORK.
The Gauteng Spatial Development Framework (GSDF) provides a number of principles to promote spatial restructuring and development. Province therefore encourages development and land use which promotes the more compact development of urban areas and development that “results in the use and development of land that optimizes the use of existing resources such as engineering services and social facilities...”

Development should promote spatial restructuring and development. Key amongst these is that the Province shall encourage development and land use which “… promotes the more compact development of urban areas and the limitation of urban sprawl and the protection of agricultural resources” and development that “results in the use and development of land that optimises the use of existing resources such as engineering services and social facilities”.

In summary, the key objectives that are pursued in the existing and proposed legal and policy framework are to:

- Minimise urban sprawl;
- The Promotion of a compact town as the dominant model of development;
- Densification of settlements and ensure filling in and mixing of land-uses;
- Develop and strengthen public transport-oriented activity corridors (which can only function with a minimum critical mass of users);
- Increase economic efficiency and productivity of urban form and functions.

The need to promote compaction and to combat sprawl suggests a number of types of actions:

- Promoting smaller average site sizes: large lot sprawl is a major form of sprawl in South Africa;
- Encouraging dwellings to go up – to take walk-up forms
- Promoting various forms of implosion or infill policies, where new growth is encouraged to occur within the existing urban fabric as opposed to beyond the existing edge.

As with the argument for the feasibility of public transport facilities, the higher number of residents will also result in the more feasible provision of social facilities such as clinics and schools.

The development of the area will result in bulk services being paid to the Council for upgrading
and maintaining the engineering services in the area which will result in the ‘opening up’ of the area for other developers. This may result in the further development of the Monavoni area in a compact manner and discourage urban sprawl as development costs will be comparatively higher.

This document published by the Gauteng Department of Development Planning and Local Government provides a Spatial Development Framework for the entire Gauteng Province, and focuses on growth and development on a broad level. In brief, this document identifies several spatial development components, of which the following are relevant to the proposed development:

- Centurion is identified as a Growth Area.
- The application site is situated within the provincial Urban Edge where growth should be stimulated and encouraged.

The GSDF also lists so-called interventions of which the following are applicable to the proposed Monavoni Extension 65:

- **Containing and Compacting the City:** The infill of vacant land within the urban edge contributes towards the optimizing of municipal infrastructure. The densification of the city also encourages the optimizing of municipal resources. The higher densities will also ensure a greater variety in housing typology and the vast number of units will result in walk-ups.

- **Economic Growth:** Mixed land-use development should be encouraged. Although Monavoni x 65 is predominantly a residential development is it envisaged that community facilities are to be included in the development. Furthermore an retail development is to be situated on the proposed Monavoni Extension 67 township adjacent to Monavoni Extension 65. Mixed land uses will therefore be in close proximity to each other.

- **Access and Mobility:** The easy access to the application site which is in close proximity of the R114 (Ruimte Street) and the N14 (National Freeway) to the south of the site. Furthermore the site is located south-west of the intersection of K71 (R55) and K52 which both have a high mobility function and connect Pretoria to Johannesburg and is encouraged as a higher order public transport road. It is therefore easy to reach economic nodes. The PWV 9 is also located in close proximity to the site which can be considered as Gauteng’s 3rd Highway. Another important aspect to consider is that the site is located within 1 km of the Bus Rapid Transit (BRT) in Ruimte Road – the importance of which is discussed below.
From the above mentioned it is clear that the proposed Monavoni Extension 65 should be supported from a provincial development framework point of view, as the development can be motivated in terms of the strategies and interventions of the GSDF.

4.2 CITY OF TSHWANE METROPOLITAN MUNICIPALITY INTEGRATED DEVELOPMENT PLAN (2011-2016)

According to the MSA (Municipal Systems Act) the IDP adopted by the Council of a municipality is the principle strategic planning instrument which guides and informs all planning and development and all decisions with regard to planning, management and development in the municipality. As far as possible the intention of the TIDP is to link, integrate and co-ordinate development plans for the municipality. IDP’s and RSDF’s (Regional Spatial Development Frameworks) are therefore not structure plans but rather broad strategies to increase municipal performance in terms of a pre-determined vision. In order to implement/realize the broad strategies of the IDP, individual projects need to be identified and classified in terms of the IDP.

Numerous challenges face the City of Tshwane Metropolitan Municipality (CoT) and other municipalities today and there are no obvious solutions. Challenges include, for example, the provision of basic services, sustainable housing delivery, and the management of urbanization, transportation and economic development, to name but a few. In order to adhere to the above-mentioned challenges, the CoT’s service delivery model has proposed a regional approach, where participation from regional sub-structures can be stronger, where local government can be closer to the people. The aim is to make municipal services more accessible to all residents of Tshwane, and generally, aligned to regional development needs. The CoT is further made up of 76 community wards, which are divided into seven administrative regions. The proposed township Monavoni Extension 65 forms part of Region 4.

Some of the roles of the region, to which the proposed development can contribute to, include the following:

- Ensure decentralized delivery of services
- Support and drive a broader focus on urban management and development
- Ensure effective and efficient delivery of services through maintaining a focus on regional delivery, and promoting service integration across functional lines
• Accelerate prioritized targeted development (within each region)
• Bring local government closer to the people, thereby providing customers with greater accessibility

With the approval of the township establishment and with the roll-out of the necessary infrastructure which will meet existing and future demand, the CoT (together with the engagement of several stakeholders in private and public sector) will progress in fulfilling its mandate and obligations as per the Constitution of South Africa, namely:

• Provide quality basic services and infrastructure;
• Promote social and economic development;
• Promote a safe and healthy environment;
• Give priority to the basic needs of communities; and
• Encourage the involvement of communities in the matters of local government

The City of Tshwane Metropolitan Municipality Integrated Development Plan is further aimed to respond to the development challenges and opportunities faced by the locality/ward and should further strive to achieve the five above-mentioned strategic objectives.

In light of the above, it is important to reflect on the Development Strategies as identified by the City of Tshwane. These development strategies outline the key performance areas within the Municipality for the next five years. Of importance for this application is the Municipality’s Strategic objective 2: “Economic Growth and Development and Job creation”.

Under this strategy the CoT states that “investment creates jobs, and the CoT will be focusing on growing investment in the city. Partnerships with business and other spheres of government are to be pursued to grow investment, skills development and job opportunities”. The development of Monavoni Extension 65 will positively contribute to this strategy as the development will provide the needed investment in financial terms and the provision of infrastructure. The development will also contribute to the creation of jobs.

Integrated Development Plans and Spatial Development Policies of Council are actively proposing intensification and diversification of land uses along important economic development spines. The proposed township establishment, which is situated in close proximity to some of these important development spines will further contain and compact the city, contributing to the sustainable maintenance of infrastructure and will address several of the above-mentioned priorities in this Ward. This is further in line with the economic priorities of the
4.3 CITY OF TSHWANE METROPOLITAN MUNICIPALITY SPATIAL DEVELOPMENT STRATEGY 2010 AND BEYOND.

The purpose of the City of Tshwane Metropolitan Municipality Spatial Development Strategy (CTSDS) is to provide a holistic spatial strategy that will give direction to the City of Tshwane Metropolitan Municipality’s 5-Year programme, formally referred to as the Integrated Development Plan. The strategy is not a spatial development framework, but a strategic tool that addresses specific development needs in the city. Whereas the Tshwane Integrated Development Plan spells out what the municipality needs to invest in order to achieve its objectives as summarized under 4.2 above, the CTSDS strives to indicate which are the optimal locations for investment by local government in the Tshwane area in order to address the highly inefficient, inequitable and unsustainable spatial form of the City of Tshwane Metropolitan Municipality.

From a regional perspective, the most important elements affecting Tshwane’s growth and development, and which specifically impacts on the proposed township establishment due to its strategic location, are:

- The direct N1 road link between Tshwane and Johannesburg;
- High-tech and information technology related development along the National Road N1 highway;
- The provincial economic core which encompasses large parts of southern, south-eastern and central Tshwane.

It further forms part of functional area 5 of the CTSDS and will contribute towards the following interventions as identified for the area:

- Engineering services and infrastructure – the township establishment will emanate a substantial amount of infrastructure investment and the bulk service contributions will be utilized to create the necessary water, sanitation, electricity, roads, stormwater and communication infrastructure capacity.
- Economic development and employment creation – the township establishment will contribute towards the development of the Centurion Activity Node as identified in the CTSDS;
• Accessibility and Mobility – the township establishment will further address the above by contributing towards the inclusion and development of the Bus Rapid transit System along Olievenhoutbosch Road.

It is also important to reflect on the objectives of the Tshwane Spatial Development Strategy. The proposed Township establishment can contribute towards the City of Tshwane Metropolitan Municipality to become an efficient, equitable, liveable and sustainable urban environment by adhering to the following objectives:

• Integrate residential settlements with areas of economic and social opportunity;
• Integrate the poor with the main-stream day-to-day functioning of the city;
• Densify strategic areas in the city;
• Identify areas of economic development in the city;
• Identify movement networks that connect all the strategic areas in Tshwane;
• Direct infrastructure investment in the city to strategic focus areas;
• Ensure the creation of sustainable human settlements that foster the creation of healthy communities;
• Ensure a sustainable metropolitan area from an environmental, social and economic point of view.

Cognisance must be taken of the fact that the above-mentioned principles are the main underlying principles of the proposed township establishment and will enhance the sustainability of the broader Centurion/Monavoni area by providing and upgrading basic and existing infrastructure and social and community facilities that will ensure that people can live productive and healthy lives.

4.4 CITY OF TSHWANE METROPOLITAN MUNICIPALITY COMPACTION AND DENSIFICATION STRATEGY (MAY 2005)

The City of Tshwane Metropolitan Municipality Compaction and Densification Strategy is specifically focused on addressing development within the urban area and is therefore specifically relevant in as far as the proposed development is concerned.

The following aspects are considered to be key directives for the City of Tshwane Metropolitan
Municipality Compaction and Densification Strategy:

- Minimise unmanaged or unfocussed urban growth;
- Create opportunities for the densification of existing low density areas;
- Promote higher density and integrated environments with typical urban characteristics to counteract suburban developments;
- Ensure that residents have access to a range of choices with regard to housing typologies as well as locations;
- Integrate residential development, movement systems, social facilities and employment opportunities;
- Focus residential densification around areas of opportunity (economic opportunity, transport opportunities etc).

The City of Tshwane Metropolitan Municipality Compaction and Densification Strategy is further aimed at addressing the need for densification and compaction within the City of Tshwane Metropolitan Municipality Metropolitan Area. It is aimed at addressing the structural composition of the metropolitan area as a whole from a densification point of view, rather than making any detailed proposals for densification in specific areas.

The strategy only provides guidelines and norms for densification from a strategic point of view, which must inform and guide more specific densification proposals within the regional spatial development frameworks.

Some of the more important strategies which can be applied to the township establishment include the following:

- Densify settlements and ensure filling in and mixing of land uses in all land development and redevelopment actions/interventions;
- Improve the quality of housing and public infrastructure;
- Develop and strengthen public transport-oriented activity corridors; and
- Increase economic efficiency and productivity of urban form and functions.

In essence, the proposed development strives to establish an urban form that promotes sustainability and efficiency which in turn adhere to all the above-mentioned principles. The proposed development will further strive to create opportunities for the densification of existing low density areas, promote higher density and integrated environments with typical urban characteristics to counteract suburban developments, ensure that residents have access to a range of choices with regard to integrated mixed-use facilities; movement systems, social
facilities and employment opportunities (economic opportunity, transport opportunities etc).

The proposed land uses of the proposed township will further promote more compact development of urban areas and will limit urban sprawl and will further promote the use and development of land that optimises the use of existing resources such as engineering services. The Township establishment further falls within the suburban densification zones in term of the Compaction and Densification Strategy.

**4.5 TSHWANE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK-SOUTHERN REGION**

The location of the site of application spatially demarcates the area to form part of Tshwane’s Southern Region.

The urban development framework for this area is based on an integrated urban lattice on which densification and intensification of development can take place in an integrated manner. A set of linear systems form the framework of the urban development lattice and relays urban energy from the traversing highways to lower order roads where it can be converted into physical development and economic growth.

A system of activity nodes is placed onto the development lattice to provide thrust to development occurring in a linear fashion along highways or other linear activity systems.

The lattice development concept consists of an interconnected system of development corridors along highways, mobility spines, mobility roads, activity spines and activity streets as well as strategically placed nodes serving as pull factors in the network. The development that is placed alongside these roads is enhanced by the activity nodes that are placed on the lattice where there is most access.

The existing R55 road linking Pretoria West with Sandton and the future PWV – 9 are deemed to be existing and potential development corridors. These two roads could in combination provide energy in the future for the development of the third development corridor in Centurion. The extension of Sunderland Ridge in a northern direction to accommodate light and high-tech industries is proposed for this section of the new development corridor.

Roads forming part of the primary road network of the Southern Region, constituting an integral part of the Southern Region - West development lattice and is influential in respect of the site of application are the following:
• N14 (R28) – Highway
• Proposed PWV 9 - Highway
• R55 (Voortrekker Road) – Mobility Spine (Optimal mobility)
• Proposed K52 – Mobility Spine (optimum mobility)
• Mimosa Street – Mobility Road (med-high density residential)

The road network and road interchanges within the Region must support planning and is an important mechanism to unlock development potential. High intensity areas are located along major routes. Residential densification along the development corridors along highways, mobility spines, mobility roads, activity spines and activity streets are proposed at medium or high density.

In terms of the SDF the potential of the Region is specified as, inter alia, being the development of the PWV 9 as well as residential development in a westerly direction. Weaknesses of the area are listed as being the insufficient provision of bulk infrastructure and the underlying dolomite which dictates the intensity of development as well as residential typologies.

It is furthermore mentioned that the area has a relatively low residential density. Residential development in the area should be guided by the principles of the Tshwane Compaction and Densification Strategy which promotes the provision of appropriate higher density at appropriate locations. Densification is said not to be an end in itself but a means to achieve an overall efficient, integrated and sustainable metropolitan area.

The SDF specifically states that appropriate densification can achieve increasing accessibility to public transport facilities, create the necessary population thresholds for economic growth and can contain outward expansion. The role and function of the area is said to be, inter alia, the provision of residential opportunities for all income groups and to accommodate new residential development in a sustainable form which is clearly in line with the new proposals for Monavoni Extension 65.

4.6 MACRO DEVELOPMENT CONTEXT

From a macro contextual perspective the site of application is situated within the western component of the Southern Region (Centurion West).

An extremely powerful development lattice is in the process of being established in the immediate vicinity which in future might in prominence challenge corridors such as the N1 and R21.
The development lattice is being structured by:

- North-South Lattice Components: 1. Proposed PWV 9 – Highway; and 2. R55 (Voortrekker Road) -Mobility Spine; 3. Mona / Mimosa Road – Mobility Road


According to the relevant Spatial Frameworks the lattice development concept consists of an interconnected system of corridors, activity spines and strategically placed nodes, serving as pull factors in the network of activity spines. A set of development corridors and spines form the framework of the urban development lattice and relays urban energy from traversing highways to lower order roads where it can be converted into physical development and economic growth. Existing and future mass transport routes are and should be integrated into the urban system. A system of activity nodes is placed onto the development lattice to provide thrust to development occurring in a linear fashion along highways or activity spines.

Accordingly the Urban Lattice is based on the following four elements:

- A Latticed configuration – maximising access, movement and development choices
- A Nodal Structure – guiding intense development to specific locations and linked to increased accessibility
- A Precinct Strategy – creating a diverse character along the spines
- Integrated and phased-in public transport – creating opportunities for multiple connections

The potential exist within the western component of the Southern Region to create a promotional belt which will in future provide the PWV 9 with an associated activity spine that can be constituted by Mimosa/Mona Road. This can ensure that a zone of potential high access along the PWV 9 can be captured. This potential shall in character be high intensity orientated with an “intensity-transition” being facilitated to the lower planes of the lattice.

The application shall geographically form part of this activity spine. It would add a neighbourhood function to the existing employment opportunities (Sunderland Ridge and
future extensions southern extension adjacent to PWV9) and future opportunities that will be linked to the planned road.

What has to be recognized is that not all land boxed in by high order roads, such as Monavoni Extension 65, have sufficient levels of access or interconnectedness to accommodate high order economic activities providing for employment opportunities. These pockets of land are well located in order to provide for medium and high order residential dwellings especially if situated directly adjacent to Mobility Spines and corridors.

Monavoni Extension 65 is situated directly in the centre of the said lattice and directly adjacent to a Mobility Spine (Road K52) connecting the R55 Mobility Spine (Voortrekker Rd) with the future north-south activity spine Mona/Mimosa as well as the future highway (Proposed PWV 6).

From the relevant policy documents the following considerations are relevant as far as Land-use in the Centurion West area (Monavoni) is concerned:

1. Potential exists in the western areas for the provision of residential facilities.
2. PWV 9 combined with the R55 has the potential to capture a vast amount of energy that can be transferred to the local area and promote the sustainability of employment opportunities;
3. Acts and policies strongly enforce the concept of integrated land-use in order to foster sustainability by means of reducing traveling time, energy and costs.
4. The spatial form should furthermore be founded on a development lattice on which densification and intensification of development can take place in an integrated manner.

In order to determine the optimal and most appropriate utilisation of the site of application the above-mentioned guidelines and recommendations should be moulded and configured into a structured manner ultimately aspiring to the goal of sustainability promoted by legislation.

Within the Monavoni landholdings the past number of years has seen a systematic extension of the residential precincts from across the R55 (Raslouw and Celtisdal) into the Monavoni area.

M&T Development has attended to the development of Monavoni Extension 3, 6, 9, 11, 12, 16, 17, 25 and has recently obtained approval of Monavoni Extension 13, 14 and 15. All of the said developments is located directly west of the R55 and is a clear indication of the systematic encroachment of residential housing from across the R55 into Monavoni in the west.
This phenomenon is in line with the SDF promoting residential facilities in the area. In order to ensure that Monavoni ultimately represent a model of the new ethos of planning the underlying principles must be aspired to. As mentioned a key consideration in ensuring overall sustainability is the compaction and densification of development.

Within the SDF specific mention is made of the threat that the Southern Region and also Monavoni faces in the underlying soil conditions. This has in fact proved to be a real time threat seriously impeding the attainment of the ultimate vision. A well-known fact is that the underlying dolomitic soil conditions imply lower residential densities. The above-mentioned developments were approved with maximum densities as allowed for in terms of ruling geological policies. However the average of these densities would probably not be more that an average of 20 to 25 units per hectare. In terms of Tshwane’s densification Strategy a density of 25 dwelling units per hectare is regarded as low. In order to balance out the effects of areas affected by poor geological conditions the opportunity should be utilized at all times to approve higher densities in areas where it can appropriately be attained.

As mentioned the process of overall land-use establishment in the Monavoni area currently seem to correctly provide for residential development in an east to west direction. As promoted within the local SDF intense land-use should be captured adjacent to the proposed PWV 9. As mentioned this should be attained and promoted by means of providing a parallel mobility spine which can facilitate access to these planes. The locational advantages of property adjacent to the PWV 9 pertain to especially visibility and exposure as can currently be evidenced adjacent to the N1 freeway and the R21. The logical progression of the spatial dynamic into an integrated mixed-use environment appear to be the systematic growth of residential facilities from the east while employment opportunities and high intensity uses come into operation adjacent to the PWV 9.

Apart from the macro spatial dynamics cognisance should be taken of how the micro spatial pattern is organized within a mixed-use context and also within the urban lattice.

4.7 MICRO DEVELOPMENT CONTEXT.

From a micro contextual perspective Monavoni Extension 65 is located at the prominent intersection of Perdeblom Street and R55.

From the above paragraphs the development of a high-intensity corridor adjacent to PWV9 is envisaged in unison with a mobility spine providing access to these portions of land. The
function of the mobility spine can successfully be fulfilled by Theron Street in light of the physical dimensions being created between the “freeway” and the lower order spine.

As mentioned Monavoni Extension 65 is located directly adjacent and North-west of the intersection of Perdeblom Street and R55. The location can thus be considered to be extremely prominent yet orientated towards a specific type of land-use. With the site of application being situated directly adjacent to the commercial corridor the logical approach would be to allocate residential development to the portion of land. The prominence of the K52 would however strongly promote that the densities to be approved on the site should be high.

Factors in support of the above statement include, firstly, the proposed K52 is classified as a mobility spine with the capability of forming part of the public transportation network by means of the inclusion of the road in bus transport planning. The fact that individuals shall be in near vicinity to such a facility further promote the provision of high-density development. Secondly, it was mentioned that a real threat in the area is not attaining sustainable urban form due to the underlying soil conditions and the associated low densities. In light of the fact that the opportunity to provide for higher densities in line with spatial planning is restricted to such a large degree within Monavoni due to poor geology the opportunity should surely not be abandoned to provide for high density in an appropriate location.

4.8 DEVELOPMENT FACILITATION ACT, 1995

It is important to motivate the proposal in terms of the General Principles of the Development facilitation Act, 1995 and to illustrate how the proposed development further complies with these principles. It should further be recognized that these principles cannot be considered mechanically and cannot be considered a fixed set of rules/norms. Not all principles will apply to the proposed township establishment and therefore only relevant principles will be discussed from a holistic view in the remainder of this motivation.

Principle 3(1)(a) : “Policy, administrative practice and laws should provide for urban and rural land development and should facilitate the development of formal and informal, existing and new settlements.” – The proposed township establishment to be known as Monavoni Extension 65 represents a new development which is formal in nature. The locality of the property adjacent to the R55, within an existing growing node of the City of Tshwane Metropolitan Municipality (CoT) determines its context as formal development within an urban setting.

Principle 3(1)(c) : “Policy, administrative practice and laws should promote efficient and integrated land development in that they –
(i) Promote the integration of the social, economic, institutional and physical aspects of land development – The proposed township establishment is holistic due to the fact that broad consultation and input from several stakeholders are required to prepare development plans which must further be supported by the CoT and which must be in line with the CoT’s overall planning and development strategies. The developer further preferred to make use of the Town planning and Townships Ordinance (Ordinance 15 of 1986) to secure land development rights and to ensure that social, economic, institutional and physical aspects of developing land are integrated. Due to the nature and extent of the development, the developer has seen this process as the most suitable legislative route to ensure that the economic, social, physical and institutional aspects of land development are integrated.

(iii) Promote the availability of residential and employment opportunities in close proximity to or integrated with each other – The proposed township establishment is situated in close proximity to the broader Monavoni Development, which comprises of mixed land use precincts where work opportunities, economic amenities and residential accommodation are established. It further contributes towards the holistic spectrum of mixed land uses in the broader context and immediate surrounding areas.

(iv) Optimize the use of existing resources including such resources relating to agricultural, land, minerals, bulk infrastructure, roads, transportation and social facilities – Due to the fact that the township establishment can be regarded as infill development, it will ensure that the use of existing resources are optimised through its development. The proposed development is located in close proximity to bulk sewer, bulk water, electrical infrastructure as well as existing road infrastructure. The additional bulk service contributions payable to the CoT will further contribute to the optimum utilisation and upgrading of existing bulk infrastructure and roads.

(v) Promote a diverse combination of land uses, also at the level of individual erven or subdivision of land – The addition of the proposed township establishment in Monavoni is seen as an addition to the existing broader development area which comprises of high intensity mixed use developments, and erven with a variety of rights such as business buildings, offices, shops, places of refreshment, residential buildings, educational facilities etc. It is therefore the view of the applicant that this development fully supports the creation of a diverse combination of land uses, in conjunction with the existing diversity of land use of the greater Monavoni and surrounding areas.

(vi) Discourage the phenomenon of urban sprawl in urban areas and contribute to the
development of more compact towns and cities

And

(vii) Contribute to the correction of historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs – The proposed township establishment will be a high intensity development within the Monavoni region which already offers high intensity mixed use development at various locations and can further be classified as infill development on vacant land within the urban environment. The proposed Township will therefore contribute to the re-engineering of the existing urban form, the establishment of a more compact city and also contribute to the optimisation of the use of existing infrastructure such as bulk water and sewer lines and roads.

**Principle 3(1)(d)**: “Members of communities affected by land development should actively participate in the process of land development” – Public participation is a key process whereby the public have the opportunity to participate and influence the planning decisions specific to a township establishment. As part of Council’s attempt to provide the public the opportunity to influence planning decisions in the area, the Integrated Development Plans and Regional Spatial Development Frameworks actively engaged with communities in order to accommodate their concerns prior to the finalisation of these planning policies. The proposed development provides an opportunity to members of communities to raise their concerns by means of an allotted objection period in which any concerns/objections will be noted by the Local Authority which can be discussed prior to city planning committee hearings. It is also anticipated that the Ward Councillor will continue to contribute valuable inputs/concerns to the successful implementation of the development.

**Principle 3(1)(h)**: “Policy, administrative practice and laws should promote sustainable land development at the required scale in that they should-

(ii) Promote the establishment of viable communities - The proposed township establishment forms part of the broader Monavoni area which is a high-intensity mixed land-use area. The proposed development is not intended as a low-density development which will contribute to urban sprawl. It will therefore contribute to the sustainability and viability of the City as a whole.

(v) Ensure the safe utilization of land by taking into consideration factors such as geological formations and hazardous undermined areas – The proposed development site was
investigated. These findings/recommendations together with the recommendations from the Council for Geoscience, will further be valuable inputs for the proposed development concept.

**Principle 3(1)(i)**: "Policy, administrative practice and laws should promote speedily land development" - The developer preferred to make use of the Town planning and Townships Ordinance (Ordinance 15 of 1986), to secure land development rights and to ensure that social, economic, environmental, institutional and physical aspects of developing land are integrated in the best possible approach.

**Principle 3(1)(k)**: "Land development should result in security of tenure, or provide the widest possible range of tenure alternatives, including individual and communal tenure, and in cases where land development takes the form of upgrading an existing settlement, not deprive beneficial occupiers of homes or land or, where it is necessary for land or homes occupied by them to be utilised for other purposes, their interests in such land or homes should be reasonably accommodated in some other manner." – Due to the fact that the proposed land development is predominantly residential in nature, the development requires security of tenure. Without such security, it would be difficult to negotiate and enter into any lease agreements.

**Principle 3(1)(m)**: “Policy, administrative practice and laws relating to land development should stimulate the effective functioning of a land development market based on open competition between suppliers of goods and services.” – The proposed township establishment will contribute to the economic growth of the broader Monavoni area and it will also be in competition with other nodes in the region. The application is a private sector initiative planned and applied for in the context of open market competition.

4.9 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013.

Of importance when addressing the issue of township establishment, are the principles enshrined in the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA).

Chapter 2 of the Spatial Planning and Land Use Management Act (by reference to Section 7) deals with the relevant principles addressed below:

- **PRINCIPLE 7(b) - THE PRINCIPLE OF SPATIAL SUSTAINABILITY;**
Whereby spatial planning and land use management systems must, inter alia, promote and stimulate the effective and equitable functioning of land markets and promote land development in locations that are sustainable and limit urban sprawl. The subject property presents as infill development in an area undergoing rapid change/intensification. The proposed development will compete in an open communal market and its situation will not result in urban sprawl.

• **PRINCIPLE 7(c)- THE PRINCIPLE OF EFFICIENCY;**
  Whereby land development optimises the use of existing resources and infrastructure and decision making minimises negative impacts on, inter alia, social, economic and environmental conditions. The Monavoni area is well serviced and the capital web that has been created (municipal infrastructure) holds sufficient capacity to accommodate this new development. It follows that such existing capacity will be optimally/efficiently utilized.

• **PRINCIPLE 7(d)- THE PRINCIPLE OF SPATIAL RESILIENCE;**
  Whereby flexibility in spatial plans, policies and land use management systems ensure sustainable livelihoods. The area in which the subject property is situated is undergoing rapid change which results from induced development pressures associated with new road systems. The regional SDF for the area is sufficiently flexible/robust to support a mix of land use typologies, most notably employment generating uses capitalizing on the N14 exposure and enjoying convenient access at a regional level.

• **PRINCIPLE 7(e)- THE PRINCIPLE OF GOOD ADMINISTRATION;**
  Whereby, inter alia, the municipality ensures an integrated approach to land use and development through application of spatial planning and land use management systems which meet the requirements of the ruling legislation. This pre-supposes a transparent planning approach, based on these important requirements – all affected parties were offered the opportunity to participate in providing inputs to the draft policies prior to the positively with such policy guidelines, it follows that, also in this regard, there is proper adherence to the principles enshrined in the Act.

The development principles in the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) are similar to the principles enshrined in the Development Facilitation Act, 1995 (DFA). Given that the DFA will ultimately be repealed by SPLUMA in terms of Schedule 3 thereof, it follows that, by adhering to the SPLUMA principles of section 7, the application deserves approval.
The aforesaid principles are probably the most important from a land development perspective, as they focus on the important premise that development should take place in an integrated manner, to achieve appropriate levels of efficiency which support longer term sustainable practices. This presents a vision of land development which goes far beyond the traditional approach to physical planning, expressly requiring that the physical aspects of land development should be integrated with other equally important aspects such as:

- Social;
- Economic; and
- Institutional consideration

As has been demonstrated in this memorandum, the proposal of the applicant generally complies with the aforesaid principles to the extent required.

5 CONCLUSION.

Application is hereby made for the establishment of a Township in terms of Section 96(1) of the Town Planning and Townships Ordinance (Ordinance 15 of 1986) on a Part of Portion 7 and a Part of the Remaining Extent of Portion 8 of the Farm Swartkop 383 JR, Gauteng Province to be known as Monavoni Extension 65.

The purpose of this application is for the establishment of a Township with 3 erven to accommodate the following land use rights:

<table>
<thead>
<tr>
<th>USE ZONE</th>
<th>ERF NUMBERS</th>
<th>TOTAL ERF</th>
<th>TOTAL UNITS</th>
<th>AVERAGE ERF SIZE</th>
<th>TOTAL AREA</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 3</td>
<td>1, 2</td>
<td>2</td>
<td>334</td>
<td>2.3983 Ha</td>
<td>4.7966 Ha</td>
<td>85.10</td>
</tr>
<tr>
<td>Residential 1</td>
<td>3</td>
<td>1</td>
<td>N/A</td>
<td>0.4999 Ha</td>
<td>0.4999 Ha</td>
<td>8.88</td>
</tr>
<tr>
<td>Streets</td>
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<td>N/A</td>
<td>N/A</td>
<td>0.3394 Ha</td>
<td>6.02</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>3</td>
<td>334</td>
<td>N/A</td>
<td>5.6359 Ha</td>
<td>100</td>
</tr>
</tbody>
</table>

The application will promote the compaction of the city and promote infill development whilst also strengthening and developing nodes of mixed land use patterns. The application could therefore strengthen the local fibre of the urban area. The site of application has great potential to be developed as explained in the memorandum above.
The application complies with current planning policies and principles and should be favourably considered by the Municipality.
Annexure 3: Town Planning Approval
City Planning and Development Department

Room 12007 | 12th Floor | Isivuno | 143 Lilian Ngoyi Street (Van der Walt) | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 0975 | Fax: 086 214 4411
Email: makgorometjem@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref: CPD9/1/1/1-MV0X85 802
Your ref: Tel: 012 358 7936
Contact person: B. Coetsee Fax: BenC@Tshwane.gov.za
Section/Unit: Regional Spatial Planning

M&T Development
P O Box 39727
Faerie Glen
0043

Sir/Madam

PROPOSED TOWNSHIP: MONAVONI EXTENSION 65

The application for the establishment of the proposed township Monavoni Extension 65 as depicted on Plan No. CPD MONX65/2, is hereby approved in terms of the provisions of section 98(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) subject to the conditions set out in the annexure attached hereto. Please note that in terms of section 98(5) of the abovementioned ordinance the Municipality is empowered to amend or nullify any conditions and add any further condition(s) before publication of the township as an approved township.

Should you have any comments on the conditions or wish to address representations thereto, such comments or representations must be submitted within 4 weeks of the date hereof. Thereafter comments or representations will only be considered in exceptional cases.

Please note that the applications of extension of time in terms of section 72(1) or section 101(2) must be lodged timeously and before the expiry date with the Municipality’s Head: Legal and Secretarial Services and Municipal Courts, as the Municipality has no authority to condone late applications.

CITY OF TSHWANE
APPROVED

2015 -05- 2 9
CITY PLANNING AND DEVELOPMENT COMMITTEE

On request, this document can be provided in another official language.

Kgolo ya Pasako ya Tshabologo ya Tompolo | Departement Stadsbeplanning en -ontwikkeling
Lefapo ya Thulagonya ya Tshabololo ya Torero | Ndzwendo ya Nhlovuko wo Vupalani nya Dorobanklu
UMnyango Wenzokuhléka Kwedzobhëza Nenzemusho | City Planning and Development Department
UMnyango wokuhléka kwetDróhësa meTshawo
The onus is on the applicant to satisfy the Municipality that all the pre-proclaimed conditions have been complied with before the proclamation of the township. In this regard the Head: Legal and Secretarial Services and Municipal Courts will be the Department to be provided with the necessary proof of the compliance.

A. This approval is subject to the following provisions by virtue of a decision of the council dated 28 October 2004: POLICY ON LEVYING SERVICES CONTRIBUTIONS FOR THE PROVISION OF ENGINEERING SERVICES.

"1. That the policy be implemented on 1 November 2004 subject to the provisions of the Municipal Finance Management Act.

2. That all existing policies be rescinded after 24 months after 1 November 2004 but that the following transitional conditions be applicable:

2.1 That all applications received before 1 November 2004 for township establishment, the extension of boundaries and the amendment of a general plan in the area of jurisdiction of the former City Council of Pretoria that qualify for a rebate in terms of a resolution of the former Council dated 31 May 1995 regarding a moratorium on services contributions be dealt with and finalised in terms of that resolution.

2.2 That all applications received before 1 November 2004 for township establishment, rezoning, consent use, subdivision and division falling within the jurisdiction of the former City Council of Pretoria that do not qualify for a rebate in terms of a resolution of the former Council dated 31 May 1995 and within the jurisdiction of the former Town Councils of Centurion and Akasia be dealt with and finalised in terms of the services contribution policy applicable before 1 November 2004, provided that

2.2.1 the application be finalised within 12 months of 1 November 2004, if the application has been approved before 1 November 2004; and

2.2.2 the application be finalised within 12 months of the date of approval of the application or within 24 months of the date of the application, whichever occurs first, if the application has not been approved by 1 November 2004;
2.2.3 it be noted that where there is a services agreement or a contract, signed by the Council and the developer before 1 November 2004, the Council is obliged to calculate contributions according to the policy in that agreement/contract.

2.3 a developer has the option that payment of contributions can be done according to calculations done on the new policy if these contributions are lower than that of the old policy, on the condition that calculations must be done and be payable according to the new policy for all the services, namely electricity, water, waste water, roads and stormwater.

2.4 That finalisation mean—

2.4.1 in the case of township establishment submitted in terms of Ordinance 15 of 1986, the date of issue of the Section 101(1) certificate;”

Yours faithfully

CITY OF TSHWANE APPROVED

2015 -05- 2 9

CITY PLANNING AND DEVELOPMENT COMMITTEE

If STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING AND DEVELOPMENT

On request, this document can be provided in another official language.
GROUP FINANCE DEPARTMENT: REVENUE MANAGEMENT DIVISION: FINANCIAL SERVICES  
(1st floor, BKS Building: Attention: Nardus Dodds)

GROUP LEGAL SERVICES DEPARTMENT: LEGAL SERVICES DIVISION (Registration Office,  
Centurion)

GROUP FINANCE DEPARTMENT: REVENUE MANAGEMENT DIVISION: PROPERTY  
VALUATION SECTION (BKS Building)

SERVICES INFRASTRUCTURE DEPARTMENT: ENERGY AND ELECTRICITY DIVISION  
(Bothongo Plaza East Building)

SERVICES INFRASTRUCTURE DEPARTMENT: WATER AND SANITATION DIVISION (For  
attention: Magda Barnard, B Block, 6th Floor, Room B610, Capitol Towers North)

TRANSPORT DEPARTMENT: TRANSPORT INFRASTRUCTURE DESIGN, CONSTRUCTION AND  
MAINTENANCE (For attention: Rita Wepener, Centurion office)

ENVIRONMENTAL MANAGEMENT SERVICES DEPARTMENT: ENVIRONMENTAL PLANNING  
AND OPEN SPACE MANAGEMENT SECTION (4th Floor, Mercedes Building)

CITY PLANNING AND DEVELOPMENT DEPARTMENT: LAND USE LEGISLATION AND  
APPLICATION MANAGEMENT: TOponymY SECTION (Attention: Charlotte Williams)

CITY OF TSHWANE
APPROVED

2015 -05- 29

CITY PLANNING AND  
DEVELOPMENT COMMITTEE

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) (HEREINAFTER REFERRED TO AS ORDINANCE 15 OF 1986)

1.1 INSTALLATION AND PROVISION OF SERVICES

The applicant shall make the necessary arrangements for the finalization of the services agreements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

If external services are not available or the existing external services are not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the Municipality.

1.2 CANCELLATION OF EXISTING CONDITIONS OF TITLE

1.2.1 The applicant shall at his own expense have the following conditions and servitudes cancelled or have the township area freed there from in Certificate of Registered Title T 130259/2004:

1. Subject to the following conditions imposed in terms of Section 11(6) of Act 21 1940:

   Behalwe met die skriftelike toestemming van die Beherende Gesag:–

   (i) Mag die grond nie onderverdeel word nie.
   (ii) Mag die grond slegs vir woon en landbou doeleindes gebruik word. Op die grond of op enige behoorlik goedgekeurde onderverdeling daarvan mag daar nie n groter getal geboue wees as een woonhuis tesame met die buitegeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdure geboue en bouwerke wat vir landbou doeleindes nodig mag wees.
   (ii) Geen winkel of besigheid of nywerheid van watter aard ookal mag op die grond geopen of gedryf word nie.

CITY OF TSHWANE
APPROVED
Page 1

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CITY PLANNING AND DEVELOPMENT COMMITTEE
1.2.2 The applicant shall at his own expense have the following conditions and servitudes cancelled or have the township area freed there from in Certificate of Registered Title T 123765/2004:

1. Subject to the following conditions imposed in terms of Section 11(6) of Act 21 1940:

**Behalwe met die skriflike toestemming van die Beherende Gesag:-**

(i) Mag die grond nie onderverdeel word nie.
(ii) Mag die grond slegs vir woon en landboudoeleinde gebruik word. Op die grond of op enige behoorlik goedgekeurde ondervlak daarvan mag daar nie 'n groter getal geboue wees as een woonhuiss teame met die buitegeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdure geboue en bouwerke wat vir landboudoeleinde nodig mag wees.
(iii) Geen winkel of besigheid of nywerheid van watter aard ookal mag op die grond geopen of gedryf word nie.
(iv) Geen gebou of bouwerk van watter aard ookal mag binne n afstand van 94.46 meter van die middellyn van enige publieke pad opegerig word nie.

1.3 MINERAL RIGHT PERMITS

The consent shall be obtained from the Department of Mineral and Energy regarding the mineral rights in respect of the land on which the township is being established.

1.4 GENERAL

(a) The applicant shall satisfy the City of Tshwane Metropolitan Municipality that -

(i) the relevant amendment scheme (in terms of section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township an approved township;

(ii) satisfactory access is available to the township and that a public street system is available to all erven in the township;

(iii) a dolomitic stability- and foundation investigation has been carried out and that a report which indicates the developable areas with conditions under which development may take place, has been submitted to the Council for Geoscience and the Municipality for approval;

(iv) the Engineering geologist has certified that he has compared the final township layout with the geological report in conjunction with the consultant town planner and that he is satisfied that buildings can be erected on every erf. Any erven for which special arrangements must be made, must be mentioned, as well as the arrangements must be set out, specifically in the certificate. The final township layout must
be vetted by the Council of Geoscience;

(v) the name of the township as well as the street names have been approved;

(vi) The Township lies within the priority area for the supply of services and electricity in bulk can be supplied, provided that the total expected load of 857.99 kVA is not exceeded.

(vii) a detailed Master Site and Landscape Development Plan and Environmental Management Plan has been compiled by a qualified professional Landscape Architect and shall be submitted and shall be submitted to the Environmental Planning Section for approval, including:

- all recommendations of the EIA Report, the Environmental Management Plan (EMP) and Record of Decision (ROD);
- names, positions and approximate sizes of all existing trees or tree clumps on site;
- all proposed structures, circulation routes, stormwater systems and other infrastructure;
- names, positions, densities and locations of all proposed vegetation and other landscaping features;
- predominantly indigenous vegetation throughout the site; and
- interface of the development with the open spaces.

(b) The applicant shall comply with the provisions of sections 72, 75 and 101 of Ordinance 15 of 1986.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

2.1 NAME

The name of the township shall be Monavoni Extension 65.

2.2 DESIGN

The township shall consist of erven and streets as indicated on Layout Plan CPD MONX65/2 and General Plan S.G. No........

2.3 LAND FOR MUNICIPAL PURPOSES

None

2.4 PROVISION OF OPEN SPACE AND/OR ENDOWMENT

2.4.1 There is no endowment payable. The applicant has agreed to the provision of the
following areas on the erven to be developed and kept free of structures and must
be indicated on the individual Landscape Development Plans:

Erf 1: 2394 m²
Erf 2: 3618 m²

The applicant shall develop and maintain at least 4 m² per dwelling unit with a
minimum of 50 m² on erven 1 and 2 as a children’s playground.

A Landscape Development plan drafted by a qualified Landscape Architect must be
submitted to the Environmental Management Services Department for approval.

2.4.2

If at any time these areas are not available for open space purposes to the
satisfaction of the Municipality, the developer or the successor in title will pay
endowment as prescribed in Regulation 44 of the Ordinance.

An endowment will be payable to the City of Tshwane Metropolitan Municipality
should the township developer not provide for sufficient open space areas as
mentioned under condition 2.4.1 above. The township owner shall then pay
endowment in terms of Regulation 44 (1) of the Town-planning and Townships
Regulations, to the City of Tshwane Metropolitan Municipality. The amount of this
area shall be used by the City of Tshwane Metropolitan Municipality for the
acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of
section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of
1986).

2.5 RECEIVING AND DISPOSAL OF STORMWATER

The Applicant shall arrange for the drainage of the development area to fit in with that
of the surrounding area and for all stormwater running off or being diverted from the
said road to be received and disposed of to the satisfaction of the Municipality.

The stormwater plan for the development area must be integrated with the greater
stormwater master plan for the total relevant catchment area including adjoining
areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de
sacs and lower lying erven must be drained to the satisfaction of the local authority.

2.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a
result of the establishment of the township, the cost thereof shall be borne by the
township owner.

2.7 DEMOLITION OF BUILDINGS AND STRUCTURES

CCT

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When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

2.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

2.12 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development including, if applicable, those by which exemption has been granted from compliance with Regulations No 1182 and 1183, promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

2.14 NATIONAL HERITAGE RESOURCE ACT:

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

2.15 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

3.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES
A certificate issued in terms of section 82 of the Town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The Applicant shall install the internal and external engineering services and shall provide any necessary financial guarantees for the provision of services and shall pay the external services contributions to the Municipality and other services providers in respect of the applicable Extension as contained in the Services Agreement and/or any addenda thereto. The Applicant shall procure written confirmation of compliance in this regard from the Municipality and other services providers and file such with the Municipality.

3.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 3.3.

3.3 THE DEVELOPER’S OBLIGATIONS

3.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water drainage as well as water and electricity services, prior to the commencement of the construction of the said services.

3.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water drainage, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water drainage. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

3.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months continuous as the date on which the
council has certified that the provisions of Section 82 (1)(b)(ii)(cc) of the Town-
Planning and Townships Ordinance 15 of 1986 has been complied with and when
the last of the internal engineering services (i.e. water, sewerage, electricity), and
the road and stormwater have been completed.

A retention guarantee must be issued for a period of 12 months after takeover of the
services or proclamation of the township by a recognized financial institution, in
respect of poor workmanship and/or materials with regard to the civil engineering
services (water and sewerage), roads and stormwater and the electricity services,
which guarantee must be issued in favour of the local authority for an amount that is
equal to 10% of the contract cost, and proof of this must be submitted to the City of
Tshwane Metropolitan Municipality.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation
of rights to minerals, but excluding-

4.1 The following conditions and servitudes in deed of Transfer T123765/2004 which do not
affect the township area due to location:

"2. By virtue of Notarial Deed of Servitude K.2534/1986-S the within
mentioned property is entitled to a servitude of right of way over Portion 9
of the farm Swartkop 383, Registration Division J.R., in extent 8, 5653
hectares in extent, as indicated by the figure B F E B on diagram S.G. no
A.5112/1952 annexed to Certificate of Registered Title T.37631/1968 as
will more fully appear from the above-mentioned notarial deed and
diagram."

5. CONDITIONS OF TITLE

5.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS
AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN
MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING
AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

5.1.1 ALL ERVEN

(a) The erf shall be subject to a servitude, 3 m wide, for municipal
services (water, sewer, electricity and stormwater) (hereinafter
referred to as "the services"), in favour of the local authority, along
any two boundaries, excepting a street boundary and, in the case of a
panhandle erf, an additional servitude for municipal purposes, 3 m
wide, over the entrance portion of the erf, if and when required by the
local authority: Provided that the local authority may waive any such
servitude.

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(b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 m thereof.

(c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

5.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 5.1.1 above, the undermentioned erven shall be subject to the conditions as indicated:

5.1.2.1 ERVEN 1 TO 3

(a) The erf is subject to a servitude 3m wide for municipal purposes (stormwater), in favour of the Municipality, as indicated on the General Plan.

5.1.2.2 ERVEN 1 TO 3

(b) The erf is subject to a servitude 2.5m wide for municipal purposes (sewer), in favour of the Municipality, as indicated on the General Plan.

5.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

5.2.1 ERF 1

(a) The erf is subject to a servitude for right of way, 8 m wide in favour of Erf 3, as indicated on the General Plan.

(b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 metre there from.

(c) The servitude must be notarially executed and registered prior or simultaneously with the first transfer of an erf in the Township.

5.2.2 ERF 3

(a) The erf is entitled to a servitude of right of way, 8m wide over erf 1, as indicated on the General Plan.

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(b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 metre there from.

(c) The servitude must be notarially executed and registered prior or simultaneously with the first transfer of an erf in the Township.

6. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE TSHWANE TOWN-PLANNING SCHEME, 2008, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

6.1 ERVEN 1 AND 2

<table>
<thead>
<tr>
<th></th>
<th>Use Zone</th>
<th>3: RESIDENTIAL 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Uses permitted</td>
<td>Table B, Column 3</td>
</tr>
<tr>
<td>3</td>
<td>Uses with consent</td>
<td>Table B, Column 4</td>
</tr>
<tr>
<td>4</td>
<td>Uses not permitted</td>
<td>Table B, Column 5</td>
</tr>
<tr>
<td>5</td>
<td>Definitions</td>
<td>Clause 5</td>
</tr>
<tr>
<td>6</td>
<td>Density</td>
<td>70 Units per Ha</td>
</tr>
<tr>
<td>7</td>
<td>Coverage</td>
<td>50%</td>
</tr>
<tr>
<td>8</td>
<td>Heighth</td>
<td>3 Storeys</td>
</tr>
<tr>
<td>9</td>
<td>Floor space ratio</td>
<td>0.5: Provided that the amount of dwelling units permitted be restricted to:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Erf 1: 133 Units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Erf 2: 201 Units</td>
</tr>
<tr>
<td>10</td>
<td>Site development plan and landscape development plan</td>
<td>(1) A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(3) The parking area must be landscaped to the satisfaction of the Municipality.</td>
</tr>
</tbody>
</table>
|   |   | (4) 1 (one) endemic (local to the area) 50 liter tree for every 2...
(two) uncovered parking bays provided.

(5) Provision for open space areas must be included within erf 1, which areas shall measure a minimum of 2394 m² and must be clearly indicated on the Site Development Plan to the satisfaction of the Environmental Planning Division. The applicant shall develop and maintain at least 4 m² per dwelling unit with a minimum of 50 m² on erf 1 as a children’s playground as required in terms of Clause 14(3)(a) in the Scheme. If this area is not utilized for the intended use to the satisfaction of the Environmental Planning Division, the owner of the erf will become liable for the payment of parks endowment as intended in terms of Regulation 44 of the Ordinance.

(6) Provision for open space areas must be included within erf 2, which areas shall measure a minimum of 3618 m² and must be clearly indicated on the Site Development Plan to the satisfaction of the Environmental Planning Division. The applicant shall develop and maintain at least 4 m² per dwelling unit with a minimum of 50 m² on erf 2 as a children’s playground as required in terms of Clause 14(3)(a) in the Scheme. If this area is not utilized for the intended use to the satisfaction of the Environmental Planning Division, the owner of the erf will become liable for the payment of parks endowment as intended in terms of Regulation 44 of the Ordinance.

<table>
<thead>
<tr>
<th>11</th>
<th>Building lines</th>
<th>All boundaries: In terms of Clause 9 and Table A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Parking requirements</td>
<td>Demarcated parking spaces, together with the necessary paved maneuvering space, shall be provided on the erf in the following ratios to the satisfaction of the Municipality:</td>
</tr>
<tr>
<td></td>
<td>(1) One covered and paved parking space for each dwelling-unit with two habitable rooms or less.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(2) One covered and paved and one paved parking spaces for each dwelling-unit with three habitable rooms or more.</td>
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</tr>
<tr>
<td></td>
<td>(3) One paved parking space per three dwelling-units for visitors.</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Paving of traffic areas</td>
<td>All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.</td>
</tr>
<tr>
<td>14</td>
<td>Access to the erf</td>
<td>Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality.</td>
</tr>
<tr>
<td>15</td>
<td>Loading and off-loading facilities</td>
<td>Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading shall take place on the erf.</td>
</tr>
<tr>
<td></td>
<td>Turning facilities</td>
<td>In accordance with the Site Development plan.</td>
</tr>
<tr>
<td>---</td>
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<td>---------------------------------------------</td>
</tr>
<tr>
<td>17</td>
<td>Physical barriers</td>
<td>All boundaries: in accordance with the site development plan.</td>
</tr>
</tbody>
</table>
| 18 | Health measures | (1) Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. 
(2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality. 
(3) A three meter (3m) continuous boundary wall with no gaps must be erected along the boundary of the development. |
| 19 | Outdoor advertising | Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising. |
|   | General: | |
|   | 1. An Engineer must be appointed before building plans are submitted, who must submit a certificate with the building plans, which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he must certify that all his specifications have been met. |
|   | 2. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008. |
|   | 3. The sidewalk of Perdeblom Street bordering Erven that border the R55 and Perdeblom streets shall consist of the following: a non-mountable kerb at the road edge to prevent vehicles driving or parking on the sidewalk. A 1,5 m verge for services (road signs, street lights and traffic signals). An edge beam of concrete kerb before placement of paving. A 2,5 meter pedestrian walkway. A 1,5 meter landscape buffer on the boundary of the erf. |

**CITY OF TSHWANE**

**APPROVED**

**2015 -05- 29**

**CITY PLANNING AND DEVELOPMENT COMMITTEE**

<table>
<thead>
<tr>
<th></th>
<th>ERF 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Use Zone 1: &quot;Residential 1&quot;</td>
</tr>
<tr>
<td>2</td>
<td>Uses permitted</td>
</tr>
<tr>
<td>3</td>
<td>Uses with consent</td>
</tr>
<tr>
<td>4</td>
<td>Uses not permitted</td>
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<td>5</td>
<td>Definitions</td>
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<td>8</td>
<td>Height</td>
</tr>
<tr>
<td>9</td>
<td>Floor Space Ratio</td>
</tr>
<tr>
<td>10</td>
<td>Site development plan and landscape development plan</td>
</tr>
<tr>
<td>11</td>
<td>Building lines</td>
</tr>
<tr>
<td>12</td>
<td>Parking requirements</td>
</tr>
<tr>
<td>13</td>
<td>Access to the erf</td>
</tr>
<tr>
<td>17</td>
<td>Physical barrier</td>
</tr>
<tr>
<td>18</td>
<td>Health measures</td>
</tr>
</tbody>
</table>

**General:**

1) An engineer shall be appointed before building plans are submitted, who must submit, together with the building plans, a certificate which states that he has studied the relevant geological report and that he has established the necessary measures with regard to the building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he shall certify that all his specifications have been met.

2) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-Planning Scheme, 2008.

3) The sidewalk of Perdebom Street bordering Erven that border the R55 and Perdebom streetshall consist of the following: a non-mountable kerb at the road edge to prevent vehicles driving or parking on the sidewalk. A 1,5 m verge for services (road signs, street lights and traffic signals). An edge beam of concrete kerb before placement of paving. A 2,5 meter pedestrian walkway. A 1,5 meter landscape buffer on the boundary of the erf.
City Planning and Development Department

Room 12007 | 12th Floor | Isivuno | 143 Lilian Ngoyi Street (Van der Walt) | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 0975 | Fax: 086 214 4411
Email: makgorometjemi@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref: CPDB/1/1/1-MVOX70 802
Your ref: Tel: 012 358 7936
Contact person: B. Coetzee Fax: Email: BenC@Tshwane.gov.za
Section/Unit: Regional Spatial Planning

M&T Development
P O Box 39727
Faerie Glen
0043

Sir/Madam

PROPOSED TOWNSHIP: MONAVONI EXTENSION 70

The application for the establishment of the proposed township Monavoni Extension 70 as depicted on Plan No. CPD MONX70/2 , is hereby approved in terms of the provisions of section 98(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) subject to the conditions set out in the annexure attached hereto. Please note that in terms of section 98(5) of the abovementioned ordinance the Municipality is empowered to amend or nullify any conditions and add any further condition(s) before publication of the township as an approved township.

Should you have any comments on the conditions or wish to address representations thereto, such comments or representations must be submitted within 4 weeks of the date hereof. Thereafter comments or representations will only be considered in exceptional cases.

Please note that the applications of extension of time in terms of section 72(1) or section 101(2) must be lodge timeously and before the expiry date with the Municipality’s Head: Legal and Secretarial Services and Municipal Courts, as the Municipality has no authority to condone late applications.

CITY OF TSHWANE
APPROVED

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CITY PLANNING AND DEVELOPMENT COMMITTEE

On request, this document can be provided in another official language.
Kgari ya Pakanyo le Thabole ya Tswapo + Department Stadbeplanning en -ontwikkeling
Laphasha le Thulazanyo le Thabole ya Tswapo + Ndawulo ya Nhluphako we Yipalamile bya Derabahloko
Umnyango Wosahlalela Kwedjalela Nzekuthuku + City Planning and Development Department
Umnyango wosahlalela lwedjalela ndekuthuku
The onus is on the applicant to satisfy the Municipality that all the pre-proclaimed conditions have been complied with before the proclamation of the township. In this regard the Head: Legal and Secretarial Services and Municipal Courts will be the Department to be provided with the necessary proof of the compliance.

A. This approval is subject to the following provisions by virtue of a decision of the council dated 28 October 2004: POLICY ON LEVYING SERVICES CONTRIBUTIONS FOR THE PROVISION OF ENGINEERING SERVICES.

1. That the policy be implemented on 1 November 2004 subject to the provisions of the Municipal Finance Management Act.

2. That all existing policies be rescinded after 24 months after 1 November 2004 but that the following transitional conditions be applicable:

2.1 That all applications received before 1 November 2004 for township establishment, the extension of boundaries and the amendment of a general plan in the area of jurisdiction of the former City Council of Pretoria that qualify for a rebate in terms of a resolution of the former Council dated 31 May 1995 regarding a moratorium on services contributions be dealt with and finalised in terms of that resolution.

2.2 That all applications received before 1 November 2004 for township establishment, rezoning, consent use, subdivision and division falling within the jurisdiction of the former City Council of Pretoria that do not qualify for a rebate in terms of a resolution of the former Council dated 31 May 1995 and within the jurisdiction of the former Town Councils of Centurion and Akasia be dealt with and finalised in terms of the services contribution policy applicable before 1 November 2004, provided that

2.2.1 the application be finalised within 12 months of 1 November 2004, if the application has been approved before 1 November 2004; and

2.2.2 the application be finalised within 12 months of the date of approval of the application or within 24 months of the date of the application, whichever occurs first, if the application has not been approved by 1 November 2004;
2.2.3 it be noted that where there is a services agreement or a contract, signed by the Council and the developer before 1 November 2004, the Council is obliged to calculate contributions according to the policy in that agreement/contract.

2.3 a developer has the option that payment of contributions can be done according to calculations done on the new policy if these contributions are lower than that of the old policy, on the condition that calculations must be done and be payable according to the new policy for all the services, namely electricity, water, waste water, roads and stormwater.

2.4 That finalisation mean —

2.4.1 in the case of township establishment submitted in terms of Ordinance 15 of 1986, the date of issue of the Section 101(1) certificate;”

Yours faithfully

CITY OF TSHWANE
APPROVED

2015 -05- 2 9

CITY PLANNING AND
DEVELOPMENT COMMITTEE

STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING AND DEVELOPMENT

On request, this document can be provided in another official language.
GROUP FINANCE DEPARTMENT: REVENUE MANAGEMENT DIVISION: FINANCIAL SERVICES
(1st floor, BKS Building: Attention: Nardus Dodds)

GROUP LEGAL SERVICES DEPARTMENT: LEGAL SERVICES DIVISION (Registration Office, Centurion)

GROUP FINANCE DEPARTMENT: REVENUE MANAGEMENT DIVISION: PROPERTY VALUATION SECTION (BKS Building)

SERVICES INFRASTRUCTURE DEPARTMENT: ENERGY AND ELECTRICITY DIVISION
(Bothongo Plaza East Building)

SERVICES INFRASTRUCTURE DEPARTMENT: WATER AND SANITATION DIVISION (For attention: Magda Barnard, B Block, 6th Floor, Room B610, Capitol Towers North)

TRANSPORT DEPARTMENT: TRANSPORT INFRASTRUCTURE DESIGN, CONSTRUCTION AND MAINTENANCE (For attention: Rita Wepener, Centurion office)

ENVIRONMENTAL MANAGEMENT SERVICES DEPARTMENT: ENVIRONMENTAL PLANNING AND OPEN SPACE MANAGEMENT SECTION (4th Floor, Mercedes Building)

CITY PLANNING AND DEVELOPMENT DEPARTMENT: LAND USE LEGISLATION AND APPLICATION MANAGEMENT: TOPONOMY SECTION (Attention: Charlotte Williams)

CITY OF TSHWANE
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2015-05-29

CITY PLANNING AND DEVELOPMENT COMMITTEE

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) (HEREINAFTER REFERRED TO AS ORDINANCE 15 OF 1986)

1.1 INSTALLATION AND PROVISION OF SERVICES

The applicant shall make the necessary arrangements for the finalization of the services agreements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

If external services are not available or the existing external services are not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the Municipality.

1.2 CANCELLATION OF EXISTING CONDITIONS OF TITLE

1.2.1 The applicant shall at his own expense have the following conditions and servitudes cancelled or have the township area freed there from in Certificate of Registered Title T 130259/2004:

1. Subject to the following conditions imposed in terms of Section 11(6) of Act 21 1940:

Behalwe met die skriflike toestemming van die Beherende Gesag:-

(i) Mag die grond nie onderverdeel word nie.
(ii) Mag die grond slegs vir woon en landboudoeleindes gebruik word. Op die grond of op enige behoorlik goedgekeurde onderverdeling daarvan mag daar nie n groter getal geboue wees as een woonhuis tesame met die buitegeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdure geboue en bouwerke wat vir landboudoeleindes nodig mag wees.
(iii) Geen winkel of besigheid of nywerheid van watter aard ookal mag op die grond geopen of gedryf word nie.
1.2.2 The applicant shall at his own expense have the following conditions and servitudes cancelled or have the township area freed there from in Certificate of Registered Title T 123765/2004:

1. Subject to the following conditions imposed in terms of Section 11(6) of Act 21 1940:

_Behalwe met die skriflike toestemming van die Beherende Gesag:-_

(i) Mag die grond nie onderverdeel word nie.
(ii) Mag die grond slegs vir woon en landboudoeleindes gebruik word. Op die grond of op enige behoorlik goedgekeurde ondervelding daarvan mag daar nie n groter getal geboue wees as een woonhuis tesaam met die buitgeboue wat gewoonlik vir gebruik in verband daarmee nodig is en verdere geboue en bouwerke wat vir landboudoeleindes nodig mag wees.
(iii) Geen winkel of besigheid of nywerheid van watter aard ookal mag op die grond geopen of gedryf word nie.
(iv) Geen gebou of bouwerk van watter aard ookal mag binne n afstand van 94.46 meter van die middellyn van enige publieke pad opegerig word nie.

1.3 MINERAL RIGHT PERMITS

The consent shall be obtained from the Department of Mineral and Energy regarding the mineral rights in respect of the land on which the township is being established.

1.4 GENERAL

(a) The applicant shall satisfy the City of Tshwane Metropolitan Municipality that

(i) the relevant amendment scheme (in terms of section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township an approved township;

(ii) satisfactory access is available to the township and that a public street system is available to all erven in the township;

(iii) a dolomitie stability- and foundation investigation has been carried out and that a report which indicates the developable areas with conditions under which development may take place, has been submitted to the Council for Geoscience and the Municipality for approval;

(iv) the Engineering geologist has certified that he has compared the final township layout with the geological report in conjunction with the consultant town planner and that he is satisfied that buildings can be erected on every erf. Any erven for which special arrangements must be made, must be mentioned, as well as the arrangements must be
set out, specifically in the certificate. The final township layout must be vetted by the Council of Geoscience;

(v) the name of the township as well as the street names have been approved;

(vi) The Township lies within the priority area for the supply of services and electricity in bulk can be supplied, provided that the total expected load of 1981 kVa is not exceeded.

(vii) a detailed Master Site and Landscape Development Plan and Environmental Management Plan has been compiled by a qualified professional Landscape Architect and shall be submitted and shall be submitted to the Environmental Planning Section for approval, including:

- all recommendations of the EIA Report, the Environmental Management Plan (EMP) and Record of Decision (ROD);
- names, positions and approximate sizes of all existing trees or tree clumps on site;
- all proposed structures, circulation routes, stormwater systems and other infrastructure;
- names, positions, densities and locations of all proposed vegetation and other landscaping features;
- predominantly indigenous vegetation throughout the site; and
- interface of the development with the open spaces.

(b) The applicant shall comply with the provisions of sections 72, 75 and 101 of Ordinance 15 of 1986.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

2.1 NAME

The name of the township shall be Monavoni Extension 70.

2.2 DESIGN

The township shall consist of erven and streets as indicated on Layout Plan CPD MONX70/2 and General Plan S.G. No……..

2.3 LAND FOR MUNICIPAL PURPOSES

None

2.4 PROVISION OF OPEN SPACE AND/OR ENDOWMENT

CITY OF TSHWANE
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2.4.1 There is no endowment payable. The applicant has agreed to the provision of the following areas on the erven to be developed and kept free of structures and must be indicated on the individual Landscape Development Plans:

Erf 1 and 2: 5094 m²

The applicant shall develop and maintain at least 4 m² per dwelling unit with a minimum of 50 m² on erven 1 and 2 as a children's playground.

A Landscape Development plan drafted by a qualified Landscape Architect must be submitted to the Environmental Management Services Department for approval.

2.4.2 If at any time these areas are not available for open space purposes to the satisfaction of the Municipality, the developer or the successor in title will pay endowment as prescribed in Regulation 44 of the Ordinance.

An endowment will be payable to the City of Tshwane Metropolitan Municipality should the township developer not provide for sufficient open space areas as mentioned under condition 2.4.1 above. The township owner shall then pay endowment in terms of Regulation 44 (1) of the Town-planning and Townships Regulations, to the City of Tshwane Metropolitan Municipality. The amount of this area shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2.5 RECEIVING AND DISPOSAL OF STORMWATER

The Applicant shall arrange for the drainage of the development area to fit in with that of the surrounding area and for all stormwater running off or being diverted from the said road to be received and disposed of to the satisfaction of the Municipality.

The stormwater plan for the development area must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de-sacs and lower lying erven must be drained to the satisfaction of the local authority.

2.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.7 DEMOLITION OF BUILDINGS AND STRUCTURES
When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

2.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

2.12 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development including, if applicable, those by which exemption has been granted from compliance with Regulations No 1182 and 1183, promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

2.14 NATIONAL HERITAGE RESOURCE ACT:

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

2.15 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine fulfill its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

2.16 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 1 and 2 in the township consolidated. The City of Tshwane hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance 15 of 1986.
3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

3.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the Town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The Applicant shall install the internal and external engineering services and shall provide any necessary financial guarantees for the provision of services and shall pay the external services contributions to the Municipality and other services providers in respect of the applicable Extension as contained in the Services Agreement and/or any addenda thereto. The Applicant shall procure written confirmation of compliance in this regard from the Municipality and other services providers and file such with the Municipality.

3.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or be dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 3.3.

3.3 THE DEVELOPER’S OBLIGATIONS

3.3.1 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water drainage as well as water and electricity services, prior to the commencement of the construction of the said services.

3.3.2 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water drainage, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water drainage. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.
No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Public Works and Infrastructure Development Department.

3.3.3 MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months commences on the date on which the council has certified that the provisions of Section 82 (1)(b)(i)(cc) of the Town-Planning and Townships Ordinance 15 of 1986 has been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater have been completed.

A retention guarantee must be issued for a period of 12 months after takeover of the services or proclamation of the township by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services (water and sewerage), roads and stormwater and the electricity services, which guarantee must be issued in favour of the local authority for an amount that is equal to 10% of the contract cost, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding:

4.1 The following conditions and servitudes in deed of Transfer T123765/2004 which do not affect the township area due to location:

"2. By virtue of Notarial Deed of Servitude K.2534/1986-S the within mentioned property is entitled to a servitude of right of way over Portion 9 of the farm Swartkop 383, Registration Division J.R., in extent 8, 5653 hectares in extent, as indicated by the figure B F E B on diagram S.G. no A.5112/1952 annexed to Certificate of Registered Title T.37631/1968 as will more fully appear from the above-mentioned notarial deed and diagram."

5. CONDITIONS OF TITLE


5.1.1 ALL ERVEN

(a) The erf shall be subject to a servitude, 3 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a
panhandle erf, an additional servitude for municipal purposes, 3 m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

(b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 m thereof.

c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

5.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 5.1.1 above, the undermentioned erven shall be subject to the conditions as indicated:

5.1.2.1 ERVEN 1 AND 2

(a) The erf is subject to a servitude 3m wide for municipal purposes (stormwater), in favour of the Municipality, as indicated on the General Plan.

5.1.2.2 ERVEN 1 AND 2

(b) The erf is subject to a servitude 2,5m wide for municipal purposes (sewer), in favour of the Municipality, as indicated on the General Plan.

6. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE TSHWANE TOWN-PLANNING SCHEME, 2008, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

6.1 ERVEN 1 AND 2

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<tr>
<th></th>
<th>Use Zone</th>
<th>3: RESIDENTIAL 3</th>
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<tbody>
<tr>
<td>1</td>
<td>Use Zone</td>
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<td>2</td>
<td>Uses permitted</td>
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<td>3</td>
<td>Uses with consent</td>
<td>Table B, Column 4</td>
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<td>4</td>
<td>Uses not permitted</td>
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<th>Definitions</th>
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<tr>
<td>6</td>
<td>Density</td>
<td>70 Units per Ha</td>
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<tr>
<td>7</td>
<td>Coverage</td>
<td>50%</td>
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<tr>
<td>8</td>
<td>Height</td>
<td>3 Storeys</td>
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<tr>
<td>9</td>
<td>Floor space ratio</td>
<td>0.5: Provided that the amount of dwelling units permitted be restricted to 283 Units</td>
</tr>
</tbody>
</table>
| 10| Site development plan and landscape development plan | (1) A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.  
 (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.  
 (3) The parking area must be landscaped to the satisfaction of the Municipality.  
 (4) 1 (one) endemic (local to the area) 50 liter tree for every 2 (two) uncovered parking bays provided.  
 (5) Provision for open space areas must be included within erf 1 and 2, which areas shall measure a minimum of 5094 m² and must be clearly indicated on the Site Development Plan to the satisfaction of the Environmental Planning Division. The applicant shall develop and maintain at least 4 m² per dwelling unit with a minimum of 50 m² on erf 1 as a children's playground as required in terms of Clause 14(3)(a) in the Scheme. If this area is not utilized for the intended use to the satisfaction of the Environmental Planning Division, the owner of the erf will become liable for the payment of parks endowment as intended in terms of Regulation 44 of the Ordinance. |
| 11| Building lines | All boundaries: In terms of Clause 9 and Table A. |
| 12| Parking requirements | Demarcated parking spaces, together with the necessary paved maneuvering space, shall be provided on the erf in the following ratios to the satisfaction of the Municipality:  
 (1) One covered and paved parking space for each dwelling-unit with two habitable rooms or less.  
 (2) One covered and paved and one paved parking spaces for each dwelling-unit with three habitable rooms or more. |
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<tbody>
<tr>
<td>(3)</td>
<td>One paved parking space per three dwelling-units for visitors.</td>
</tr>
<tr>
<td>13</td>
<td>Paving of traffic areas</td>
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<tr>
<td>14</td>
<td>Access to the erf</td>
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<tr>
<td>15</td>
<td>Loading and off-loading facilities</td>
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<tr>
<td>16</td>
<td>Turning facilities</td>
</tr>
<tr>
<td>17</td>
<td>Physical barriers</td>
</tr>
</tbody>
</table>
| 18 | Health measures | (1) Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.  
(2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality. |
| 19 | Outdoor advertising | Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising. |

20 | General: |

1. An Engineer must be appointed before building plans are submitted, who must submit a certificate with the building plans, which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he must certify that all his specifications have been met.

2. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008.

3. The sidewalk of Perdebon Street bordering Erven that border the R55 and Perdeblom streets shall consist of the following: a non-mountable kerb at the road edge to prevent vehicles driving or parking on the sidewalk. A 1,5 m verge for services (road signs, street lights and traffic signals). An edge beam of concrete kerb before placement of paving. A 2,5 meter pedestrian walkway. A 1,5 meter landscape buffer on the boundary of the erf.
Annexure 4: Comments from Council for Geoscience
19 May 2015

Tshwane Metropolitan Municipality
Department Roads and Stormwater: Geology Section
Centurion Offices
P O Box 14013
Lyttelton
0140

Attention: Deputy Director: Geological and Geotechnical Engineering Management
Mrs. Ashika Sudu

By Email: ashikas@tshwane.gov.za

The Deputy Manager: Regional Spatial Planning
Mrs. Pat de Vos

By Email: patdv@tshwane.gov.za

Dear Madame,

**MONAVONI EXTENSIONS 65 AND 70**

The firm, M&T Development (M&T) submitted the following township layout plans to this office for co-signing:

- Monavoni Extension 65 Site Layout Plan, Situated on A part of Portion 7 and a part of the Remainder of Portion 8 of the farm Swartkop 383-JR, Plan No. MONX65-1 dated 6 November 2014; and
- Monavoni Extension 70 Site Layout Plan, Situated on A part of Portion 7 and a part of the Remainder of Portion 8 of the farm Swartkop 383-JR, Plan No. MONX70-1 dated 6 November 2014.
These townships were investigated by Geo Buro Geotechnical Surveys (GB) and their reports have reference:

- Report No. K8339-01: “Monavoni Extension 65 (previously X34 and 35 – previously X18): Dolomite stability footprint investigation (Tshwane Metropolitan Municipality)”, dated September 2014; and

These reports presented the results of the footprint drilling investigations undertaken on both these extensions, with the addendum report presenting additional investigations around poor boreholes. This office supported the proposed development on Monavoni Extension 65 (also covering Extension 70, although reports not indicated as such) in a letter dated 19 May 2015 (ref. F4506.4).

The following is noted from the plans:

- Monavoni Extension 65:
  - A Residential 3 development at 70 units per hectare is planned for Erf numbers 1 and 2.
  - Residential 1 is proposed for Erf 1 which covers a surface area of about 0.5 hectares.

- Monavoni Extension 70:
  - A Residential 3 development at 70 units per hectare is planned for the entire site, Erf numbers 1 and 2.

This office would like to indicate that SANS 1936-1:2012 allows up to 80 units per hectare on these ground conditions. The development density is therefore in accordance with SANS 1936-1:2012. All buildings have been properly investigated and suitable footprint areas have been identified and presented in the reports by GB.

This office has no objection to co-sign the plans for Monavoni Extension 65 and 70 (certified by Mr SP Kok from GB), subject to the conditions as listed in our letter referenced F4506.4 (dated 19 May 2015).

This letter reflects the Council for Geoscience’s view and approach to development on dolomite at this time, as reflected by the above date. These comments may not be viewed as open-ended. If a property changes ownership or land-use changes are made, the comment may in part or wholly no longer apply. This Office should be informed of such changes and the Competent Person responsible for the dolomite stability investigation should be given the opportunity to indicate the influence such changes could have on the overall stability.
If you have any further queries, please do not hesitate to contact this office.

Yours faithfully,

AG OOSTHUIZEN

Engineering Geologist
for Mr M Monypao
Acting Manager: Engineering Geology Competency

CC (1): Geo Buro Geotechnical Surveys
Attention: Mr. SP Kok
By email: spkok@telkomsa.net

CC (2): M&T Development
Attention: Mr. PW Kruger
By email: pw.kruger@m-t.co.za
Annexure 5: Services Report
Annexure 6: Amended EMPr
Amended Environmental Management Programme (EMPr):

Proposed Monavoni X65, X67, X70

Date Amended: August 2015

1.0 PROJECT OUTLINE

1.1 Project description and location

Monavoni X65, X67 and X70 townships are located on part of the remaining extent of the Farm Stukgrond 382 JR and Portions 7 and 8 of the Farm Swartkop 383 JR and form part of the township previously known as Monavoni Ext 18 which is situated at the north-western corner of the intersection of Perdeblom Street and Provincial Road R55, within the area of jurisdiction of the City of Tshwane Metropolitan Municipality (CTMM) (See Figure 1).

The location of the site along or close to some major traffic distribution routes (R55 Voortrekker Road, R114 and the N14) and favourable topography, allows the developer to utilise the maximum development potential of the site. The size of the area to be developed is approximately 11.3669 hectares.

The initial EMPr was for the development of a low to medium density residential township which was authorised by GDARD in 2007. The EMPr has been amended as the environmental application for the change of land use has been submitted to GDARD. The application seeks to change the proposed development to “Residential 1”, “Residential 3”, “Special” for Shops, Residential, Showrooms, Place of Refreshment and Place of Amusement, “Municipal” use and related streets. The EMPr has therefore been amended to reflect the potential environmental impacts that maybe brought about by the proposed land uses. Relevant specialist studies including geotechnical assessment, traffic impacts and adequacy of engineering services were conducted to determine the acceptability of the proposed changes and to aid the formulation appropriate mitigation measures for the development.
1.2 EMP objectives

The objectives of this EMPR are to:

- Ensure all environmental safeguards are carried out correctly.
- Manage site activities effectively and coordinate with other trades.
- Minimise adverse impacts on the environment.
- Minimise disruption to fauna and flora.
- Minimise the possible visual impacts on the surrounding environment.
• Meet the requirements of the Record of Decision of GDARD and requirements of other Authorities.
• Monitor the project.

1.3 EMP context

This EMP fits into the overall planning process of the project by providing measures to limit the impacts of different phases of the project on the environment as well as ensuring a systematic monitoring of the conditions of authorisation as set out by the Gauteng Department of Agriculture and Rural Development. The Conditions will be attached to, or included in this document.

1.4 Sensitivities, impacts and environmental risks

The Scoping Report identified the following impacts that need to be mitigated during the Construction Phase:
• Red data plant species were found on site and are concentrated on the rocky outcrops on the western portion of the site.
• The Geotechnical conditions on site vary from suitable for residential construction to areas that are not suitable for any construction. The layout of the site was done according to these geotechnical zones.
• The site is located next to the R21 highway and M57. The K54 is proposed to cross the South Eastern corner of the development.

2.0 RISK STATEMENT

The risks to the environment of carrying out the construction works vary from low to medium. The main risks that remain include:
• Damage to the natural flora and fauna systems;
• Construction work, if not correctly implemented, could still cause erosion, siltation, water pollution, soil compaction and sinkholes;
• If the landscaping is not correctly designed and implemented the species movement corridors from the conservation area to the surrounding natural environment and habitats may be detrimentally damaged;
• Safety risks to the surrounding road users;
• Safety risks to the future residents on site due to the geotechnical conditions on site;
• Risk of sinkhole formation.
The primary control measures for these risks include:
- Manage the site and construction works in a manner that will mitigate the visual impact of the construction works and site during the construction phase;
- Manage surface runoffs in a sustainable manner during the construction and the operational phase;
- No oil and/or fuel leaking vehicles and equipment shall be allowed;
- Stockpiling management;
- Waste management;
- Establishing a barrier between the construction site and the conservation area that should be conserved during the construction phase;
- Rehabilitate areas immediately after construction;
- Control dust and noise pollution;
- Control heavy vehicle movement on the surrounding road network and gravel roads on site.

3.0 ROLES AND RESPONSIBILITY MATRIX

In order for the EMPR to be successfully implemented, all the role players involved in the project need to co-operate. For this to happen, role players must clearly understand their roles and responsibilities in the project, must be professional, form respectful and transparent relationships and maintain open lines of communication.

Table 1: Functions and responsibilities of the project team

<table>
<thead>
<tr>
<th>KEY</th>
<th>FUNCTION</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>Developer/proponent</td>
<td>Proponent ultimately accountable for ensuring compliance to the EMPR and conditions contained in the Environmental Authorisation (EA). The ECO must be contracted by the developer (full time or part time depending on the size of the project) as an independent appointment to objectively monitor implementation of relevant environmental legislation, conditions of Environmental Authorisations (EA’s), and the EMPR for the project. The developer is further responsible for providing and giving mandate to enable the ECO to perform responsibilities. The developer must ensure that the ECO is integrated as part of the project team.</td>
</tr>
<tr>
<td>KEY</td>
<td>FUNCTION</td>
<td>RESPONSIBILITY</td>
</tr>
<tr>
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</tr>
<tr>
<td>CE</td>
<td>Consulting Engineer</td>
<td>Contracted by the developer to design and specify the project engineering aspects. Generally the engineer runs the works contract. The CE may also fulfil the role of Project Manager on the proponent’s behalf.</td>
</tr>
<tr>
<td>PM</td>
<td>Project Manager</td>
<td>The Project Manager has over-all responsibility for managing the project, contractors, and consultants and for ensuring that the environmental management requirements are met. The CE may also act as the PM. All decisions regarding environmental procedures must be approved by the PM. The PM has the authority to stop any construction activity in contravention of the EMPR in accordance with an agreed warning procedure.</td>
</tr>
<tr>
<td>ER</td>
<td>Engineers Representative</td>
<td>The consulting engineer’s representative on site. Has the power/mandate to issue site instructions and in some instances, variation orders to the contractor, following request by the EO or ECO. The ER oversees site works, liaison with Contractor and ECO.</td>
</tr>
</tbody>
</table>
| ECO | Environmental Control Officer | An independent appointment to objectively monitor implementation of relevant environmental legislation, conditions of Environmental Authorisations (EA’s), and the EMPR for the project. The ECO must be on site prior to any site establishment and must endeavour to form an integral part of the project team.  

The ECO must be proactive and have access to specialist expertise as and when required, these include botanists, ecologists, game capture, snake catching, etc.  

The ECO must conduct audits on compliance to relevant environmental legislation, conditions of EA, and the EMPR for the project. The size and sensitivity of the development, based on the EIA, will determine the frequency at which the ECO will be required to conduct audits. (A minimum of a monthly site inspection must be undertaken).  

The ECO must be the liaison between the relevant authorities and the project team. The ECO must communicate and inform the developer and consulting engineers of any changes to environmental conditions as required by relevant authoritative bodies. The ECO must ensure that the registration and updating of all relevant EMPR documentation is carried out.  

The ECO must be suitably experienced with the relevant environmental management and or related qualifications and preferably competent in construction related methods and practices. The ECO must handle information received from whistle blowers as confidential and
must address and report these incidences to the relevant Authority as soon as possible. The EO once appointed must convey the contents of this EMPR to the Contractor/site team and discuss the contents in detail with the Contractor as well as undertake to conduct an induction or environmental awareness training session prior to site handover to all contractors and their workforce if required.

<table>
<thead>
<tr>
<th>KEY</th>
<th>FUNCTION</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Contractor</td>
<td>The principle contractor, hereafter known as the ‘Contractor’, is responsible for implementation and compliance with the requirements of the EMPR and conditions of the EA’s, contract and relevant environmental legislation. The Contractor must ensure that all subcontractors have a copy of and are fully aware of the content and requirements of this EMPR. The contractor is required, where specified, to provide Method Statements setting out in detail how the management actions contained in the EMPR will be implemented.</td>
</tr>
<tr>
<td>ESO</td>
<td>Environmental Site Officer</td>
<td>The ESO is employed by the Contractor as his/her environmental representative to monitor, review and verify compliance with the EMPR by the contractor. This is not an independent appointment; rather the ESO must be a respected member of the contractor’s management team. The ESO must be involved at all phases of the construction process.</td>
</tr>
<tr>
<td>A</td>
<td>Lead Authority</td>
<td>The lead authority is the relevant environmental department that has issued the Environmental Authorisation. The authorities are responsible for ensuring that the monitoring of the EMPR and other authorisation documentation is carried out, this will be achieved by reviewing audit reports submitted by the ECO and conducting regular site visits.</td>
</tr>
<tr>
<td>OA</td>
<td>Other Authority</td>
<td>Other authorities are those that may be involved in the approval process of an EMPR. Their involvement may include reviewing EMPRs to ensure the accuracy of the information relevant to their specific mandate. Other authorities may be involved in the development, review or implementation of an EMPR. For example if a specific development requires a water use licence for the relevant national authority then that authority should review and comment on the content of the particular section pertaining to that mandate.</td>
</tr>
</tbody>
</table>
| EAP | Environmental Assessment Practitioner | The definition of an environmental assessment practitioner in Section 1 of NEMA is “the individual responsible for the planning, management and coordination of environmental impact assessments, strategic environmental assessments, environmental management plans or any other appropriate environmental instruments introduced through regulations”.


4.0 ENFORCEMENT, MONITORING AND SITE AUDITING

The ECO must conduct, at a frequency determined by the Department and stipulated in the relevant Environmental Authorisation (EA) for the project, independent environmental audits. The audits are to verify the projects compliance with the EMP ri and conditions of the Environmental Authorisation (EA).

Before any construction activities commence, the ECO must be appointed, conduct site inspection and, together with the contractor determine the positioning of the construction camp and other equipment on site. The ECO must at the request of the Department forward audit reports to the Department at a frequency determined by the Department which must be stipulated in the Environmental Authorisation (EA). Evidence of the following as key performance indicators, must be included in the audit reports where required:

1. Complaints received from landowners and actions taken.
2. Environmental incidents, such as oil spills, concrete spills, etc. and actions taken (litigation excluded).
3. Incidents leading to litigation and legal contraventions.
4. Environmental damage that needs rehabilitation measures to be taken.

Copies of all monitoring reports, contractor method statements and pro forma documentation must be kept on site and be made available to the Department or officials upon request.

4.1 Non-Compliance

The Contractor is deemed NOT to have complied with the EMPr if:
- within the boundaries of the site, site extensions and haul/ access roads there is evidence of contravention of the EMPr confirmed and verified by the ECO;
- environmental damage ensues due to non-compliance to EMPr requirements;
- the Contractor fails to comply with corrective or other instructions issued by the ECO within a specific time, and
- the Contractor fails to respond adequately to complaints from the public in line with requirements of this EMPr.

4.2 General guidelines

The following measures provide guideline solutions to frequently anticipated issues on most development activities.
• The prevention of any site degradation due to non-compliance, administrative or financial problems, and inactivity during the construction phase, illegal activities, delays caused by archaeological finds, etc. is ultimately the responsibility of the applicant/developer. Section 28, National Environmental Management Act [NEMA] (Act No. 107 of 1998)
• The site must be clearly defined. All workforce members and other construction personnel are to be confined to the site.
• The Contractors must adhere to agreed and approved access points and haul roads.
• No camping is allowed on any adjacent private property.
• Damage to private or public property such as fences, gates and other infrastructure may occur at any time. All damage to be repaired immediately and to the satisfaction of the owner.
• Relevant landowners and businesses must be informed of the starting date of construction as well as the phases in which the construction shall take place.
• The Contractor must adhere to all conditions of contract including this EMPr.
• Proper planning of the construction process must be undertaken to allow for disruptions due to rain and very wet conditions.
• All private and public manmade structures near the project site must be protected against damage at all times and any damage must be rectified immediately.
• Proper site management and regular monitoring of site works. Proper documentation and record keeping of all complaints and actions taken.
• Regular site inspections and good control over the construction process throughout the construction period.
• A positive attitude towards Environmental Management by all site personnel must be motivated through regular and effective awareness and training sessions (see below).
• An ESO, on behalf of the Contractor, is to be appointed to implement this EMPr. The EO/ESO is to deal with any landowner related matters.
• Environmental Audits to be carried out during and upon completion of construction.

4.3 Awareness training

The ECO is responsible for ensuring that the contractor and other professions on site are given an environmental awareness induction session which not only clearly defines what the environment is but outlines the requirements of the EMPr as a management tool to protect the environment. The EO or ESO must ensure daily toolbox talks include alerting the workforce to particular environmental concerns associated with the tasks for that day or the area/habitat in which they are working. Awareness posters and a hand outs may be produced to create awareness throughout the site.
4.4 Contractor Environmental Method Statements

Method Statements are written submissions by the Contractor in collaboration with his/her ESO, detailing the work packages and may be in response to a request of the EO, ECO and/or Engineer. The Method Statements set out the plant, materials, labour and method that the contractor proposes using to carry out an activity, identified by the EO, ECO and/or Engineer. The Method Statements contain the appropriate detail that allows an assessment to be made on whether the Contractor's proposal is in accordance with the requirements of the EMPr.

All Method Statements including those which may be required as ad hoc or emergency construction method statements must be submitted to the Engineer for approval prior to the commencement of the activity.

Any changes to the method of works must be reflected by amendments to the original approved Method Statement. Any changes in this regard must be approved by the EO and Engineer on the understanding that such changes are environmentally acceptable and in line with the requirements of this EMPr.

The pro forma Method Statements attached must be used. The method statements for the following activities must be developed for approval before construction commences:

- Management of activities on dolomitic areas
- Solid waste management;
- Ecological sound stormwater management plan;
- Crew camps and construction lay down areas;
- Cement and concrete batching;
- Dust control;
- Hydrocarbon and emergency spills procedures;
- Diesel tanks and refuelling procedures;
- Sourcing, excavating, transporting and dumping of fill and spoil material;
- Topsoil management;
- Protection of the Riparian Zone and the associated buffer;
- Noise;
- Fire; and
- Rehabilitation of disturbed areas.
4.5 Site documentation

All records related to the implementation of this management plan (e.g. site instruction book, ESA/ESO dairy, methods statements etc.) must be kept together in an office where it is safe and can be retrieved easily. These records should be kept for two years at any time be available for scrutiny by any relevant authorities.

The following is list of documentation must be kept on site and be made available to the ECO and/or Authorities on request.

- Site daily diary /instruction book/ Incident reports;
- Records of all remediation / rehabilitation activities;
- Copies of ECO reports (management and monitoring);
- Environmental Management Plan (EMP);
- Complaints register; and
- Method statements.

4.6 Lines of Communication

The Environmental Officer should immediately report any breach of the EMP to the project Manager/ESO. The Project Manager/ESO should then be responsible for rectifying the problem on-site after discussion with the contractor. Should this require additional cost, then the developer should be notified immediately before any additional steps are taken.

4.7 Reporting Procedures to the Developer

Any pollution incidents must be reported to the Environmental Officer immediately (within 12 hours). The Environmental Officer shall report to the Developer on a regular basis (site meetings).

5.0 LEGISLATIVE FRAMEWORK AND GUIDELINES

The common list of legislative references contained herein is by no means exhaustive but is applicable to the general principles of this document.
### 5.1 Legal Provisions

#### Table 2: Summary of key legal provisions

<table>
<thead>
<tr>
<th>Legislation</th>
<th>Section</th>
<th>Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Constitution (No 108 of 1996)</td>
<td>Chapter 2</td>
<td>Bill of Rights</td>
</tr>
<tr>
<td>National Environmental Management Act, (No 107 of 1998 [as amended])</td>
<td>Section 2</td>
<td>Defines the strategic environmental management goals and objectives of the government. Applies throughout the Republic to the actions of all organs of state that may significantly affect the environment.</td>
</tr>
<tr>
<td></td>
<td>Section 24</td>
<td>Provides for the prohibition, restriction and control of activities which are likely to have a detrimental effect on the environment.</td>
</tr>
<tr>
<td></td>
<td>Section 28</td>
<td>The developer has a general duty to care for the environment and to institute such measures as may be needed to demonstrate such care.</td>
</tr>
<tr>
<td>Environment Conservation Act (No 73 of 1989)</td>
<td>Sections 19</td>
<td>Prevention of littering by employees and subcontractors during construction and the maintenance phases of the proposed project.</td>
</tr>
<tr>
<td>National Heritage Resources Act (No 25 of 1999) and regulations</td>
<td>Section 34</td>
<td>No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.</td>
</tr>
<tr>
<td></td>
<td>Section 35</td>
<td>No person may, without a permit issued by the responsible heritage resources authority, destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or paleontological site.</td>
</tr>
<tr>
<td></td>
<td>Section 36</td>
<td>No person may, without a permit issued by the South African Heritage Resource Agency (SAHRA) or a provincial heritage resources authority, destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority. “Grave” is widely defined in the Act to include the contents, headstone or other.</td>
</tr>
<tr>
<td></td>
<td>Section 38</td>
<td>This section provides for Heritage Impact Assessments (HIAs), which are not already covered under the ECA. Where they are covered under the ECA the provincial heritage resources authorities must be notified of a proposed project and must be consulted during the HIA process. The Heritage Impact Assessment (HIA) will be</td>
</tr>
<tr>
<td>Legislation</td>
<td>Section</td>
<td>Provision</td>
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</tr>
<tr>
<td>National Environmental Management: Air Quality Act (No 39 of 2004)</td>
<td>Section 32</td>
<td>Control of dust</td>
</tr>
<tr>
<td></td>
<td>Section 34</td>
<td>Control of Noise Adam</td>
</tr>
<tr>
<td></td>
<td>Section 35</td>
<td>Control of offensive odours</td>
</tr>
<tr>
<td>Occupational Health and Safety Act (No 85 of 1993)</td>
<td>Section 8</td>
<td>General duties of employers to their employees</td>
</tr>
<tr>
<td></td>
<td>Section 9</td>
<td>General duties of employers and self-employed persons to persons other than their employees</td>
</tr>
<tr>
<td>Occupational Health and Safety Act-Major Hazard Installation Regulations</td>
<td>Sections 5</td>
<td>A risk assessment must be conducted at intervals not exceeding five years and establish an on-site emergency plan to be followed inside the premises of the installation.</td>
</tr>
<tr>
<td>(GN R692, July 2001)</td>
<td>and 6</td>
<td></td>
</tr>
<tr>
<td>National Water Act (No 36 of 1998) and regulations</td>
<td>Section 19</td>
<td>Prevention and remedying the effects of pollution</td>
</tr>
<tr>
<td></td>
<td>Section 20</td>
<td>Control of emergency incidents</td>
</tr>
<tr>
<td>Hazardous Substances Act (No 15 of 1973) and regulations</td>
<td></td>
<td>Provides for the definition, classification, use, operation, modification, disposal or dumping of hazardous substances</td>
</tr>
<tr>
<td>Advertising on Roads and Ribbon Development Act No. 24 of 1940</td>
<td></td>
<td>Regulates the display of adverts at places visible from public roads. Also controls the depositing of machinery or refuse, and the construction or laying of structures, near public roads. Provincial Authorities</td>
</tr>
<tr>
<td>Health Act No. 63 of 1977:</td>
<td></td>
<td>Control of solid, liquid and gaseous wastes that may pose a health hazard</td>
</tr>
</tbody>
</table>

### 5.2 Environmental guidelines and standards

All applicable environmental standards contained within the environmental legislation will be adhered to. The following environmental guidelines and standards were identified as being applicable.
**Air Quality Guidelines:** Currently air pollution in South Africa is regulated under the National Environmental Management: Air Quality Act 39 of 2004. On 1 April 2010, the List of activities which result in atmospheric emissions in terms of section 21 of the Air Quality Act came into effect.

**Waste Disposal:** All waste (general and hazardous) generated during the construction and operation of the proposed project may only be collected, stored and transported under specific requirements.

**Occupational Health and Safety:** All safety, health and environmental standards and emergency procedures that must be adhered to in terms of the Occupational Health and Safety Act (No 85 of 1993), must be complied with during the construction and operation phases.

### 6.0 PROJECT ACTIVITIES

#### 6.1 Pre-construction stage

<table>
<thead>
<tr>
<th>Environmental risk or issue</th>
<th>Objective or requirement</th>
<th>Control measure</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DESIGN AND PLANNING</strong></td>
<td></td>
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</tr>
<tr>
<td>Stormwater design</td>
<td>To prevent and restrict erosion, siltation and groundwater pollution</td>
<td>Stormwater outlets shall be correctly designed to prevent soil erosion and stormwater related damage to the soil. Construction guidelines shall be provided for the prevention and restriction of erosion and siltation.</td>
<td>Engineer</td>
</tr>
<tr>
<td>Infrastructure</td>
<td></td>
<td>A detailed storm water management plan must be approved by the local authority prior construction activities commencing.</td>
<td>Engineer</td>
</tr>
<tr>
<td>Floral biodiversity and ecological health</td>
<td>To insure that the species introduced to the area, are compatible with the current and future quality of the ecological processes.</td>
<td>The landscape development plan for the proposed development shall be submitted to the municipality for approval. It is important that all the plant positions, quantities and coverage per m² be indicated on a plan.</td>
<td>Landscape Architect</td>
</tr>
<tr>
<td>Environmental risk or issue</td>
<td>Objective or requirement</td>
<td>Control measure</td>
<td>Responsibility</td>
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<tr>
<td></td>
<td></td>
<td>The proposed planting materials for the areas to be landscaped shall be non-invasive, and preferably indigenous and /or endemic.</td>
<td>Landscape Architect</td>
</tr>
<tr>
<td>Other design requirements</td>
<td>To prevent the extreme change in micro climate temperatures</td>
<td>Where open parking bays are involved, one tree for every two parking bays shall be indicated on the Landscape Development Plan</td>
<td>Landscape Architect</td>
</tr>
<tr>
<td></td>
<td>To insure stability of structures</td>
<td>More detailed foundation investigation shall be done for structures that are sensitive to ground water movement, or which will extent heavy loads.</td>
<td>Engineer</td>
</tr>
<tr>
<td></td>
<td>Light pollution</td>
<td>The generation of light by night events, security lighting and other lighting shall be effectively designed so as not to spill unnecessary outward into the oncoming traffic, or into the yards of the neighbouring properties or open spaces</td>
<td>Landscape Architect</td>
</tr>
<tr>
<td></td>
<td>Visual impact</td>
<td>The architecture of the proposed development shall be in line with the existing features, topography and fauna and flora. The existing trees shall be incorporated in the design and the natural theme that the development should take on. Architects and Landscape Architects shall work in close association with each other.</td>
<td>Architects And Landscape Architects</td>
</tr>
<tr>
<td>Erosion and siltation</td>
<td>To prevent the unnecessary loss of</td>
<td>As many of the loose rocks that originate from the excavation exercises and other construction works should be re-utilised and incorporated into the natural and formal landscaping of the proposed development – new habitats could be created and the vegetation around the rocks can be re-established similar to the original rocky vegetation that occurred on the site</td>
<td>Contractor Landscape Architects</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All surface run-offs shall be managed in such a way so as to ensure erosion of soil does not occur. All surfaces that are</td>
<td>Engineer</td>
</tr>
<tr>
<td>Environmental risk or issue</td>
<td>Objective or requirement</td>
<td>Control measure</td>
<td>Responsibility</td>
</tr>
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</tr>
<tr>
<td>soil through bad management.</td>
<td>susceptible to erosion shall be covered with a suitable vegetative cover as soon as construction is completed</td>
<td>Contractor</td>
<td></td>
</tr>
<tr>
<td>Compaction</td>
<td>Designated routes shall be determined for the construction vehicles and designated areas for storage of equipment. These areas shall be already disturbed. All areas that are compacted by machinery shall be ripped prior to them being rehabilitated with topsoil and grass seed.</td>
<td>Environmental Control Officer</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Clearly mark the site access point and routes on site to be used by construction vehicles and pedestrians. Provide an access map to all contractors whom in turn must provide copies to the construction workers. Instruct all drivers to use access point and determined route.</td>
<td>ECO, Site Supervisor</td>
<td></td>
</tr>
<tr>
<td>Excavate only where necessary</td>
<td>Mark out the areas to be excavated before hand</td>
<td>Site Supervisor</td>
<td></td>
</tr>
<tr>
<td>Topsoil</td>
<td>The top layer of all areas to be excavated for the purpose of construction must be stripped and stockpiled in areas where this material will not be damaged, removed or compacted. This stockpiled material shall be used for the rehabilitation of the site and for landscaping purposes.</td>
<td>Contractor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>When the stripping of topsoil takes place, the grass component shall be included in the stripped topsoil. The soil will contain a natural grass seed mixture that may assist in the re-growth of grass once the soil is used for back filling and landscaping.</td>
<td>Contractor</td>
<td></td>
</tr>
<tr>
<td>Waste storage</td>
<td>• No waste materials shall at any stage be disposed of in the open veld or adjacent properties. • Temporary waste storage points on site shall be determined. These storage points shall be accessible by waste removal trucks and these points should not be located in areas highly visible from the properties of the surrounding landowners/tenants/in areas where the wind direction will carry</td>
<td>Contractor, Construction Workers, ECO, Contractor</td>
<td></td>
</tr>
<tr>
<td>Environmental risk or issue</td>
<td>Objective or requirement</td>
<td>Control measure</td>
<td>Responsibility</td>
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</tr>
<tr>
<td></td>
<td>bad odours across the properties of adjacent tenants or landowners.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Avoid, reuse or recycle material where possible and correctly dispose of unusable wastes</td>
<td>Prepare a Waste management Plan. Coordinate with other trades on site and nearby businesses for potential reuse or ‘waste exchange’</td>
<td>ECO</td>
</tr>
<tr>
<td><strong>GENERAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste generation and water, air and noise pollution</td>
<td>Best practice to minimise environmental impacts and ensure efficient management</td>
<td>Coordinate with other trades working on site regarding: site management, timing of works and waste management (recycling and reuse potential).</td>
<td>Project Manager</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plan the site before starting – for access, deliveries, construction areas, washout area, waste, stockpiles, and chemicals storage.</td>
<td>Environmental Control Officer</td>
</tr>
<tr>
<td>Solid waste disposal</td>
<td>Solid waste shall be disposed of in a manner approved by the Department of Water Affairs and Forestry.</td>
<td>Contractor</td>
<td></td>
</tr>
<tr>
<td>Geology and soils</td>
<td>To prevent the damaging of the existing soils and geology.</td>
<td>Contractor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The top layer of all areas to be excavated for the purposes of construction shall be stripped and stockpiled in areas where this material will not be damaged, removed or compacted.</td>
<td></td>
<td>Contractor</td>
</tr>
<tr>
<td></td>
<td>All surfaces that are susceptible to erosion, shall be protected either by cladding with biodegradable material or with the top layer of soil being seeded with grass seed/planted with a suitable groundcover.</td>
<td></td>
<td>Contractor</td>
</tr>
<tr>
<td></td>
<td>No waste material shall at any stage be disposed of on the site. All solid waste must be removed and transported to a recognised waste disposal site on a weekly basis.</td>
<td>Contractor, Construction workers</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Temporary waste storage points on the site should be determined. These storage points should be accessible by waste removal trucks and these points should not be located in sensitive areas (rocky outcrop / areas highly visible from the</td>
<td>ECO, Contractor,</td>
<td></td>
</tr>
<tr>
<td>Environmental risk or issue</td>
<td>Objective or requirement</td>
<td>Control measure</td>
<td>Responsibility</td>
</tr>
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<tr>
<td></td>
<td></td>
<td>properties of the surrounding land-owners/ in areas where the wind direction will carry bad odours across the properties of adjacent landowners.</td>
<td>Contractors, Construction workers</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Avoid the clearing of the site camp (of specific phase) or paved surfaces with soap.</td>
<td></td>
</tr>
<tr>
<td>Social impact</td>
<td>Noise impact</td>
<td>Site workers must comply with the Provincial noise requirements as outlined in Provincial Notice No. 5479 of 1999: Gauteng Noise Control Regulations</td>
<td>Contractor</td>
</tr>
<tr>
<td>Vegetation</td>
<td>To prevent the invasion of the area with invasive species.</td>
<td>Invasive alien species shall be eradicated as part of the rehabilitation programme.</td>
<td>ECO Project Manager</td>
</tr>
</tbody>
</table>

6.2 Construction Phase

<table>
<thead>
<tr>
<th>Environmental risk or issue</th>
<th>Objective or requirement</th>
<th>Control measure</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION SITES</td>
<td></td>
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</tr>
<tr>
<td>Social and safety</td>
<td>To insure the safety of the public.</td>
<td>Although regarded as a normal practice, it is important to erect proper signs indicating the operations of heavy vehicles in the vicinity of dangerous crossings and access roads or even in the development site if necessary.</td>
<td>Project Manager</td>
</tr>
<tr>
<td></td>
<td></td>
<td>With the exception of the appointed security personnel, no other workers, friend or relatives will be allowed to sleep on the construction site (weekends included)</td>
<td>Project Manager</td>
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<tr>
<td></td>
<td></td>
<td>Construction vehicles and activities to avoid peak hour traffic times</td>
<td>Project Manager</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Presence of law enforcement officials at strategic places must be ensured</td>
<td>Project Manager</td>
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<tr>
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<td></td>
<td>Following actions would assist in management of safety along the road</td>
<td>Project Manager</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Adequate road marking</td>
<td></td>
</tr>
<tr>
<td>Environmental risk or issue</td>
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</tr>
<tr>
<td>Waste management</td>
<td>To prevent detrimental fire hazards.</td>
<td>Fires shall only be permitted in specially designated areas and under controlled circumstances.</td>
<td>Project Manager</td>
</tr>
</tbody>
</table>
| Waste management           | To prevent unhygienic usage on the site and pollution of the natural assets. | Develop a central waste temporary holding site to be used during construction. (Near the access entrance) This site should comply with the following:  
* Skips for the containment and disposal of a waste that could cause soil and water pollution, i.e. paint, lubricants, etc.  
* Domestic waste should be contained in skips with lids to prevent wind littering.  
* Bunded areas for containment and holding of dry building waste. | Project Manager |
<p>| Fauna and flora            | To protect the existing fauna and flora. | Snaring and hunting of fauna by construction workers on or adjacent to the study area are strictly prohibited and the Council shall prosecute offenders. | Site supervisor |
| Fauna and flora            | To reuse topsoil for later use in landscape | During the laying of any cables, pipelines or infrastructure (on or adjacent to the site) topsoil shall be kept aside to cover the disturbed areas immediately after such activities are completed. Measures should be taken to ensure that no rocks are place on top layer. | Site supervisor |
| Fauna and flora            | To protect the existing fauna and flora. | Wood harvesting of any trees or shrubs on the study area or adjacent areas shall be prohibited. | Site supervisor |
| Fauna and flora            | To reuse topsoil for later use in landscape | During the laying of any cables, pipelines or infrastructure (on or adjacent to the site) topsoil shall be kept aside to cover the disturbed areas immediately after such activities are completed. Measures should be taken to ensure that no rocks are place on top layer. | Site supervisor |
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<td>the visual impact. (Especially from the surrounding road ways and open spaces)</td>
<td>the involved construction works are completed.</td>
<td>ECO Contractor</td>
<td></td>
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<tr>
<td>Landscaping</td>
<td>When planting trees, care should be taken to avoid the incorrect positioning of trees and other plants, to prevent the roots of trees planted in close proximity to the line of water-bearing services from causing leaking in, or malfunctioning of the services.</td>
<td>Landscape contractor</td>
<td></td>
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<tr>
<td></td>
<td>The proposed planting materials for the areas to be landscaped should preferably be endemic and indigenous. NO EXOTIC INVADERS SHALL BE PLANTED IN THE FORMAL LANDSCAPING.</td>
<td>Landscape contractor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• All new indigenous trees and shrubs to be planted on the study area, shall be inspected for pests and diseases prior to them being planted. The inspection shall be carried out by the maintenance contractor at the property of the supplier and not on the study area.</td>
<td>Landscape contractor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• All trees to be planted shall be in 201 containers with a height of approximately 1.8 metres and a main stem diameter of approximately 300 mm.</td>
<td>Landscape contractor</td>
<td></td>
</tr>
<tr>
<td>Loss of plants</td>
<td>Aerate compacted soil and check and correct pH for soils affected by construction activities.</td>
<td>Landscape contractor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Make sure plant material will be matured enough and hardened off ready for planting. Water in plants immediately as planting proceeds. Apply mulch to conserve moisture</td>
<td>Landscape contractor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plant according to the layout and planting techniques specified by the Landscape Architect in the Landscape Development plans for the site.</td>
<td>Landscape contractor</td>
<td></td>
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<tr>
<td>Spread of weeds</td>
<td>Ensure that materials used for mulching and topsoil/ fertilisers are certified weed free. Collect certifications where available.</td>
<td>Landscape contractor</td>
<td></td>
</tr>
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<td></td>
<td>Control weed growth that appears during construction.</td>
<td>Site supervisor</td>
<td></td>
</tr>
<tr>
<td>As a result of parking areas and other exterior surfaces being paved to accommodate the proposed activities and facilities, summer microclimate temperatures will be raised and winter microclimate temperatures will be lowered.</td>
<td>Where open parking bays are involved, one tree for every two parking bays shall be planted.</td>
<td>Landscape contractor</td>
<td></td>
</tr>
<tr>
<td>Access</td>
<td>Appropriate access for services and to the site</td>
<td>No bins containing organic solvents such as paints and thinners shall be cleaned on site, unless containers for liquid waste disposal are placed for this purpose on site.</td>
<td>Site supervisor</td>
</tr>
<tr>
<td></td>
<td>No workers should be allowed to enter adjacent private properties without the consent of the legal owners.</td>
<td>Site supervisor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The access roads for the construction vehicles and pedestrians shall be predetermined prior to any construction. These accesses shall be used and none other. If another route is used, offenders will be prosecuted.</td>
<td>ECO Site supervisor Contractor Site workers</td>
<td></td>
</tr>
<tr>
<td>Geology and soils</td>
<td>Minimise dust from the site</td>
<td>Dust pollution could occur during the construction works, especially during the dry months. Regular and effective damping down of working areas (especially during the dry and windy periods) must be carried out to avoid dust pollution that will have a negative impact on the surrounding environment. When necessary, these working areas should be damped</td>
<td>Site supervisor Contractor</td>
</tr>
</tbody>
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<thead>
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<tr>
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<td>down in the mornings and afternoons.</td>
<td>To prevent the contamination of soils and water by the leaking and discharges of machinery.</td>
<td>Site supervisor Project Manager</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No leaking vehicle shall be allowed on site. Before entering the site, the vehicles and equipment shall be inspected for leaks by a qualified mechanic/other suitably qualified person and the environmental officer. The mechanic/the mechanic of the appointed contractor must supply the environmental officer with a letter of confirmation that the vehicles and equipment are leak proof.</td>
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</tbody>
</table>
| Inaccurate stockpiling can interfere with natural drainage, cause siltation & water pollution. | - Stockpiling will only be done in designated places where it will not interfere with the natural drainage paths of the environment.  
- In order to minimize erosion and siltation and disturbance to existing vegetation, it is recommended that stockpiling be done/equipment be stored in already disturbed/exposed areas.  
- Cover stockpiles and surround downhill sides with a sediment fence to stop materials washing away. | ECO Site supervisor |
| Loss of topsoil | - Remove vegetation only in areas designated during the planning stage.  
- Rehabilitation/landscaping is to be done immediately after the involved works are completed.  
- All compacted areas should be ripped prior to them being rehabilitated/landscaped.  
- The top layer of all areas to be excavated must be stripped and stockpiled in areas where this material will not be damaged, removed or compacted. This stockpiled material should be used for the rehabilitation of the site and for landscaping purposes.  
- Strip topsoil at start of works and store in stockpiles no more than 1, 5 m high in designated materials storage area. | ECO Site supervisor Contractor |
<table>
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<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater pollution</td>
<td>Storm water management</td>
<td>Storm water outlets shall be correctly designed to prevent any possible soil erosion.</td>
<td>Engineer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Roads and pavements to be swept (not hosed) daily as needed. No material to go into stormwater drains or gutters.</td>
<td>Site Manager</td>
</tr>
<tr>
<td>Services and Waste management</td>
<td>Avoid, reuse or recycle material where possible and correctly dispose of unusable wastes.</td>
<td>All waste must be removed to a recognised waste disposal site on a weekly basis. No waste materials may be disposed of on or adjacent to the site. The storage of solid waste on site, until such time that it may be disposed of, must be in the manner acceptable to the Local Authority.</td>
<td>Contractor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Keep records of waste reuse, recycling and disposal for future reference. Provide information to ECO</td>
<td>Site supervisor ECO</td>
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6.3 Operational Phase

<table>
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<tr>
<th>Environmental risk or issue</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Stormwater pollution</td>
<td>Do not allow any materials to wash into the stormwater system.</td>
<td>Remove erosion and sediment controls only if all bare soil is sealed, covered or re-vegetated.</td>
<td>Trained site worker</td>
</tr>
<tr>
<td>Environmental risk or issue</td>
<td>Objective requirement</td>
<td>Control measure</td>
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<tr>
<td></td>
<td></td>
<td>Sweep roadways clean and remove all debris from kerb and gutter areas. Do not wash into drains.</td>
<td>Site supervisor</td>
</tr>
<tr>
<td></td>
<td>Minimise waste</td>
<td>Decontaminate and collect waste in storage area ready for off-site recycling or disposal</td>
<td>Site supervisor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arrange for final collection and removal of excess and waste materials</td>
<td>Site supervisor</td>
</tr>
</tbody>
</table>

**ESTABLISHMENT /OPERATIONAL STAGE**

**ESTABLISHING PLANTS**
- Slow or no re-vegetation to stabilise soil; loss or degradation of habitat

<table>
<thead>
<tr>
<th>MATERIALS FAILURE</th>
<th>Structural damage. Loss of site materials.</th>
<th>Inspect all structures monthly to detect any cracking or structural problems. Confer with specifier/designer if there are design problems. Rectify with materials to match, or other agreed solution.</th>
<th>Project Manager</th>
</tr>
</thead>
</table>

**DRAINAGE FAILURE**
- On-site and downstream drainage pollution or flooding

<table>
<thead>
<tr>
<th>MATERIALS THEFT, DAMAGE</th>
<th>Stormwater management plan</th>
<th>Inspect all site drainage works and repair any failures. Confer with design engineer and specifier to correct site problems</th>
<th>Project Manager</th>
</tr>
</thead>
</table>

<p>|                             | Check client’s insurance coverage for compensation to replace items. Replace and repair to specified standards. Recommend improved surveillance or security measures | Project Manager |</p>
<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Eventual project failure</td>
<td></td>
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</tr>
<tr>
<td>SITE AUDIT Successful project establishment</td>
<td></td>
<td>Routinely audit the works and adjust maintenance schedule accordingly.</td>
<td>Project Manager, Landscape Architect/Contractor</td>
</tr>
</tbody>
</table>
| BODY CORPORATE/HOA | | • A garden maintenance plan shall be implemented No waste material shall at any stage be disposed of in open spaces.  
• Conservation fences shall be kept up according to design of Landscape Architect.  
• Ensure that management guidelines on development within dolomitic areas are implemented | Body Corporate |

### 7.0 PROCEDURES FOR ENVIRONMENTAL INCIDENTS

#### 7.1 Leakages & spills
- Identify source of problem.
- Stop goods leaking, if safe to do so.
- Contain spilt material, using spills kit or sand.
- Notify Environmental Control Officer
- Remove spilt material and place in sealed container for disposal (if possible).
- Environmental Control Officer to follow Incident Management Plan

#### 7.2 Failure of erosion/sediment control devices
- Prevent further escape of sediment.
- Contain escaped material using silt fence, hay bales, pipes, etc.
- Notify ECO.
- Repair or replace failed device as appropriate.
- Dig/scrape up escaped material; take care not to damage vegetation.
- Remove escaped material from site.
- ECO to follow Incident Management plan.
- Monitor for effectiveness until re-establishment.

7.3 Bank/slope failure
- Stabilize toe of slope to prevent sediment escape using aggregate bags, silt fence, logs, hay bales, pipes, etc.
- Notify ECO.
- ECO to follow Incident Management plan
- Divert water upslope from failed fence.
- Protect area from further collapse as appropriate.
- Restore as advised by ECO.
- Monitor for effectiveness until stabilized.

7.4 Discovery of rare or endangered species
- Stop work
- Notify ECO
- ECO to follow Incident Management Plan
- If a plant is found, mark location of plants.
- If an animal, mark location where sighted.
- ECO to identify or arrange for identification of species.
- If confirmed significant, ECO to liaise with Endangered Wildlife Trust.
- Recomence work when cleared by ECO.

7.5 Discovery of archeological or heritage items
- Stop work
- Do not further disturb the area.
- Notify ECO
- ECO to follow Incident Management Plan
- ECO to arrange appraisal of specimen
- If confirmed significant, ECO to liaise with National, Cultural and History Museum.

P.O. Box 28088
SUNNYSIDE
0132

- Commence with work when cleared by ECO.

8.0 EMP REVIEW

The EMPr shall be reviewed regularly. As part of the ECO monitoring and reporting, the need for changes to the EMPr must be identified and a motivation submitted. As per the requirements of the EIA Regulations, 2014, changes resulting from environmental auditing must follow the procedure as defined in Part 3 or Part 4 of the Regulations.