



Local Municipality of
Madibeng

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| Reference | 15/3/2/1/67/1 HBPT |
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Civic Centre
53 Van Velden Street
BRITS

23 May 2013

Urban Consult Town Planners
PO BOX 95884
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Sir/Madam

PROPOSED TOWNSHIP: HARTLAND ECO ESTATE EXTENSION 1

The matter above has reference.

Attached hereto are the Approved Conditions of Establishment and Layout Plan
(01/05/2007/01).

Hope you will find the above in order.

MUNICIPAL MANAGER
TJQ/tjq

CONDITIONS OF ESTABLISHMENT

TOWNSHIP: HARTLAND COUNTRY ESTATE EXTENSION 1

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CRIMSON KING PROPERTIES 136 (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION R106, 140, R222 OF THE FARM ZOUTPANSDRIFT 415 J.Q. NORTH WEST PROVINCE, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

(a) **CANCELLATION OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes if any.

(b) **MINERAL RIGHTS**

The consent of the Department of Mineral and Energy: Republic of South Africa should be submitted to the local Authority.

(c) **PROVISION AND INSTALLATION OF SERVICES**

The applicant shall make the necessary arrangements for the provision and installation of water, electricity, sanitation and refuse removal, as well as internal roads and storm water drainage, in and for the township to the satisfaction of the Local Municipality's engineering department.

(d) **GENERAL**

The local authority shall ensure that:

- (i) a favourable geotechnical report has been submitted prior to the conclusion of a final services agreement;
- (ii) the relevant Amendment Scheme (in terms of Section 125 of Ordinance 15 of 1986) is in order and can be published simultaneously with the declaration of the township as an approved township;
- (iii) the provisions of Sections 72, 75 and 101 of the Town-Planning and Townships Ordinance, 1986, has been complied with.



2. CONDITIONS OF ESTABLISHMENT

(a) **NAME**

The name of the township shall be **HARTLAND COUNTRY ESTATE EXTENSION 1.**

(b) **DESIGN**

The township shall consist of erven and streets as indicated on approved Layout Plan No. DRW 01/05/2007/01

(c) **CONSTRUCTION OF SERVICES AND/OR BUILDING WORK**

Before any construction of services and/or building work is undertaken, complete detail plans and specifications of all services must be submitted to the local authority for approval.

(d) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any.

(e) **ACCESS**

(i) Ingress to and egress from the township will be as indicated on the layout from Provincila Road P110/1 (R511) as approved by the Department of Public Transport, Roads and Works.

(f) **CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN IN THE TOWNSHIP BECOMES REGISTRABLE**

(i) The applicant must fulfill its obligations in respect of the provision of roads, water, electricity and sanitary services, inclusive of refuse removal and the installation of systems therefor, as previously agreed upon by the local authority, and on completion of construction work, "as built" plans certified by a professional engineer must be submitted to the local authority.

(ii) Section 82 of the Town Planning and Townships Ordinance 15 of 1986 shall be complied with.

(g) **OBLIGATIONS IN REGARD TO BUILDINGS**

Should the local authority so request, all buildings will, on completion, be subject to the issuing of an engineering certificate by a professional engineer.

