



Local Municipality of

Madibeng

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Reference	15/3/2/1/67/1 HBPT
Contact Person	TJ Qamba

Civic Centre 53 Van Velden Street BRITS

19 March 2013

Urban Consult Town Planners
P.O. Box 95884
Waterkloof
0145

Sir/Madam,

PROPOSED TOWNSHIP: HARTLAND COUNTRY ESTATE

The above mentioned matter refers.

Notice is hereby given in terms section 98(4) that your application has been considered by the Council of the Local Municipality of Madibeng. Find attached hereto the Council Resolution **A.0243** and two copies of the layout plan **(01/05/2007/01)**. Please note that the Layout Plan shall, in accordance with National Water Act, 1999 (Act 38 of 1999) be endorsed soon after the reservations of erf numbers and the Surveyor General shall not approve the Plan without such endorsement.

Your attention is further drawn to the following aspects:

1. that the Local Municipality of Madibeng in terms of section 98(5) of the Ordinance (Ord. 15 of 1986), reserves the right to amend and/or delete any rights under which the approval was granted or add any additional conditions prior to the publication of the notice in terms of which the township will be proclaimed as an approved township; and
2. that the provisions of 72(1) of the Ordinance (Ord. 15 1986), shall be complied with within a stipulated period twelve (12) months, or otherwise the township shall lapse, provided further that any period may be extended upon the submission of written request prior to the period of twelve months from the date of this letter.

Yours faithfully,

MUNICIPAL MANAGER
TJQ/tjq

All correspondence to be addressed to the Municipal Manager

MINUTES OF AN ORDINARY MEETING OF THE MUNICIPAL COUNCIL OF THE MADIBENG LOCAL MUNICIPALITY, HELD IN THE COUNCIL CHAMBERS, TOWN OFFICES, BRITS ON TUESDAY, 26 FEBRUARY 2013 AT 10:12

A.0243

PLANNING AND LAND USE MANAGEMENT: APPLICATION FOR TOWNSHIP ESTABLISHMENT TO BE KNOWN AS HARTLAND COUNTRY ESTATE ON PORTIONS 106, 140, AND REMAINDER OF PORTION 222 OF THE FARM ZOUTPANSDRIFT 415 JQ: URBAN CONSULT TOWN PLANNERS (15/3/2/1/67/1HBPT)

RESOLVED

1. That cognisance be taken:
 - 1.1 of an application for the establishment of township to be known as Hartland Country Estate on Portions 106,140, and Remainder of Portion 222 of the farm Zoutpansdrift 415 JQ;
 - 1.2 that the Authorization for the proposed development has been granted in terms of the National Environmental Management Act, 1998 (Act 107 of 1998);
 - 1.3 that the access has been approved by the North West Department of Transport, Roads and Community Safety;
 - 1.4 that no objections have been received; and
 - 1.5 that no amount was outstanding as on 18 July 2012.
2. That, in terms of the provisions of Section 98(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the application for establishment of the township to be known as "Hartland Country Estate" be approved, subject to the following conditions:
 - 2.1 The following development proposals, as per Layout Plan 01/05/2007/01 and the draft conditions of establishment related thereto shall be applicable: The development will, for the purpose of this application, be included in the Peri-Urban Areas Town Planning Scheme, 1975. Once the new Town Planning Scheme has been promulgated, the development will be incorporated under the new scheme.



2.1.1 Erf 1 up to and including 70 Hartland Eco Estate

Erf 1 up to and including 70 Hartland Eco Estate		Description
1	Use Zone	"Residential 1"
2	Uses Permitted	Dwelling Houses
3	Uses Permitted only with Special Consent	Places of instruction, Places of Public worship, Social Halls, Institutions and Special buildings
4	Uses not Permitted	All other uses not mentioned in rows 2 and 3
5	Coverage	60% in case of One Storey 50% in case of Two Storey
6	Height	Maximum of 2 storeys
7	Building Lines	Street building line shall be 3.5 m and 2m all other boundaries
8	Density	One dwelling house per 1500m ²

2.1.2 Erf 74 Hartland Eco Estate

Erf 74 Hartland Eco Estate		Description
1	Use Zone	"Special"
2	Uses Permitted	Residential Chalets
3	Uses Permitted only with Special Consent	Bush Camps
4	Uses not Permitted	All other uses not mentioned in rows 2 and 3
5	Coverage	50%
6	FAR	0.5
7	Parking	As per Town Planning Scheme
8	Height	Maximum of 2 storeys
9	Building Lines	Town Planning Scheme
10	Site Development Plan	Development Plan shall be submitted to the Local Authority for approval prior to signing of the Building Plans

2.1.3 Erf 75 Hartland Eco Estate.

Erf 75 Hartland Eco Estate		Description
1	Use Zone	"Special"
2	Uses Permitted	Residential 1, Lodge and Restaurant