

## 6 REFERENCES

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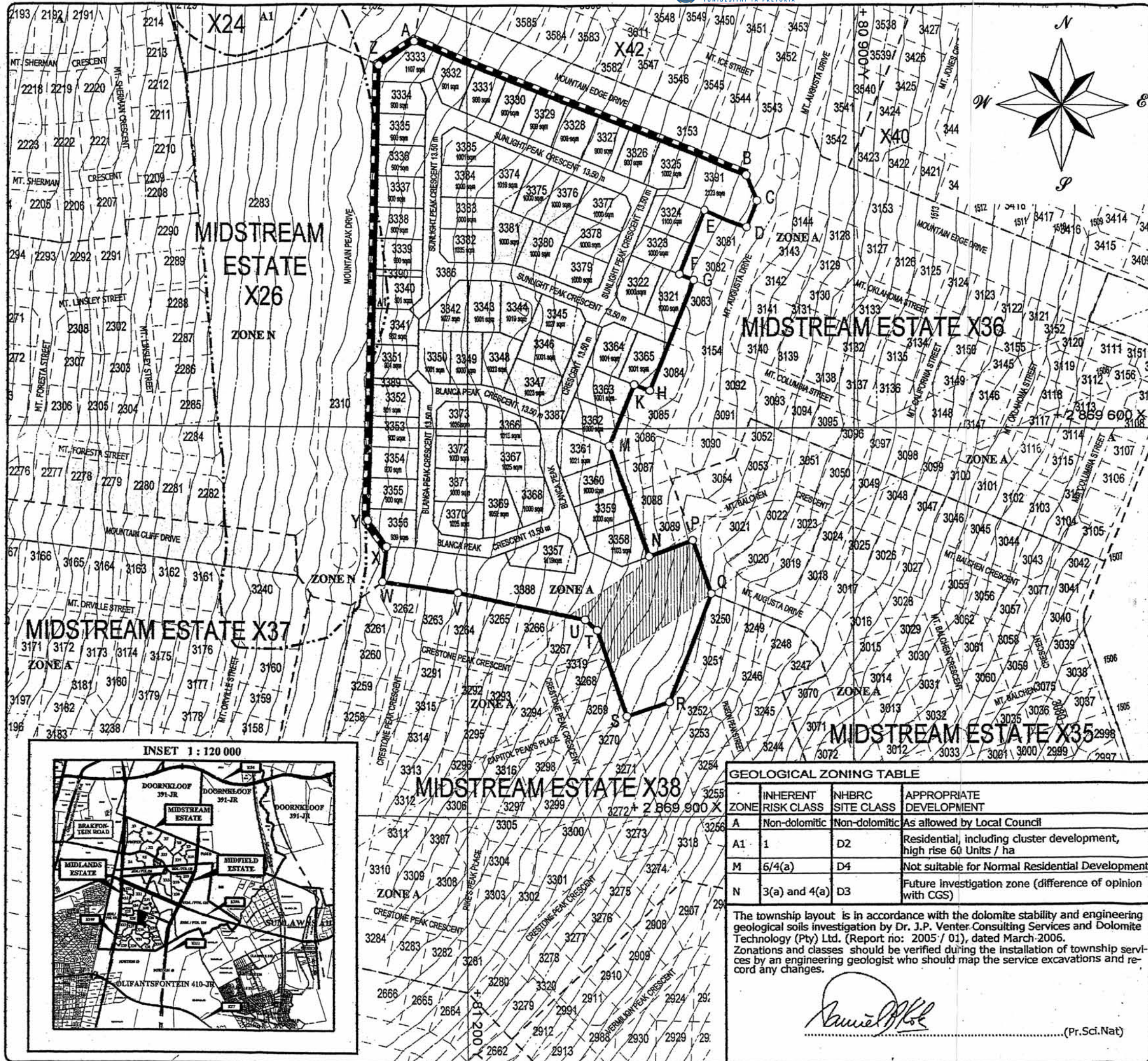
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# **APPENDIX A**

## Township Layout Plan



## PROPOSED TOWNSHIP MIDSTREAM ESTATE X39

SITUATED ON A PART OF THE REMAINDER OF PORTION 128 OF THE FARM OLIFANTSFONTEIN 410-J.R.

### REFERENCE:

USES	ERF NO.	AMOUNT	AREA	%
Residential 1	3321 to 3385	65	66 556 sqm	69.50
Special for Private Streets	3386 and 3387	2	15 580 sqm	16.26
Special for Private Open Spaces	3388 to 3391	4	13 670 sqm	14.24
<b>TOTAL</b>		<b>71</b>	<b>95 806 sqm</b>	<b>100.00</b>

Min. Gradient of Streets: 1 : 51  
 Max. Gradient of Streets: 1 : 12  
 Total length of Streets: 1 255 m  
 Date: AUGUST 2007 | Last Amendment: AUGUST 2007

### NOTES:

- 1.) The figure A to Z, A denotes the township boundary.
- 2.) All measurements are approximate.
- 3.) The line denotes a line of no access.
- 4.) The average size of "Residential 1" erven is 1 008 sqm.
- 5.) The hatched figure denotes existing Road K109 to be delisted.

PLAN NUMBER: D1488 / 04 / S

LOCAL COUNCIL: EKURHULENI METROPOLITAN MUNICIPALITY

**FLOOD LINE:**  
 In terms of the Regulations of Article 144 (Act 36 of 1998), is hereby stated that this township is not affected by a flood with an expected frequency of one every 50 years and one every 100 years in the public stream.

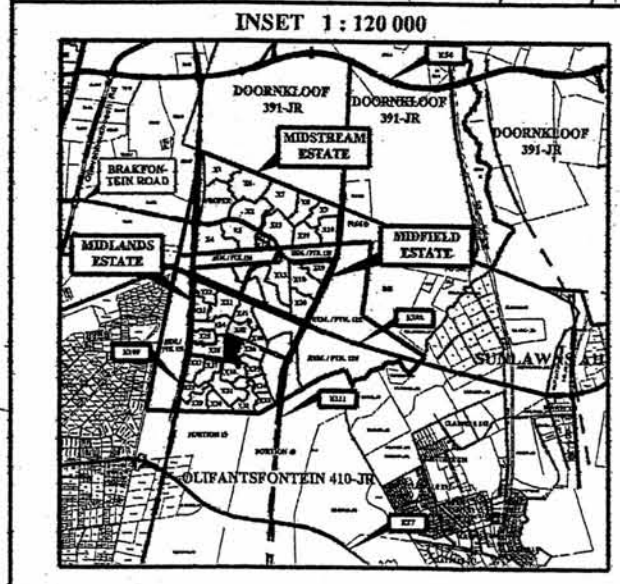
**APPROVED LAYOUT PLAN**  
 Plan No: 15/3/7/M6/371  
 Date: 30/5/2007  
 Signed: AREA MANAGER

**CONTOURS:**  
 The contours on this plan are in accordance with Regulation 18 (1) (a) (1) of the Town Planning- and Townships Ordinance, Ord. 15 of 1986. The contours on this plan were obtained from E.G. Swart Land Surveyors.

Plandev House  
 Highveld Office Park  
 Charles de Gaulle Crescent  
 Highveld  
 CENTURION  
 023 7710, Centurion, 0046  
 Tel: (012) 665-2330/1/2  
 Fax: (012) 665-2333  
 e-mail: plandev@iafrica.com

**PLANDEV**  
 Stads- en Streekbeplanners  
 Town- and Regional Planners

SCALE: 1 : 3 000 | DATE: AUGUST 2007



ZONE	INHERENT RISK CLASS	NHBRC SITE CLASS	APPROPRIATE DEVELOPMENT
A	Non-dolomitic	Non-dolomitic	As allowed by Local Council
A1	1	D2	Residential, including cluster development, high rise 60 Units / ha
M	5/4(a)	D4	Not suitable for Normal Residential Development
N	3(a) and 4(a)	D3	Future investigation zone (difference of opinion with CGS)

The township layout is in accordance with the dolomite stability and engineering geological soils investigation by Dr. J.P. Venter Consulting Services and Dolomite Technology (Pty) Ltd. (Report no: 2005 / 01), dated March-2006. Zonations and classes should be verified during the installation of township services by an engineering geologist who should map the service excavations and record any changes.

(Pr.Sci.Nat)

## **APPENDIX B**

General Plan

# GENERAL PLAN

(CONSISTING OF 2 SHEETS)

OF THE TOWNSHIP OF

## MIDSTREAM ESTATE EXTENSION



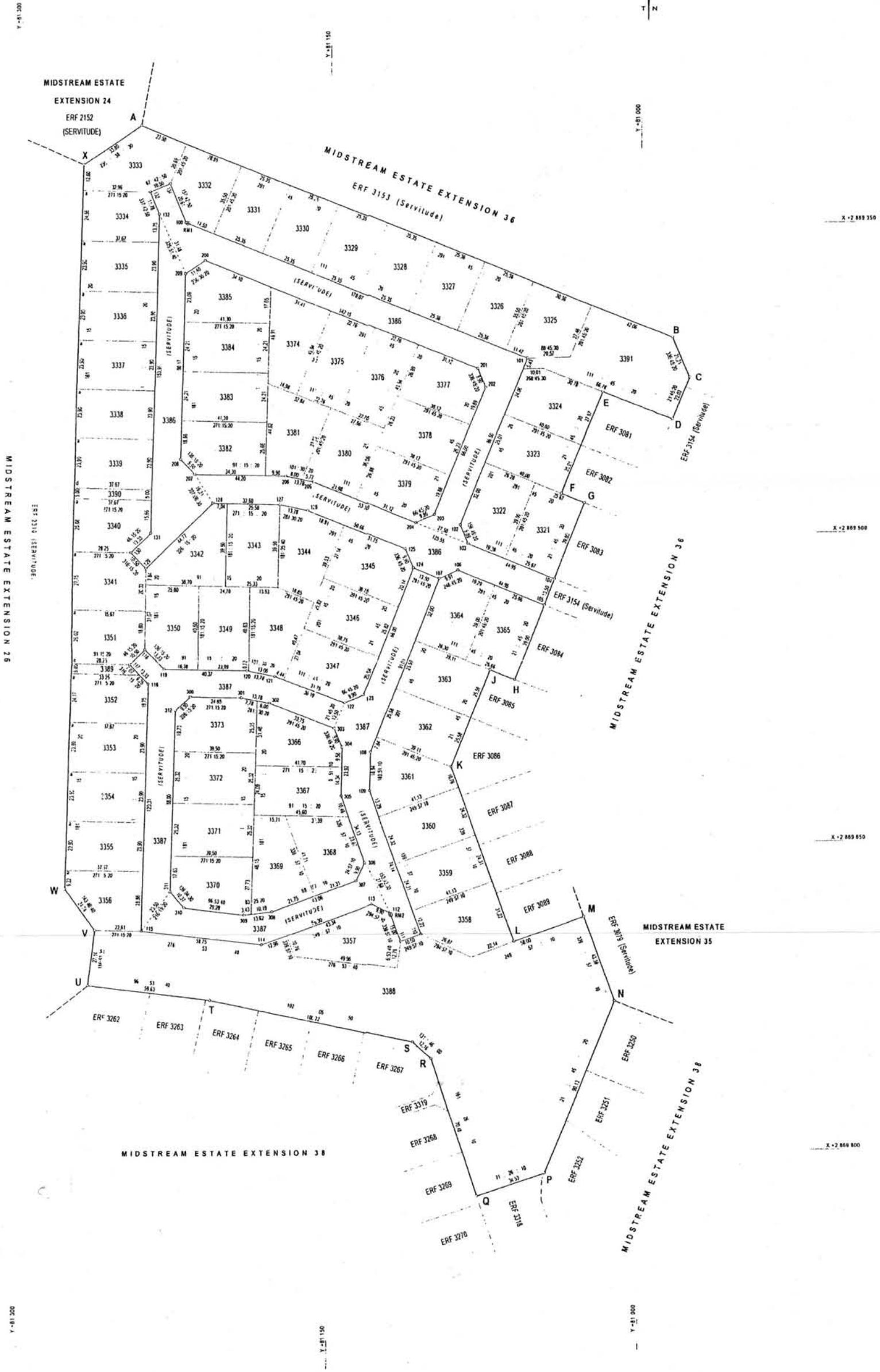
UNIVERSITEIT VAN PRETORIA  
UNIVERSITY OF PRETORIA  
YUNIBESITHI YA PRETORIA

PROVINCE OF GAUTENG

### SCALE 1 : 750



S.G. No. 14,061/2007
SHEET 2
Approved: <i>[Signature]</i>
for SURVEYOR-GENERAL date 2008-03-17
Surveyed in September to November 2007 by me <i>[Signature]</i>
E.G. SWART (PLS 0998) Professional Land Surveyor



DATA BLOCK		CO-ORDINATES		AREAS	
		System: WGS 2011		ERF	SQUARE
		Units: Metres		No.	METRES
		Datum: ± 0,00			
<b>MAIN FIGURE</b>					
	SIDES	ANGLES OF DIRECTION			
	Metres				
A B	276,89	291:45:20	A	+ 81 241,76	+ 2 869 302,39
B C	21,21	136:45:20	B	+ 80 884,59	+ 2 869 496,58
C D	22,02	21:45:20	C	+ 80 876,22	+ 2 869 425,06
D E	36,00	111:45:20	D	+ 80 884,28	+ 2 869 445,53
E F	52,98	21:45:20	E	+ 81 817,82	+ 2 869 432,18
F G	11,95	291:45:20	F	+ 81 837,45	+ 2 869 481,29
G H	91,50	21:45:20	G	+ 81 826,25	+ 2 869 485,22
H J	12,85	111:45:20	H	+ 81 860,26	+ 2 869 570,80
J K	51,17	21:45:20	J	+ 81 872,29	+ 2 869 568,04
K L	90,81	339:57:10	K	+ 81 091,16	+ 2 869 813,57
L M	35,86	248:57:10	L	+ 81 060,10	+ 2 869 898,58
M N	43,59	339:57:10	M	+ 81 026,41	+ 2 869 896,29
N P	90,13	21:45:20	N	+ 81 011,47	+ 2 869 727,34
P Q	34,53	71:28:10	P	+ 81 044,88	+ 2 869 811,05
Q R	79,48	161:29:10	Q	+ 81 077,81	+ 2 869 822,95
R S	12,16	131:46:00	R	+ 81 100,29	+ 2 869 738,23
S T	100,22	102:05:50	S	+ 81 109,12	+ 2 869 747,13
T U	59,83	96:53:40	T	+ 81 207,11	+ 2 869 726,12
U V	27,14	186:53:30	U	+ 81 296,32	+ 2 869 718,97
V W	24,74	143:46:40	V	+ 81 283,96	+ 2 869 692,22
W X	350,80	181:15:20	W	+ 81 277,58	+ 2 869 672,06
X A	33,81	236:38:30	X	+ 81 270,08	+ 2 869 321,54
<b>REFERENCE MARKS</b>					
RM1				+ 81 218,86	+ 2 869 350,32
RM2				+ 81 119,92	+ 2 869 648,29
<b>TRIGONOMETRICAL BEACONS</b>					
BRAKFONTEIN PRE 2	TR 9			+ 83 826,50	+ 2 868 482,32
	TR 194			+ 79 185,54	+ 2 868 697,74
<b>INTERNAL BEACONS</b>					
100				+ 81 218,79	+ 2 869 348,85
101				+ 81 054,40	+ 2 869 415,85
102				+ 81 886,46	+ 2 869 496,29
103				+ 81 382,56	+ 2 869 505,37
104				+ 81 040,81	+ 2 869 522,04
105				+ 81 845,81	+ 2 869 534,58
106				+ 81 887,55	+ 2 869 517,92
107				+ 81 096,86	+ 2 869 521,83
108				+ 81 136,29	+ 2 869 606,25
109				+ 81 130,87	+ 2 869 525,28
110				+ 81 105,26	+ 2 869 694,94
111				+ 81 115,12	+ 2 869 698,54
112				+ 81 120,26	+ 2 869 684,45
113				+ 81 128,24	+ 2 869 580,27
114				+ 81 182,13	+ 2 869 698,27
115				+ 81 240,45	+ 2 869 692,52
116				+ 81 237,81	+ 2 869 572,24
117				+ 81 247,83	+ 2 869 362,81
118				+ 81 239,44	+ 2 869 156,36
119				+ 81 230,23	+ 2 869 564,98
120				+ 81 189,87	+ 2 869 565,87
121				+ 81 176,27	+ 2 869 568,81
122				+ 81 142,75	+ 2 869 582,23
123				+ 81 133,66	+ 2 869 578,12
124				+ 81 109,20	+ 2 869 516,82
125				+ 81 113,10	+ 2 869 507,73
126				+ 81 106,15	+ 2 869 488,95
127				+ 81 173,85	+ 2 869 486,20
128				+ 81 206,25	+ 2 869 485,49
129				+ 81 238,59	+ 2 869 516,44
130				+ 81 245,85	+ 2 869 506,86
131				+ 81 236,22	+ 2 869 499,84
132				+ 81 232,85	+ 2 869 345,76
133				+ 81 237,32	+ 2 869 334,86
134				+ 81 227,60	+ 2 869 330,88
200				+ 81 210,47	+ 2 869 364,20
201				+ 81 878,45	+ 2 869 420,39
202				+ 81 874,54	+ 2 869 429,98
203				+ 81 899,00	+ 2 869 481,28
204				+ 81 106,19	+ 2 869 459,19
205				+ 81 157,42	+ 2 869 475,51
206				+ 81 176,82	+ 2 869 472,76
207				+ 81 215,11	+ 2 869 471,79
208				+ 81 221,95	+ 2 869 466,94
209				+ 81 219,99	+ 2 869 374,49
300				+ 81 217,45	+ 2 869 578,76
301				+ 81 192,81	+ 2 869 579,31
302				+ 81 178,11	+ 2 869 582,96
303				+ 81 147,76	+ 2 869 594,37
304				+ 81 143,89	+ 2 869 603,66
305				+ 81 144,21	+ 2 869 627,58
306				+ 81 132,51	+ 2 869 659,84
307				+ 81 136,89	+ 2 869 688,82
308				+ 81 177,14	+ 2 869 683,38
309				+ 81 190,87	+ 2 869 684,94
310				+ 81 219,74	+ 2 869 681,43
311				+ 81 226,53	+ 2 869 673,59
312				+ 81 224,60	+ 2 869 585,81

## GENERAL PLAN

(CONSISTING OF 2 SHEETS)

OF THE TOWNSHIP OF

### MIDSTREAM ESTATE EXTENSION 39

COMPRISING 71 ERVEN, NUMBERED 3321 TO 3391

SITUATED ON PORTION 161 OF THE FARM OLIFANTSFONTEIN No. 410-JR

VIDE DIAGRAM S.G.No. 14060/2007 DEED OF TRANSFER No.T

PROVINCE OF GAUTENG

S.G. No. 14061/2007

SHEET 1

Approved:  
*E. G. Swart*

for SURVEYOR-GENERAL  
date: 2008-03-17

Surveyed in September to November 2007  
by me

*E. G. Swart*  
E. G. SWART (PLS 0998)  
Professional Land Surveyor

#### BEACON DESCRIPTION:

A, U, V, W, X, 3334a, 3335a, 3336a, 3337a, 3338a, 3339a, 3339b, 3340a, 3341a, 3351a, 3351b, 3352a, 3353a, 3354a, 3355a, 3356a : Hole on Wall

All the other beacons : 12mm Iron Peg

#### REFERENCE MARKS:

RM1, RM2 : 12mm Iron Peg In concrete underground

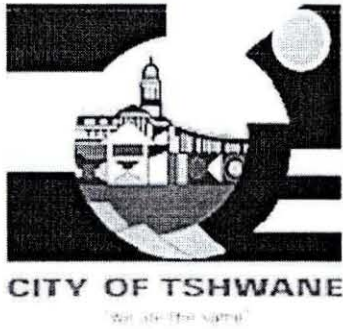
#### SERVITUDE NOTES:

- 1) THE WHOLE OF ERVEN 3386 AND 3387 ARE SUBJECT TO A SERVITUDE FOR MUNICIPAL PURPOSES.
- 2) THE WHOLE OF ERVEN 3386 AND 3387 ARE SUBJECT TO A RIGHT OF WAY SERVITUDE.
- 3) THE WHOLE OF ERVEN 3386 AND 3387 ARE SUBJECT TO A SERVITUDE FOR ELECTRICITY, TELECOMMUNICATION AND STREET LIGHTING PURPOSES.

## **APPENDIX C**

### Service Agreement





**SERVICE DELIVERY DEPARTMENT  
WATER AND SANITATION DIVISION**

**Agreement between the**

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**and**

**JACOB'S PLACE (PTY) LTD**

**For the sewer reticulation of the proposed township**

**ANNLIN Extension 107**

**(Internal services installed and maintained by a Section 21 company)**

Compiled by: Jurie Gründlingh

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## GENERAL INFORMATION

Description of the property on which the township is situated:

### A PORTION OF PORTION 37 (A PORTION OF PORTION 34) OF THE FARM WONDERBOOM 302 JR

**APPLICANT:** JACOB'S PLACE (PTY) LTD

Postal address: P.O.Box 95128  
Grantpark  
2051

Physical address: 121 Boshoff Street  
Nieuw Muckleneuk  
Pretoria  
"Domicilium citandi et executandi"  
(Physical address for the service of the legal process)

Telephone number: (011) 728 1319

Facsimile number: (011) 483 2089

E-mail address:

**CONSULTING CIVIL ENGINEER:** Claude Joubert

Practice number: 900008

Firm: VNJ INCORPORATED

Address: P O Box 9320  
CENTURION  
0046

Telephone number: (012) 665 0598


Facsimile number: (012) 665 0398

E-mail address:

This agreement is compiled in accordance with the conditions of Town Planning and Township Ordinance of 1986 (Ordinance 15 of 1986)

**REFERENCE:** W10/1/2/1 - A4/107

**Deputy Manager:**  
**System Development**

 19/01/2007

**General Manager:**  
**Legal Services**

(This agreement has been scrutinized by me and is legally correct)



## AGREEMENT

Supply of sewerage to new townships:

Memorandum of agreement entered into by and between the CITY OF TSHWANE METROPOLITAN MUNICIPALITY (hereinafter referred to as the CTMM) herein represented by

**FAZEL ISMAIL SHERRIF**

in his capacity as General Manager: Water and Sanitation (hereinafter referred to as the General Manager) duly authorised thereto.

and

**JACOB'S PLACE (PTY) LTD**

(hereinafter referred to as the Applicant) herein represented by consulting engineer's firm

**VNJ INCORPORATED**

duly authorised thereto by virtue of a resolution passed by the applicant on \_\_\_\_\_ and attached hereto as Annexure F.

WHEREAS the Applicant has applied for permission to establish a township to be known as

**ANNLIN Extension 107**

(hereinafter referred to as the Township) on

**A PORTION OF PORTION 37 (A PORTION OF PORTION 34) OF THE FARM WONDERBOOM  
302 JR**

AND WHEREAS the CTMM is willing to approve the sewerage reticulation scheme in respect of the Township subject to specific conditions

THEREFORE the parties agree as follows:

## CONDITIONS OF AGREEMENT

The proposed Sewerage Scheme (hereinafter called the "Scheme") for this township, as designed and submitted by the Consulting Engineer(s), who has (have) to be registered as a Professional Engineer(s) under the provision of the Engineer's Profession Act of South Africa (Act 114 of 1990), is hereby approved, subject to the following conditions:

1. Responsibility for executing the Scheme

Notwithstanding any contrary provisions, the Applicant is responsible for the installation of the proposed Scheme to the satisfaction of the General Manager within the period as stated in Annexure C.

2. Plans/Drawings

2.1 Layout plan

The Applicant must submit a general layout plan on which all civil and electrical services that have to be provided must be shown. All deviations from the prescribed service positions as shown on the "Placing of Services within Street Reserves"-plan must be indicated on the layout plan and must be approved by the General Manager and the General Manager: Electricity.

2.2 Design drawings

The Applicant shall submit to the General Manager completed drawings, specifications and calculations in accordance with the CTMM's standards, as well as other relevant documents regarding the execution of the Scheme of the Township in its final layout, indicating in what way the Scheme forms part of the joint scheme for the surrounding area and shall obtain his permission to continue before tenders may be called for, with a view to the execution of the work.

3. Tenders

The General Manager shall be consulted prior to the recommendation for the provision of materials and/or the construction of any part of the Scheme.

4. The Applicant shall comply with the following conditions prior to the proposed Township being declared an approved Township:

4.1 Guarantees

The CTMM shall be provided with an acceptable guarantee to the satisfaction of the Strategic Executive Officer: Corporate Services and the Chief Financial Officer, in respect of (1) the estimated cost of the proposed Scheme and/or (2) any amount owing to the CTMM after approval of the Township and/or (3) maintenance of the Scheme after take over (whichever is applicable), to the amount which appears in Annexure C. The guarantee amount shall increase by 20% per year, compounded, as from the first day of the month in which the General Manager approves the Scheme in principle. The guarantee will serve as security for the fulfillment of the Applicant's obligation to install the Scheme.

The first mentioned guarantee shall remain in full force and effect until the date on which the CTMM takes over the Scheme, after which date the amount of the guarantee may be reduced at the General Manager's discretion. The reduced guarantee shall further remain in effect until the end of a maintenance period of twelve months and until the Applicant has fulfilled all his obligations. The Water and Sanitation Division will undertake the necessary maintenance at the expense of the Applicant, who shall be obliged to pay the amount on demand, to the CTMM.

#### 4.2 Discounted cash amount

Subject to the Main Service Agreement, the net bulk services contribution set out in Annexure C shall be paid to the CTMM.

Where the CTMM owes the Applicant a net cash contribution, this will be paid not later than during the financial year following the take over of the Scheme.

The net estimated cash amount is subject to amendment in accordance with the unit price and contribution structure, which is usually amended annually and is therefore only valid until the day before the next annual amendment.

Should the Applicant decide to pay the amount after this date, the amount will be revised and the Applicant is obliged to pay the revised amount.

Should the Applicant wish to pay the CTMM the net cash amount before the work has been completed, the estimated amount as calculated in Annexure C will be applicable. After the work has been completed, the actual cost thereof will be calculated and in the case of an underpayment the Applicant shall pay the difference, before the Scheme is taken over. Regarding the work for which the CTMM has to pay (see 4.2.4 and 4.2.5) the actual cost will include contract price adjustment, from the date on which the work has commenced up to the date on which it is completed. No further price adjustments or interest applicable to the period after this completion date, up to the actual date of payment by the CTMM, will be payable to the Applicant. In the case of an over-payment by the Applicant, the CTMM will pay the Applicant the difference not later than during the financial year following the take over of the Scheme (see clause 14).

This net cash amount is fixed by setting off the following amounts:

4.2.1 The CTMM shall be paid a contribution towards the provision of main sewers and water care works. This amount is subject to adjustment if the general plan of the Township differs from the Township layout plan used for the calculation of the amount, and/or to provide for cost increases. The amount appears in Annexure A.

4.2.2 The CTMM shall pay the Applicant a contribution towards the cost of the internal sewer reticulation as set out in Annexure A and calculated in accordance with the new contribution policy approved on 28 October 2004.

#### 4.2.3 Use of existing pipelines

Should any of the erven in the proposed Township have to be provided with connections to existing pipelines, the Applicant shall pay a contribution to the CTMM for the use of the length of the existing pipeline that is required. This contribution will be 50% of the replacement costs of the existing pipeline or required pipeline to serve the Applicant's Township (whichever may be the smallest in diameter) depending whether the pipeline serves an adjacent Township or a future Township as decided by the General Manager (see Annexure B).

#### 4.2.4 New boundary pipelines

Should new pipelines, that will in the opinion of the General Manager also serve erven in future bordering townships be laid along boundaries, the CTMM may, depending on the circumstances and at the entire discretion of the CTMM, pay the Applicant one half of the cost of the said pipelines. In cases where the CTMM does decide to pay the said costs, the pipe diameter used in the calculation of the cost shall neither be larger than what is sufficient to serve the relevant erven on both sides, nor smaller than the minimum required diameter (see Annexure B).

The contract document shall be supplemented with a separate list of quantities with respect to the work applicable to this clause.

#### 4.2.5 Pipe enlarging/extension

Should the unit prices be acceptable to the General Manager he may in his discretion construct as part of the Scheme of the Township any pipeline between an existing municipal pipeline and the boundary of the proposed Township as well as any extension and/or enlargement of sewers in the Township that may be necessary to serve an area outside the boundaries of the Township. In this respect the CTMM will credit the Applicant with the additional cost (see Annexure B and C).

#### 5. Work to be done by CTMM

The Applicant's contractor will not be allowed to work on the CTMM's pipelines, except for the provision of Township and erf connections.

The Water and Sanitation Division will do any other work on existing pipelines that may be necessary as a result of the establishment of the Township, at the expense of the Applicant (see Annexure B).

Should provision for this work not have been made in this agreement, it will not be done before the Applicant has paid the CTMM the required amount.

#### 6. Public liability policy

Prior to the commencement of construction of the proposed Scheme, the Applicant shall at his own cost and to the satisfaction of the Chief Financial Officer take out and maintain, for the full work and maintenance period, a public liability policy in terms of which the CTMM, the Applicant and the contractor are fully covered for their respective rights and interests.

Before the commencement date a copy of the policy document, together with documentary proof that the full premium has been paid, shall be submitted to the Chief Financial Officer for approval.

When this policy is renewed for a further term, the Chief Financial Officer shall once more be provided with written proof thereof.

The policy shall provide for claims of at least R5 million per event, with the number of events unlimited during the insurance period.

The Chief Financial Officer reserves the right to insist on increased insurance coverage if necessary.

#### 7. Requirements of authorities

All pipelines and ancillary structures within the road reserve or building restriction area of a national, provincial or municipal road, or within any servitude or public property, shall be laid in accordance with the requirements of and as approved by the relevant authority.

#### 8. Servitudes

Should the General Manager so require, in which case it will have been set out in Annexure B, the Applicant shall in respect of sewers being laid or already existing inside and/or outside the boundaries of the Township or proposed road reserves, register satisfactory servitudes in favour of the CTMM at the Applicant's cost. Before any sewer pipeline may be laid over private property, the owner of the property shall give his written acceptance of the basic conditions of servitude determined by the CTMM.

#### 9. Professional responsibility

A Professional Civil Engineer shall sufficiently and effectively supervise all stages of the construction work. At the completion of the work this engineer shall certify that -

9.1 all materials used for the construction of the Scheme complies with the CTMM's specification;

9.2 the Scheme has successfully undergone the prescribed pressure tests under his/her supervision;

- 9.3 he/she and the firm of Consulting Engineers with which he/she is associated assume professional responsibility for the engineering work.
10. Starting date  
The General Manager shall be notified in writing when the work commences with and when it has been completed.
11. Works inspector  
The General Manager shall be notified in writing of the name and telephone number of the representative of the Consulting Engineer (works inspector) and the person who will accept responsibility for the works after normal working hours. The works inspector shall at all times be present while work is in progress and more than one works inspector shall be appointed should the General Manager so require.
12. Unfit persons  
Any person whom the General Manager regards as unfit at the works shall be replaced should he so require and the General Manager reserves the right to refuse such person entrance to the work site.
13. Suspension of the work  
The General Manager reserves the right to suspend the work if it is not being executed satisfactorily in his opinion, until circumstances have in his opinion changed in such a way that the work will indeed be executed satisfactorily.
14. Taking over the Scheme  
The General Manager will take over the Scheme in the CTMM's name after it has been completed to his satisfaction and as soon as the work in respect of the essential services has been completed. This take over will only take place after proclamation of the Township.  
  
The taking over of the Scheme by the CTMM shall not affect any of the conditions of contract for the installation of the Scheme.
15. Connecting other areas  
The CTMM reserves the right to connect to the Scheme, any area outside the Township.
16. Tariffs  
The tariffs as laid down in the CTMM's bylaws will be levied as soon as the CTMM takes over the Scheme.
17. Commissioning  
The General Manager reserves the right should he so wish, to commission, immediately and without any cost to the CTMM, the Scheme or a portion thereof when it has been completed satisfactorily and can be fully commissioned.
18. Water for construction  
Water which the Township owner or his contractors require for construction purposes, shall be bought from the CTMM at the appropriate price, should it be available. The water will be supplied at a point to be indicated by the General Manager, and the Applicant shall be responsible for the supply and installation at his own cost of all temporary pipelines, pumping equipment, storage facilities etc, that will be necessary to bring the water to the point where it will be used.
19. "As-built" drawings  
On completion of the work the General Manager shall be supplied with the final "as built" drawings, on translucent film sheets and in digital format, certified as correct by a Professional Civil Engineer, before the completion inspection and take over of the Scheme will be considered.
20. Building approval  
No building plans will be approved by the CTMM before the Scheme is taken over (see clause 14) and before the erf in respect of which they are submitted can in the opinion of the General Manager be connected to the Scheme.



Additional conditions:

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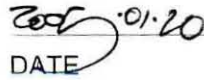
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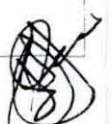
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Approved in accordance with the powers delegated to me by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY

on behalf of

  
GENERAL MANAGER  
WATER AND SANITATION

  
DATE



# ANNEXURE A

Proposed township of **ANNLIN Extension 107**

## Zoning of properties and Contributions to Bulk Services and Pipe Networks

ITEM and ZONING*	MEASURING UNIT/DAY	TOTAL NUMBER OF UNITS	SEWAGE OUTFLOW	TOTAL DEMAND (kl/day)	** TOTAL CONTRIBUTION
Cluster housing up to 40 units per hectare	kl per day	34.00	0.6	20.400	30894.37
<b>Totals</b>				20.400	30894.37
TOTAL CONTRIBUTION BY APPLICANT TO CTMM AT R1514.43 per kilolitre per day					30894.37
CONTRIBUTION TO NETWORK PIPES, BY CTMM TO APPLICANT AT R27.00 per kilolitre per day					550.80

\* Zoning and/or density are/is subject to revision if Conditions of Establishment are altered. (All excluding VAT)



# ANNEXURE C

Proposed township of **ANNLIN Extension 107**

## Summary of contributions and costs

ITEM	CONTRIBUTION BY						REFERENCE
	CTMM TO APPLICANT			APPLICANT TO CTMM			
	NETT TOTAL	V.A.T.	Sub-total	Nett total	V.A.T.	Sub-total	
Bulk services				30894.37	4325.21	35219.58	Annexure A
Network services	550.80	77.11	627.91				Annexure A
Boundary services							Annexure B (Table 1)
Enlargements/extensions							Annexure B (Table 2)
Other							Annexure B (Table 3)
<b>TOTALS</b>	550.80	77.11	627.91	30894.37	4325.21	35219.58	
			(a)			(b)	

### Pre-proclamation requirements

1. Service contribution by applicant to CTMM: (b)-(a): R34591.67
2. Cost of scheme as per Annexure B (Table 4):
 

R0.00	VAT:	R0.00	Total:	R0.00
Maintenance guarantee amount (see Condition 4.1):		R0.00		
3. The period allowed for the completion of the scheme is three (3) months from the date on which this agreement was signed for the General Manager on behalf of the CTMM, or such extended period as allowed by the General Manager in writing (See condition 1)
4. The Township Register may not be opened, the township may not be proclaimed and the Section 82 certificates may not be issued without the written consent of the relevant Departments or Divisions of the CTMM
5. The Conditions of Establishment must be forwarded to the CTMM for comment before the final approval thereof.



# ANNEXURE D

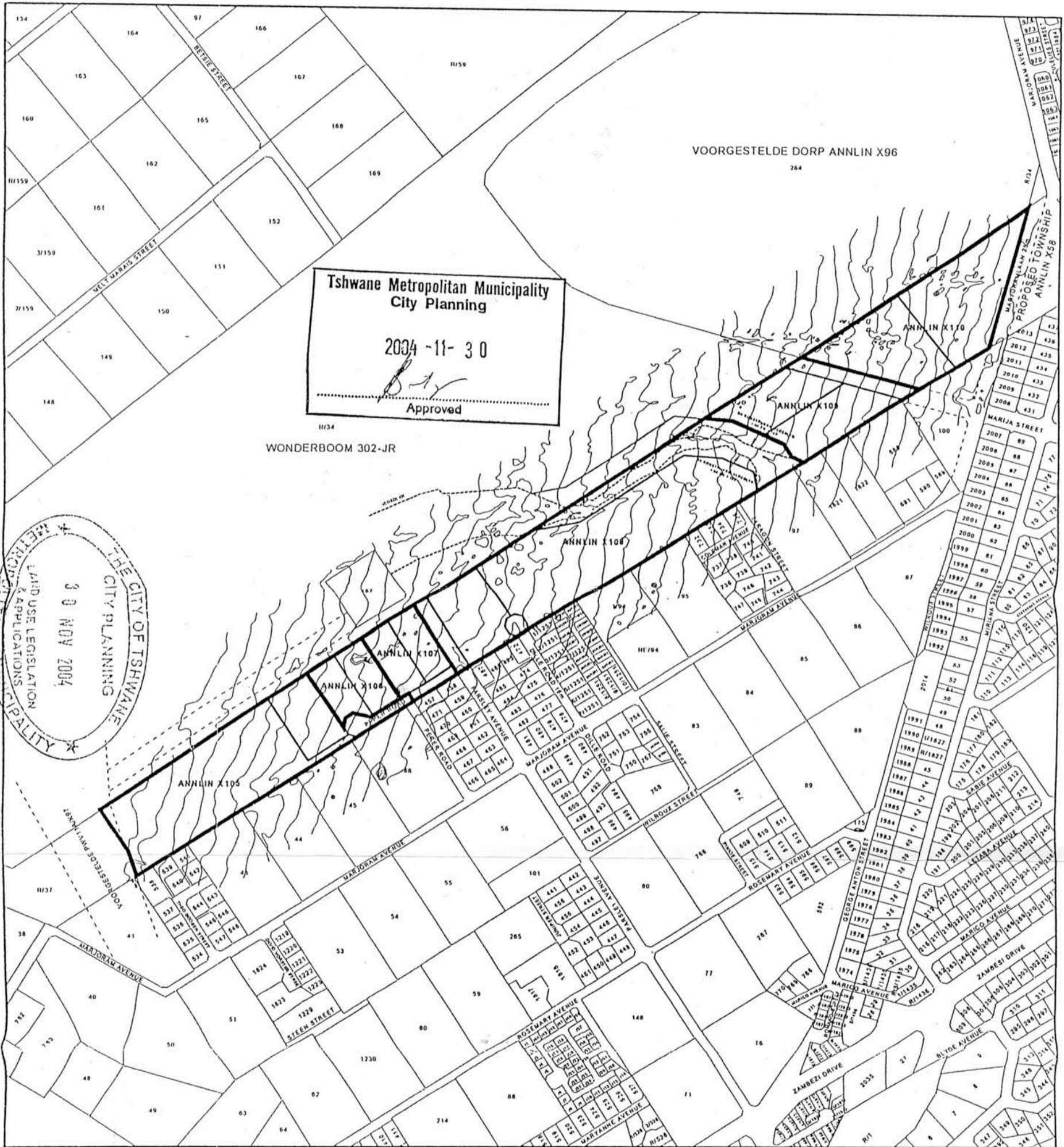
## Proposed township of ANNLIN Extension 107

Annexure D: Locality of the township



# VERDELINGSPLAN : ANNLIN X49

## RESTANT VAN GEDEELTE 37 VAN DIF PLAAS WONDERBOOM 302-JR



UITBREIDING	OPPERVLAKTE	UITBREIDING	OPPERVLAKTE
Annlin x105	5,8117ha	Annlin x108	9,6033ha
Annlin x106	1,2423ha	Annlin x109	3,1362ha
Annlin x107	1,4255ha	Annlin x110	4,7526ha

**JOHAN VAN DER MERWE**  
STADS- EN STREEKSBEPLANNER:

POSBUS 56444  
ARCADIA  
0007  
TEL: (012) 342-3181/8  
FAKS: (012) 342-1574  
SCHOEMANSTRAAT 957

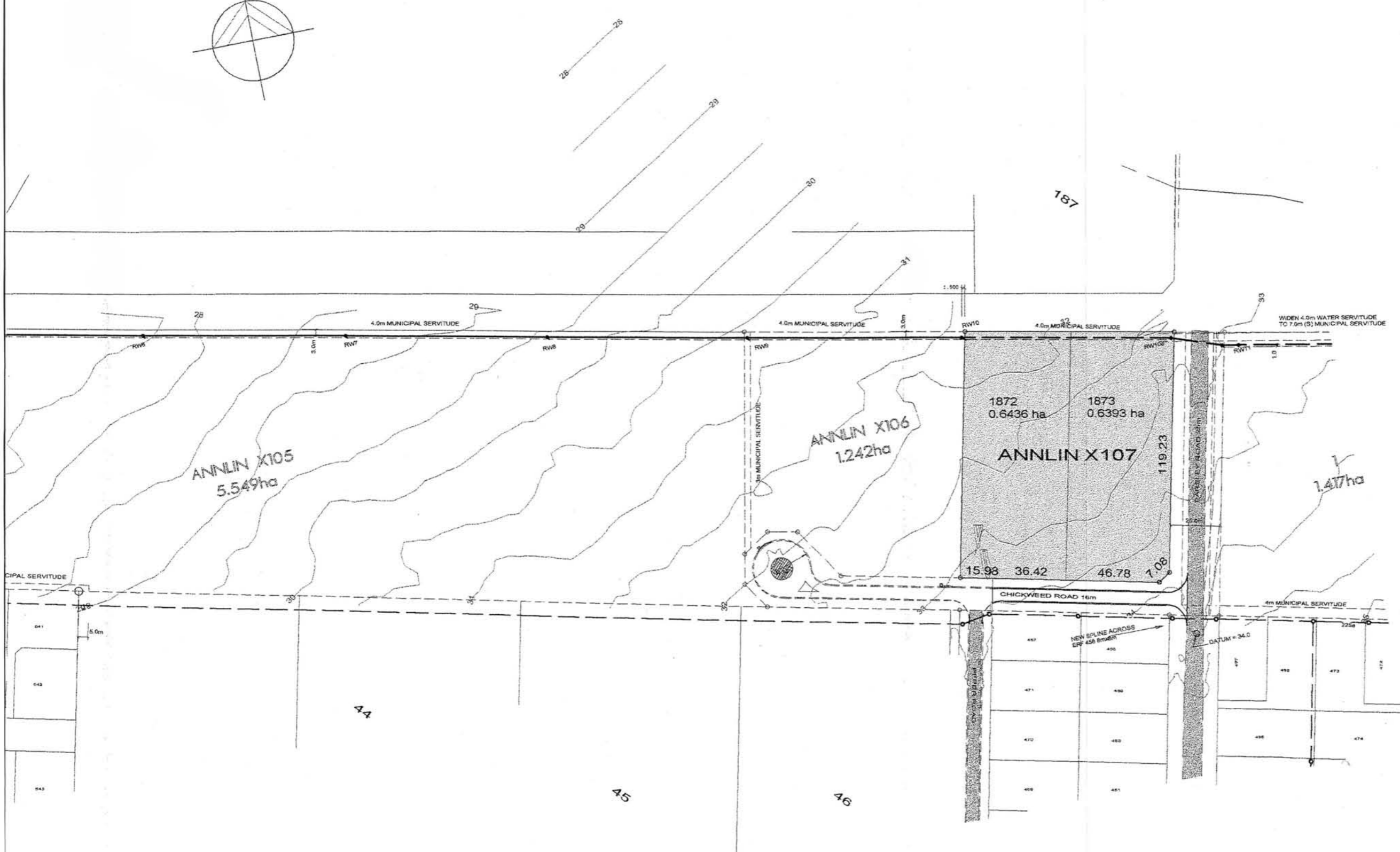
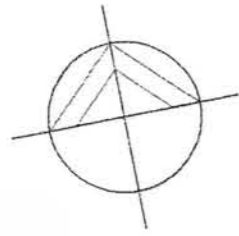


SKAAL 1:7500

## **APPENDIX D**

### Project Plan

Note: The time frame indicated is for illustration purposes only



SKAAL OP VERKLEINDE TEKENING  
SCALE ON REDUCED DRAWING

40mm OP OORSKONKLIKE TEKENING  
40mm ON ORIGINAL DRAWING

**LEGEND**

- R1 R2 EXISTING STORMWATER PIPE WITH KERB INLET, JUNCTION BOX AND OUTLET
- JB MH ST S2 PROPOSED STORMWATER PIPE WITH KERB INLET, JUNCTION BOX AND OUTLET
- DI DROP INLET
- EXISTING LPVC PITCH FIBRE PIPE(S)
- - - - - PROPOSED LPVC PITCH FIBRE PIPE(S)
- EXISTING SEWER
- - - - - PROPOSED SEWER
- EXISTING WATER MAIN
- - - - - PROPOSED WATER MAIN
- EXISTING ELECTRIC CABLE(S)
- - - - - PROPOSED ELECTRIC CABLE(S)
- EXISTING TELEPHONE CABLE(S)
- - - - - PROPOSED TELEPHONE CABLE(S)
- IN SITU KERB TYPE A
- KERB AND CHANNEL TYPE B
- CHANNEL TYPE C
- O EXISTING ELECTRICAL TELEPHONE POLE

**LOCAL AUTHORITY**  
GOEDGEKUR/DEURAVANENS: APPROVED ON BEHALF:

PAANE & STORMWATER ROADS & STORMWATER

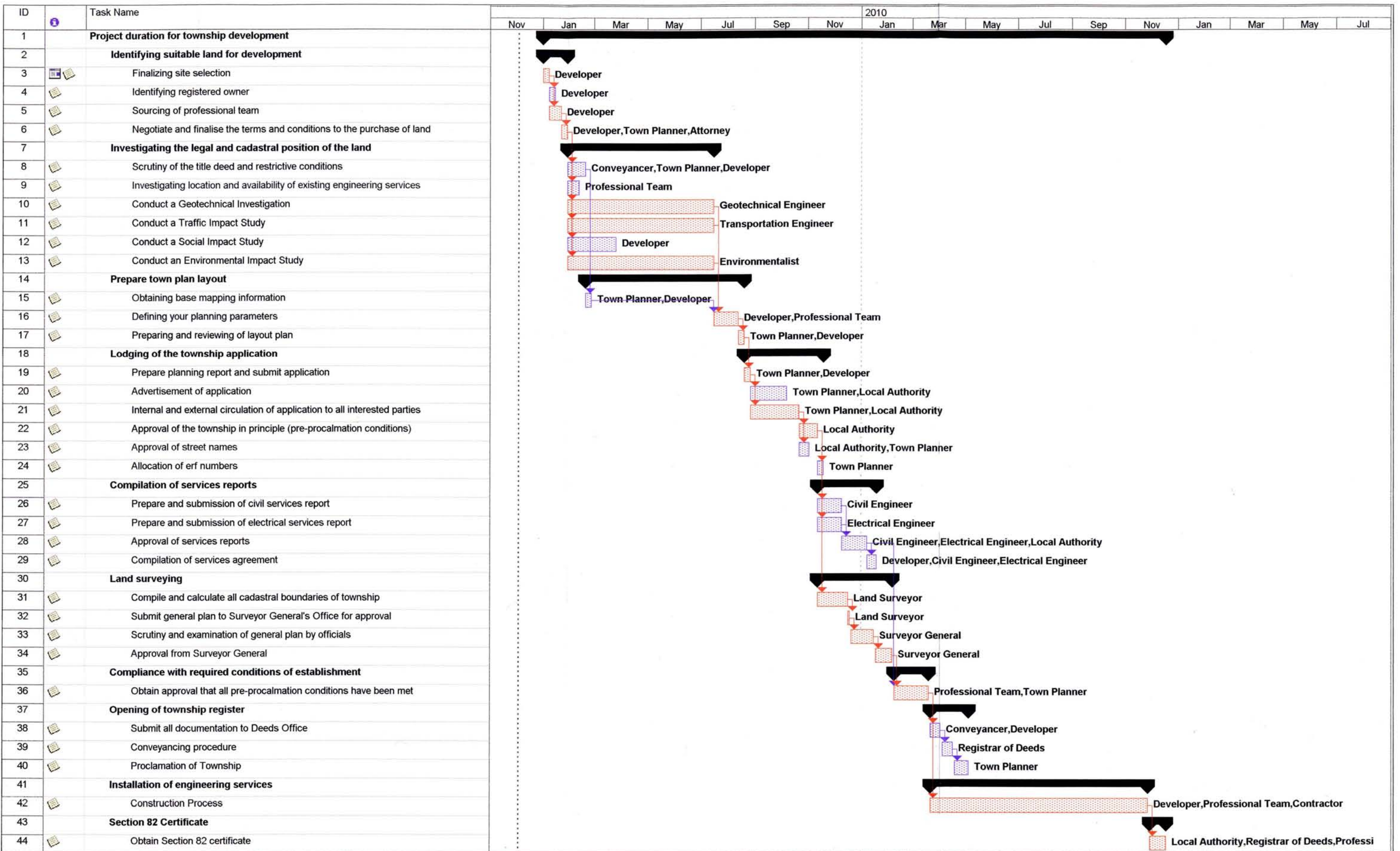
DOO	XXX/XX/XX	XXX	CWJ

**WYSIGINGS / REVISIONS**

nr.	datum/date	beskrywing/description	per.



kliënt/client:	JACOB'S PLACE		
projek/project:	ANNLIN X107		
titel/title:	X107 PROPOSED SEWER		
ontwerp/drawn:	ontwerper/designer:	nagesien/checked:	geoordeel/apprvd:
CWJ	CWJ	JJVN	JJVN
datum/date:	skala/scale:	bl./nr./dog.no.:	
2024/02/20	1:100	8052/X107/W	



Project: Project Plan.mpp  
Date: Thu 08/12/04

Task		Split		Milestone		Project Summary		External Milestone	
Project Guide: Critical Task		Progress		Summary		External Tasks		Deadline	



**3 Finalizing site selection**

- Identify whether the land is suitable for the proposed development.
- Investigate the local authority's development plans, guide plans and structure plans.
- Test whether the proposed development is suitable with the local authority.

**4 Identifying registered owner**

- Obtain title deed and test initial suitability to proposed development.

**5 Sourcing of professional team**

- Appoint a project manager if deemed necessary.
- Appoint a town planner to assist in the township establishment process.
- Appoint an attorney (conveyancer).
- Appoint an electrical, geotechnical, transportation and civil engineer.
- Appointment of an environmentalist.

The appointment of the above-mentioned professionals is dependent on the nature and scope of the proposed development.

**6 Negotiate and finalise the terms and conditions to the purchase of land**

- Negotiate with registered owner the agreement to purchase.
- Finalise the terms and conditions subject to the purchase of land.

**8 Scrutiny of the title deed and restrictive conditions**

The following must be analysed to assess the potential developable area:

- Title deed's)
- Possible existing leases and mineral rights
- Restrictive conditions such as water rights, servitudes for railway lines and municipal services that may impede the proposed development.

**9 Investigating location and availability of existing engineering services**

The study will include:

- An investigate of the availability (capacity) and location of existing engineering services to determine what costs and time implications could arise.

These services may include water, sanitation, stormwater, electrical and access to service the proposed development.

**10 Conduct a Geotechnical Investigation**

Conducting a geotechnical investigation will allow you to determine what soil conditions to expect and whether these conditions can accommodate the proposed development. The investigation will include the following:

- Site analysis consisting of geotechnical profiling of the soil conditions.
- Geotechnical report.

The geological conditions can have a cost and time implication to the establishment of the township. If the development falls within a dolomitic area then approval must be obtained from the NHBRC and GEOSCIENCE prior to the lodging of the township application. This process can take anywhere from 6 to 12 months or longer depending on the sensitivity of the immediate and surrounding area.

**11 Conduct a Traffic Impact Study**

The Traffic Impact Study is dependent on the number of additional trips generated by the proposed development.

Approval may be required from external bodies such as GAUTRANS or SANRAL.

**12 Conduct a Social Impact Study**

The social impact study will include the following:

- An investigation of the surrounding land use and development to assess the potential impact on the proposed development.
- To determine whether the social economic climate is favorable.
- Factors such as demographics, urban growth patterns, property tendencies, income and expenditure factors, micro and macro economic factors

**13 Conduct an Environmental Impact Study**

The study is critical to the establishment of the township and will include the following:

- Approval plan of study for scoping.
- Public meeting.
- Submission of draft scoping report.
- Submission of final scoping report.
- Record of Decision from authority.

The external bodies may include DWAF, GDACEL and Department of Agriculture.

**15 Obtaining base mapping information**

The following must be obtained from either the local authority or Provincial Government:

- Contour plan of a suitable scale.
- Cadastral maps of the area under investigation and the surrounding area.
- Planning information from local authority and Provincial Government.
- Obtain future road planning for the area.

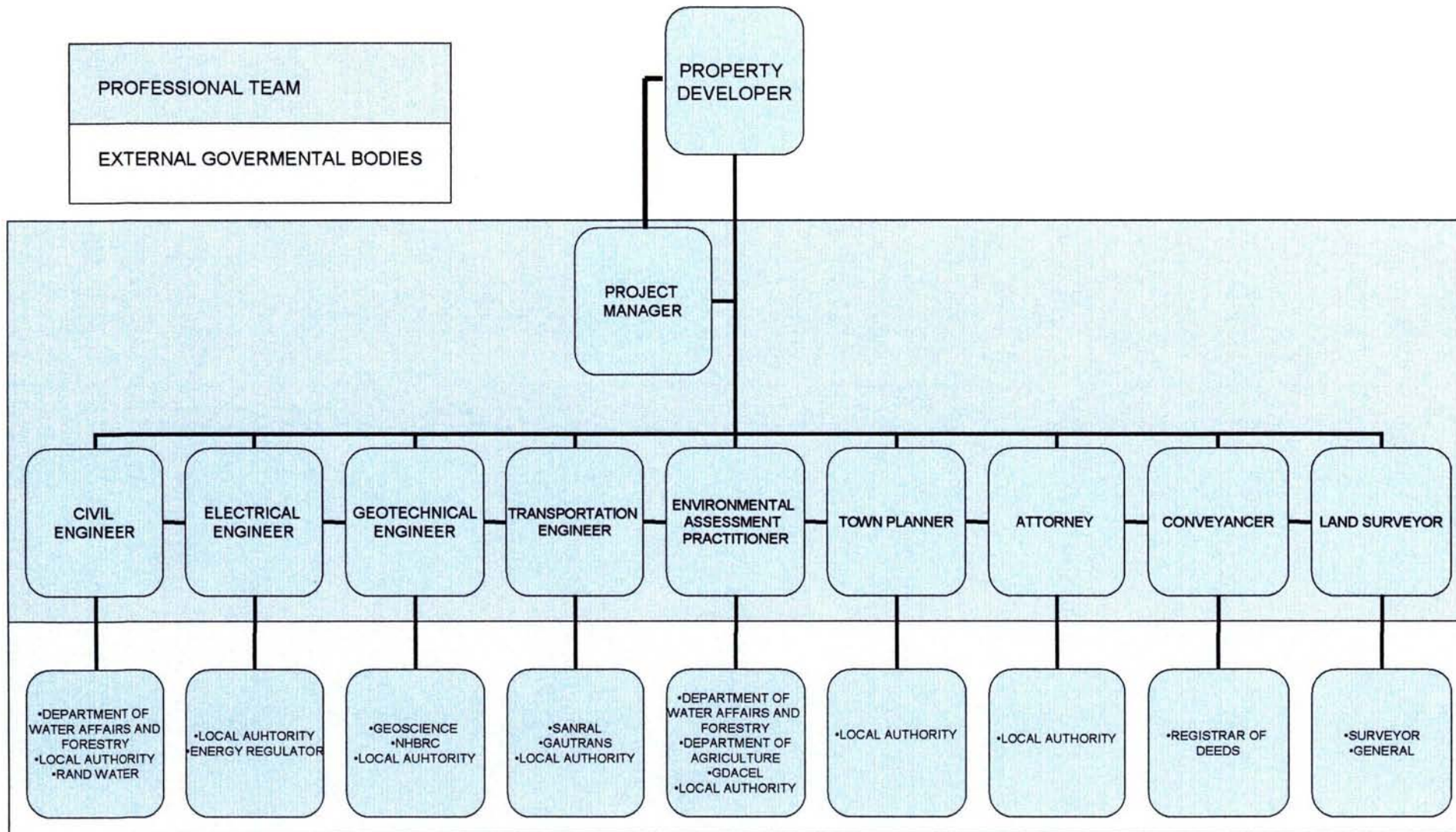
- 31 Compile and calculate all cadastral boundaries of township**  
This entails a complete cadastral survey of the land by a land surveyor indicating and defining the cadastral boundaries of the new township.
- 32 Submit general plan to Surveyor General's Office for approval**  
The Surveyor General ensures that the General Plan submitted conform to the current standards and also act as the keeper of the plan to register any future changes to the cadastral of the township.
- 33 Scrutiny and examination of general plan by officials**  
The Surveyor General scrutinize the general plan.
- 34 Approval from Surveyor General**  
The Surveyor General's office approve the general plan and make a copy of the plan available.
- 36 Obtain approval that all pre-proclamation conditions have been met**  
As developer apply to all affected parties and get restrictive conditions removed. If necessary advertise the application to get the restrictive conditions removed.  
Compilation and approval of Section 125 of the Township Amendment Scheme must be obtained.
- 38 Submit all documentation to Deeds Office**  
The following documents must be sent to the Deeds Office:
- Documentary evidence that the conditions of establishment has been met.
  - Approved general plan.
  - All other relevant documents necessary for the opening of the township register.
- This include a Section 101 certificate issued by the local authority once all the conditions have been met by the responsible party.
- 39 Conveyancing procedure**  
Deeds office examine all documents and advise that the register is opened.
- 40 Proclamation of Township**  
The township is proclaimed and the developer will be liable for rates and taxes to the land.
- 42 Construction Process**  
The services may be installed as soon as the following has been complied with:
- Compliance with the pre-proclamation conditions.
  - Approved General Plan.
  - Signed Services agreement.
  - Approved civil and electrical construction drawings.
- 44 Obtain Section 82 certificate**  
The Section 82 certificate can only be obtained if the following conditions have been met:
- Complete installation of engineering services.
  - Approved installed services by the local authority
  - Payment of bulk and boundary conditions as stipulated by service agreement.
  - 10% Maintenance guarantee issued by developer valid for 1 year.
- If all of the above has been met then only can the transfer of erven take place.

## **APPENDIX E**

### Communication Diagram

Note: The involvement of the professional team and external bodies are depended on the nature of the development.

# COMMUNICATION DIAGRAM



## **APPENDIX F**

Letter of Consent and Questionnaire



University of Pretoria

Pretoria 0002 Republic of South Africa  
<http://www.qsmup.ac.za>  
Tel: 012 420 5062 Fax 012 4202106

2008-08-25

Graduate School of Management

**Consent for participation in an academic research study  
GSM  
University of Pretoria**

**The critical success factors in township establishment through the process of the Provincial  
Land Use Ordinance 15 of 1986.**

Research conducted by:  
Morné Henderson  
Cell: +27 82 871 9692

Dear respondent

You are kindly invited to participate in an academic research study conducted by Morné Henderson for the partial fulfillment of the requirements for the degree, Masters of Business Administration, from the Graduate School of Management at the University of Pretoria, South Africa. Your participation will be highly appreciated.

The objective of this study is to identify the critical success factors in township establishment in terms of the provisions contained in the Town-planning and Township Ordinance 15 of 1986 to minimize risk and to optimize the conversion of raw land into proclaimed land.

The study will entail the following:

- An in-depth face to face interview, based on a set of questions (attached). The interview will be recorded with the permission of the respondent.
- The attached questionnaire can be completed prior to the interview or during the interview.
- Your voluntary response will remain confidential and you may withdraw at any time from the interview.
- The results of the study will be made available to you at your request.
- The results of the study will be used for academic purposes only.

Please feel free to contact me or my study leader Mr. C J Pretorius at 083 283 7160 should you have any questions regarding this request.

Yours Sincerely

Morné Henderson

Should you be prepared to participate please sign the attached form indicating that:

- you have read and understand the information set out above, and
- you have given your consent voluntarily to participate in the study.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# **RESEARCH ON THE CRITICAL SUCCESS FACTORS IN TOWNSHIP ESTABLISHMENT THROUGH THE PROCESS OF THE PROVINCIAL LAND USE ORDINANCE 15 OF 1986**

## **QUESTIONNAIRE**

by

Morné Henderson  
98044215

Submitted in partial fulfilment of the requirements for the degree  
Masters of Business Administration

in the

FACULTY OF ECONOMIC AND MANAGEMENT SCIENCES

at the

UNIVERSITY OF PRETORIA

Study leader: Mr. C J Pretorius

Date of submission

17 October 2008



## TABLE OF CONTENTS

1	SECTION A: DEMOGRAPHIC DATA.....	2
2	SECTION B: ANALYSIS OF TOWNSHIP ESTABLISHMENT PROCESS .....	4
3	SECTION C: CONCLUSION .....	6
4	SECTION D: THANK YOU .....	7

# **THE CRITICAL SUCCESS FACTORS IN TOWNSHIP ESTABLISHMENT IN ORDER TO MINIMIZE THE RISK OF PROJECT DELAYS AND COST OVER RUNS THROUGH THE PROCESS OF THE PROVINCIAL LAND USE ORDINANCE 15 OF 1986**

## **ABSTRACT**

Township development within South Africa has grown significantly over the last few years as a result of urbanization and continued economic development.

The township establishment process is applicable to all types of township developments and is done in terms of the provisions contained in the Town-Planning and Township Ordinances of the various provinces within South Africa. The township establishment process is generally defined as the conversion of raw land (usually farm land) into proclaimed land which can be subdivided into plots and sold to buyers. The process is complex and time consuming as it is regulated by legislation and relies on the input of a variety of professionals of a multi-disciplinary team and various governmental officials which can affect and control the use of land and also impact seriously on the timing of the process.

The questionnaire formulated is based on the various activities that occur within the township establishment process in terms of the Town-planning and Township Ordinance 15 of 1986. The purpose of the questionnaire is to determine which of these activities fundamentally influence the township establishment process to minimize the risk of cost overruns and project delays.

# 1 SECTION A: DEMOGRAPHIC DATA

This section refers to the general profiling of the candidate.

1. What is your current occupation and how many years of experience do you have in this position?

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2. Which positions did you occupied since 2000?

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3. How actively involved are you in the township development industry and what is your involvement to related services, i.e. town planning, architecture, engineering, environmental, local and provincial government and community requirements?

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4. How many years of experience do you have with the township establishment process in terms of the Town-planning and Township Ordinance 15 of 1986?

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5. How many township developments have you been involved with or have you completed in terms of the Town-planning and Township Ordinance 15 of 1986?

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6. Based on your knowledge and experience, how many projects have been delayed as a result of a lack of understanding of the various activities within the township establishment process and what was the magnitude of these delays in terms of time and cost over runs?

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7. In your opinion, what is the level of understanding that the various role players, i.e. engineers, town planners and project managers, have of the township establishment process in terms of the Town-planning and Township Ordinance 15 of 1986.

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**2 SECTION B: ANALYSIS OF TOWNSHIP ESTABLISHMENT PROCESS**

This section refers to the formal activities within the township establishment process in terms of the Town-Planning and Township Ordinance 15 of 1986.

8. In your experience, what do you believe is the critical success factors within the township establishment process?

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9. How will you rate the above mentioned critical success factors in order of their importance to the township establishment process and why?

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10. What time frame will you allocated to each of these critical success factor activities?

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11. In your opinion, which activities can have the most detrimental impact on the successful establishment of a new township and why?

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12. What in your view should be done to reduce or to eliminate unnecessary delays with regard to these activities?

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### 3 SECTION C: CONCLUSION

This section refers to the questionnaire in general.

13. Would you like to add anything to the questionnaire?

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14. Did you find the questionnaire stimulating and informative?

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15. Would you be interested in the results of the study? If so, how would you prefer it to be send to you?

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16. Would you be available for future interviews regarding the township establishment process?

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17. Was the time required to complete the questionnaire reasonable and acceptable?

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## 4 SECTION C: THANK YOU

Thank you for participating in the study. If you are interested in the results, it will be forwarded to you in due course.

*Your participation in this questionnaire is voluntary, once off, and will require no follow-up activities or contact. Any information provided to the researcher will be kept strictly confidential. Participants may withdraw, or ask to have the data collected from them withdrawn at any time, without negative consequences. Any communication with the researcher regarding this particular interaction can be sent directly to the researcher in writing at [henderson.morne@gmail.com](mailto:henderson.morne@gmail.com). Any person who completes this questionnaire does so without waiving any of their own legal rights. Participants accept that they have read and understood these items above and agree to all items. By sending their reply electronically or manually, participants grant informed consent of participation to the researcher and institution.*