

SMR

Sonja Meissner-Roloff
Town & Environmental Planning

P O Box 7194, Centurion, 0046 Highveld Office Park, Charles de Gaulle Crescent, Highveld, Centurion.
Tel (012) 665 2330 Fax (012) 665 2333 Cell 082 451 9585 e-mail: smeissner@icon.co.za
In association with Plandev Town & Regional Planners • Pr Plan A715/1992 (B TRP UP)

Date:
23 October 2020

Our ref:
2020-Q190

Your ref:

Mr Hans van Heerden
Schulden Properties (Pty) Ltd
P O Box 983
IRENE
0062

Tel no: [REDACTED]
E-mail: [REDACTED]

Dear Hans

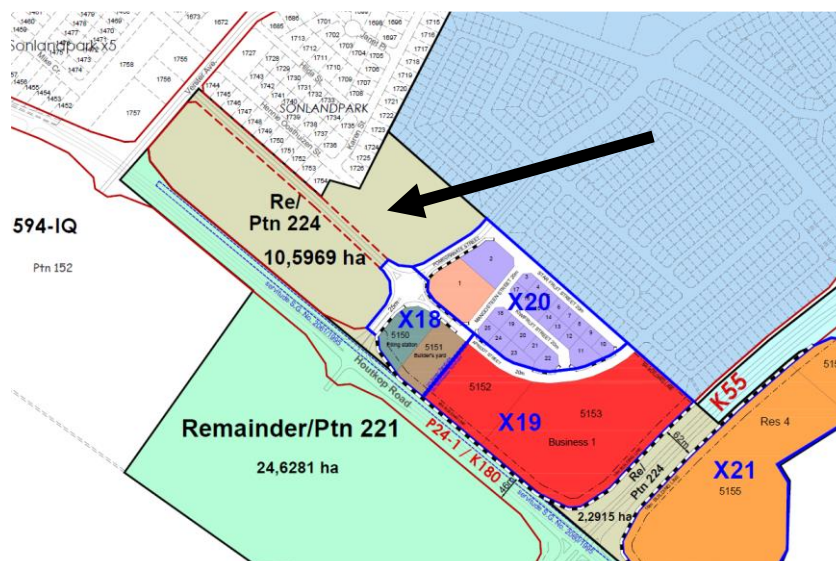
PROPOSED APPLICATION FOR TOWNSHIP ESTABLISHMENT ON PART OF THE REMAINDER OF PORTION 224 OF THE FARM 594-IQ

Thank you for approaching me to furnish you with a fee proposal for the proposed application for township establishment. Be assured of my best service at all times.

STATUS QUO:

The Remainder of Portion 224 of the farm 594-IQ is registered in the name of Schulden Properties Limited vide Certificate of Registered Title T2701/2009 and measures 25,7151 hectares.

It is my understanding that an application for township establishment must be submitted on $\pm 10,569$ ha of the property as indicated below:



The property is zoned "Agricultural" in terms of the Vereeniging Town Planning Scheme of 1992.

DEVELOPMENT PROPOSAL:

It is my understanding that application must be made to the Emfuleni Local Municipality for high density residential rights. The following zoning and development parameters are proposed:

- Residential 4
- Height: 4 storeys
- FAR: 0,8
- Density: 150 units per hectare
- Coverage: 40 %
- Parking: 1 parking per unit + 1 parking for every 3 units for visitors

EMFULENI SPATIAL DEVELOPMENT FRAMEWORK:

The relevant area is earmarked as "Low Density Residential" in terms of the Emfuleni Spatial Development Framework of 2017. I'm sure Council will support high density as Unitas Park Extensions 18 and 19 have moved the proposed regional node to the northern side of K180. It is however my proposal to submit a town planning enquiry to the City Planning Department to receive formal feedback that the said Department will support such an application.



PROPOSED APPLICATION FOR TOWNSHIP ESTABLISHMENT:

It is proposed that an application for township establishment be submitted in terms of Section 44 (1) of The Emfuleni Municipality Spatial Planning and Land Use Management By-laws, 2018.

The application will be submitted at the offices of Vanderbijl Park. The procedure entails public notification of the application for a period of 28 days in local newspapers and the Gauteng Provincial Gazette, on site for 14 days and registered post to adjoining land owners simultaneous with the internal circulation of the application at the offices of the local authority. The application is also circulated to external governmental departments such as Education, Health, GDARD, Roads, Water Affairs, Mineral Resources, Agriculture, etc.

I normally estimate that applications can be assessed within a period of 8 to 10 months from date of submission. Please note that a Town Planning Hearing will be held, should any objections be received against the proposed application. Objections against applications can delay the finalization of an application with a period of 9 to 15 months.

TOWN PLANNING PROCESS:

The town planning process will be undertaken per activity as detailed below:

Activity One (1): Technical Assessment

The following technical assessments / activities need to be addressed during the preparation of the layout plan for the proposed development:

- Verification of cadastral information i.e. outside figure, servitudes, property description, extent - available
- Detailed contour survey - available
- Verification of alignment of proposed Provincial and Municipal Roads – traffic engineer – available.
- Determination, calculation and certification of 1 : 100 year floodline – civil engineer to verify – available.
- Dolomite stability investigation – geotechnical engineer to confirm if existing study is in line with proposed residential rights
- Obtain environmental input that might affect the proposed development or layout plan – if applicable

Activity Two (2): Design Principles and Rationale – Finalization of layout plan

The following general design principles and rationale are to be adhered to as far as possible during the preparation of the layout plan:

- Integration of the proposed township with existing / adjacent township infrastructure such as road network pattern, physical and social services.
- Layout plan to accommodate a road hierarchy.
- Layout plan to comply with guidelines and criteria for the provision of engineering services.

Activity Three (3): Submission of Application for Township Establishment

On finalization of the layout plan as described in the foregoing for circulation purposes, a formal application for township establishment needs to be compiled and submitted to the Emfuleni Local Municipality. The following activities must be undertaken and are discussed briefly below:

- Advertise the application as prescribed by the By-law
- Circulate the application to internal and external governmental and affected departments / bodies
- Obtain consent from Department of Mineral Resources and clearance from Department of Agriculture (Act 70/1970)
- Address comments and objections (if any)
- Prepare draft conditions of establishment
- Obtain Council approval
- Assist with pre-proclamation conditions in the conditions of establishment
- Assist with pre-proclamation clearance certificate
- Arrange for proclamation of township

The application for township establishment needs to be accompanied by the following supportive documentation, namely:

DOCUMENTATION	RESPONSIBILITY
Power of Attorney and Company Resolution, to be undersigned by the registered owner	To be forwarded upon appointment
Cadastral Information	Available
Contours of the site	Available
Verification of servitudes and existing structures	To scrutinize Title Deed
Verification of access to the site and building lines.	Traffic engineer
Copy of Title Deed	Available
Draft Layout Plan	Town Planner
Bulk and Internal services report	Civil and Electrical engineers
Environmental Authorization	To confirm validity of existing Authorization
Dolomite Stability Investigation	Geotechnical engineer to confirm if additional drilling is required
Consent from Council for Geoscience	Geotechnical Engineer to liaise with CGS
Traffic Impact Study	Traffic engineer
Draft Site Development Plan	Architect (nice to have, not a requirement)

FEE PROPOSAL:

Application for township establishment:

Our town planning fees for the compilation, submission and administration of the application for township establishment up to the point of proclamation is between **R385 000 and R425 000,00** for a high density residential township. The number of units and the layout will dictate the final fees.

Please take note of the following:

- VAT is excluded
- No provision is made for attendance at hearings in terms of the By-Law if objections are received against the application
- Cost of proclamation notice is excluded.
- Advertisements (R9 500,00) and application fees (±R9 000,00) are excluded
- Disbursements are excluded and should not exceed 5 % of professional fees.

The following payment schedule is proposed:

- 10 % of professional fees on acceptance of the fee proposal
- 15 % of professional fees on submission of the application
- 10 % of professional fees after the objection period has lapsed
- 10 % of professional fees after six months of submission of application
- 25 % of professional fees on approval of the application
- 10 % of professional fees on approval of the General Plan
- 10 % of professional fees on acceptance of amendment scheme
- 10 % on proclamation of township

OTHER

Representation at Town Planning Tribunal

Please note that any objections be lodged against the application, will be referred to a Town Planning Tribunal for a decision. I would however attempt to mediate with objectors in order to avoid this procedure. Please note that fees for extensive mediation and representation at a Tribunal Hearing are not included in the professional fees as listed above. Fees in this regard are determined on a time and cost basis and would be confirmed with yourselves before proceeding.

Involvement of other disciplines

The costs of other professional disciplines, where required, do not form part of the above professional fee proposal. Appointment of other professionals will first be verified with the developer.

THE WAY FORWARD

I trust you find the fee proposal in order and should you require any further information in this regard, please do not hesitate to contact me. Thank you for the opportunity.

Kind regards



SONJA MEISSNER-ROLOFF