

WEST RAND DISTRICT MUNICIPALITY



Our Ref: 15/3/2/2
JQ520/RE/37/-/17

Contact Person: R Hendrikse
(phone: 011-411 5163; fax: 011-412 3663)

TO WHOM IT MAY CONCERN

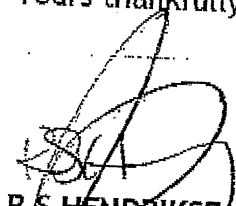
ZONING CERTIFICATE
PORTION 37 A PORTION OF PORTION 17 OF THE FARM KROMDRAAI 520 JQ

According to the known records of the West Rand District Municipality (WRDM) the above-mentioned property is zoned "Undetermined" in terms of the Peri-Urban Areas Town Planning Scheme, 1975, as amended. Attached Table D indicates land uses permitted / permitted with consent from the WRDM / not permitted for this zoning.

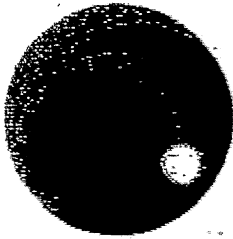
However, consent was granted by the WRDM in terms of the above-mentioned scheme to use the property for purposes as indicated in the attached Annexure dated 7 May 2002.

Should you need any additional information, please contact the undersigned person at (011) 411-5163.

Yours thankfully,


R S HENDRIKSE
TOWN PLANNER

En:\Land Use -, Business Rights or Consent Use Applications\Correspondence\ZONING CERTIFICATES\ZONING - THE
REMAINDER OF PORTION 37 A PTN OF PTN 17, KROMDRAAI 520 JQ, 17, 08, 06.doc



WEST RAND DISTRICT MUNICIPALITY

Our Ref: 15/3/222
JQ 520/RE/37/-17

Your Ref: 1689/L/1

7 May 2002

Mr. E van der Hoven
EPM and Associates
PO Box 22244
HELDERKRUIN
1733

Sir,

**APPLICATION FOR CONSENT USE / BUSINESS RIGHTS: PORTION 37 A PORTION OF
PORTION 17 OF THE FARM
KROMDRAAI 520 JQ**

Your application in the above mentioned regard has reference.

Kindly take note that the West Rand District Municipality has approved the application for business rights on Portion 37 a Portion of Portion 17 of the farm Kromdraai 520 JQ in terms of the Advertising on Roads and Ribbon Development Act 21 of 1940 subject to the Standard Requirements for Consent Uses of the West Rand District Municipality as attached hereto.

The development is restricted to the following:

Land use	Size (m ²)
Restaurant	200
Tea Garden – (80 patrons)	-
Conference Facilities	400
Overnight Accommodation / 10 x 25	250
Guest Rooms	130
TOTAL	850

A portion of 0,850 Ha., on which the proposed development will be situated, be assessed and taxed as an entity for business purposes.

Essential engineering services, such as water, sewerage, refuse removal and parking / access facilities for the development should be provided in accordance with the requirements of the WRDM and any other applicable authorities.

The developer must give preference to making use of local labour (skilled & unskilled), as well as local contractors (principle - & subcontractors), particularly from the disadvantage communities.

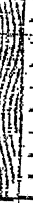
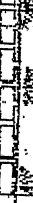
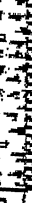
This approval does not exempt any person from the requirements of any other controlling authority or from any provision of any other legislation and does not intend to interfere with the rights of any person who may have an interest in the property.

Trusting that you find the above in order.

Yours faithfully



MMJ MOHLAKOANA
MUNICIPAL MANAGER

USE ZONE	REFERENCE TO	(3) PURPOSES FOR WHICH BUILDING MAY BE ERECTED AND USED AND LAND MAY BE USED	(4) PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED AND LAND MAY BE USED OR MAY WITH THE SPECIAL CONSENT OF THE LOCAL AUTHORITY	(5) PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED AND USED AND LAND MAY NOT BE USED
XVI		Social halls, places of amusement.	Places of instruction, restaurants, special buildings, shops only for the sale of cigarettes, tobacco, sweets, other confectionery, mineral water, dwelling houses.	Other uses not mentioned under columns 3 and 4.
XVII		Municipal purposes, public offices	Dwelling houses, places of public worship, places of instruction, institutions, special buildings.	Other uses not mentioned under columns 3 and 4.
XVIII		Dwelling houses, agricultural buildings	All other uses.	
XIX		Dwelling houses, agricultural buildings	Places of public worship, places of instruction, special buildings.	Other uses not mentioned under columns 3 and 4.
XX		Public Garage	Caretaker's flat, restaurant, special buildings, parking garages, panel heaters, spray painting.	Other uses not mentioned under columns 3 and 4.
XXI		Parking	Parking garages, parking areas, loading and off-loading of goods	Other uses not mentioned under columns 3 and 4.
XXII		General		
XXIII		Public Open Space	Public Parks.	Other uses not mentioned under columns 3 and 4.

STANDARD REQUIREMENTS FOR CONSENT USES/ BUSINESS RIGHTS

WEST RAND DISTRICT MUNICIPALITY

Consent uses/Business rights will be subject to the following requirements:

Toestemmingsgebruik/Besigheidsregte sal aan die volgende vereistes onderworpe wees:

- | | |
|---|--|
| <p>1. Compliance with the provisions of the relevant requirements of the West Rand District Municipality regarding</p> <ul style="list-style-type: none"> • consent use; and/or • site development plans | <p>1. Nakoming van die bepalings van die tersaaklike vereistes van die Wes Rand Distriksmunisipaliteit rakende</p> <ul style="list-style-type: none"> • toestemmings gebruik; en/of • terreinontwikkelingsplanne |
| <p>2. The development is restricted to the rights that are applied for.</p> <ul style="list-style-type: none"> • In the event of any further alterations or extensions, further approval must be obtained in writing from the West Rand District Municipality. | <p>2. Die ontwikkeling is beperk tot die regte waarvoor aansoek gedoen word.</p> <ul style="list-style-type: none"> • In die geval van enige verdere veranderings of uitbreidings, moet verdere goedkeuring skriftelik van die Wes Rand Distriksmunisipaliteit verkry word |
| <p>3. Costs pertaining to the rendering of essential engineering services such as water, sewerage, refuse removal and parking facilities must be borne by the developer.</p> <ul style="list-style-type: none"> • Services to be installed must comply with the requirements prescribed by the Director: Planning and Technical Services of the West Rand District Municipality. • Prior to construction of any engineering services of buildings, complete detail plans and specifications must be submitted to the Directorate: Planning and Technical Services of the West Rand District Municipality. | <p>3. Koste verbonde aan die lewering van noodsaaklike ingenieursdienste soos water, riool, vuilisverwydering en parkeerfasiliteite moet deur die ontwikkelaar gedra word.</p> <ul style="list-style-type: none"> • Dienste wat geïnstalleer word, moet voldoen aan vereistes soos voorgeskryf deur die Direkteur: Beplanning en Tegniese Dienste van die Wes Rand Distriksmunisipaliteit. • Alvorens daar met enige konstruksie van ingenieursdienste of geboue aangaande geneem word, moet volledige detailplanne en spesifikasies aan die Direkteoraat: Beplanning en Tegniese Dienste van die Wes Rand Distriksmunisipaliteit voorgelê word. |
| <p>4. The borehole water must be tested chemically and bacteriologically to determine the suitability thereof for human consumption.</p> <ul style="list-style-type: none"> • If the borehole water proves to be unsuitable for human consumption, alternative arrangements must be | <p>4. Die boorgatwater moet chemies en bakteriologies getoets word om die geskiktheid daarvan vir menslike gebruik te bepaal.</p> <ul style="list-style-type: none"> • Indien die boorgatwater onbruikbaar vir menslike gebruik blyk te wees, moet die eienaar op sy eie koste alternatiewelike |

made by the developer at his own costs to purify the water.

reëlings ten opsigte van die suiwering van die water te tref.

- The West Rand District Municipality must be furnished with information in respect of the delivery capacity of the borehole.
 - Die Wes Rand Distriksmunisipaliteit moet van die inligting ten opsigte van die leweringsvermoë van elke boorgat voorsien word.
5. All access roads including parking areas must be paved, as and when required by the West Rand District Municipality.
 5. Alle toegangspaaie insluitende parkeerareas, moet geplavei word, soos en wanneer deur die Wes Rand Distriksmunisipaliteit vereis.
 6. If the rights are not exercised within a period of two years from date of approval or any such extended period as determined by the West Rand District Municipality, the aforementioned rights shall lapse.
 6. Indien die regte nie uitgeoefen word binne twee jaar vanaf datum van goedkeuring nie of sodanige verlengde tydperk soos deur die Wes Rand Distriksmunisipaliteit bepaal sal die voorgemelde regte verval.
 7. The loading and off-loading of goods must only take place within the boundaries of the property.
 7. Die op- en aflaai van goedere mag slegs binne die grense van die eiendom plaasvind.
 8. Building plans for all existing unauthorized structures and future buildings must be submitted to the West Rand District Municipality.
 8. Bouplanne vir alle bestaande ongemagtigde strukture en toekomstige geboue, moet by die Wes Rand Distriksmunisipaliteit vir oorweging ingedien word.
 9. The developer must confirm in writing that any condition laid down by the Gauteng Provincial Government: Department of Public Transport and Roads will be complied with.
 9. Die ontwikkelaar moet skriftelik bevestig dat enige voorwaarde deur die Gauteng Provinsiale Regering: Departement van Openbare Vervoer en Paaie neergelê, nagekom sal word.
 10. The developer must ascertain himself who is the relevant authority responsible for the supply of electricity.
 10. Die ontwikkelaar moet homself vergewis wie die betrokke owerheid is wat vir die voorsiening van elektrisiteit verantwoordelik is.
- On obtaining a certificate from the authority to the effect that the developer complies with all the necessary requirements, same must be submitted to the West Rand District Municipality.
 - By verkryging van 'n sertifikaat vanaf die owerheid tot die effek dat die ontwikkelaar aan al die noodsaaklike vereistes voldoen, moet dit aan die die Wes Rand Distriksmunisipaliteit voorgelê word.

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| <p>11. Fencing and/or screening of the site with a 2m high non-transparent wall must be erected and maintained to the satisfaction of the West Rand District Municipality, as and when required by the WRDM.</p> <p>12. In the event of the development being a public resort, minimum secondary recreational facilities such as a swimming pool, tennis court etc. must be provided on the property prior to the opening of the resort.</p> <p>13. In the event of the development being a public resort and any business rights form part thereof, such rights shall lapse as soon as the resort ceases to function.</p> | <p>11. Omheining en/of afskerming van die terrein, met 'n 2m hoë ondeursigtige muur, moet tot die bevredining van die Wes Rand Distriksmunisipaliteit geskied en in stand gehou word, soos en wanneer vereis deur die WRDM.</p> <p>12. Indien die ontwikkeling 'n openbare oord is, moet minimum sekondêre ontspanningsfasiliteite soos 'n swembad, tennisbaan ens. op die eiendom voor die oopstelling van die oord voorsien word.</p> <p>13. Indien die ontwikkeling 'n openbare oord is en enige besigheidsregte vorm deel daarvan, sal sodanige regte verval sodra die oord ophou om te funksioneer.</p> |
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