



"Ideas never work; unless we do!"

2023-03-14

Ms Y Nkuna
Turning Point Project Management
372 Oak Avenue
Ferndale

Dear Yolanda,

**PROGRESS REPORT ON THE TOWNSHIP ESTABLISHMENT PROCESS
ON PORTION 159 OF THE FARM DIEPKLOOF NO 319 IQ, CITY OF
JOHANNESBURG METROPOLITAN MUNICIPALITY: DIEPKLOOF
EXTENSION 16 (REGISTRATION NUMBER 20-01-0434)**

The above mentioned township establishment application refers.

It can be confirmed that the following steps in the township establishment process have been completed:

1. Preparation and submission of the application: 14 June 2019.
2. Advertisement of application: 10 July 2019 until 07 August 2019.
3. Circulation of application for comments: From 10 July 2019.
4. Compile and submit affidavit and proof of notices to confirm that no objections were received: 13 August 2019.
5. The following comments have been received on the application:
 - 5.1. Johannesburg Water: 07 August 2019: General comments were provided and an outline scheme report requested.
 - 5.2. Johannesburg Roads Agency: 13 August 2019: General comments were provided and a Traffic Impact Assessment Report was requested.
 - 5.3. City Power: 06 September 2019: Indicating the area as an Eskom Area of Supply.
 - 5.4. CoJ Environmental and Infrastructure Services Department (EISD): 13 September 2019: Providing general comments and requesting an EIA application to GDARD and a geotechnical soil investigation report (submitted during March 2022).
 - 5.5. Gauteng Department of Roads and Transport: 25 September 2019: No objection, but requires SANRAL comments.

Directors: Terrence Mokale (B Iuris LLB),
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- 5.6. Eskom: 10 September 2021: indicating the area as a City Power Area of Supply.
- 5.7. Johannesburg Water: 22 October 2021: Requesting engineers to look at alternative services connections.
- 5.8. SANRAL: 11 November 2021: No objections, subject to certain conditions.
- 5.9. City Power: 28 January 2022: City Power cannot provide electricity until certain network upgrades have been done. Estimated timeframe is 60 months. Proclamation may not take place until electricity is available.
- 5.10. CoJ Transport Department: 06 April 2022: Application not supported as the Traffic Impact Assessment does not comply with requirements.
- 5.11. Johannesburg Roads Agency: 03 May 2022: Comments cannot be provided as CoJ Transportation is not in support of the application.
6. The file was sent from the Registration Department to the Land Use Management Department on 16 September 2020, and was allocated to Zara Marais as the Municipal Town Planner to assess the application. Zara is awaiting the following to proceed with the consideration of the application:
 - 6.1. EISD comments to be addressed.
 - 6.2. Environmental authorization from GDARD.
 - 6.3. Supportive comments from CoJ Transportation and the Johannesburg Roads Agency.
 - 6.4. Supportive comments from Johannesburg Water.
 - 6.5. Final Technical Co-ordination comments.

In order to complete the township establishment process, the following steps have to be completed:

1. Environmental consultant to address the EISD comments.
2. Environmental authorization be obtained from GDARD, by the environmental consultant.
3. Traffic engineers to improve the Traffic Impact Assessment Report to comply with CoJ Transportation requirements and obtain supportive comments from CoJ Transportation and the Johannesburg Roads Agency.
4. Civil engineers to address Johannesburg Water proposals, provide updated report and obtain supportive comments.
5. Technical Co-ordination to provide the Municipal Town Planner with co-ordinated technical comments.
6. Municipal Planner to compile a Report for discussion at a Planning Permission Meeting.
7. Municipal Planner to address issues raised at PPM and finalize report for signature by the Area Manager. This could require small amendments to the township layout plan.
8. Municipal Planner to provide letter of approval and approved township layout plan.
9. File will be sent to Legal Administration for finalization.
10. Municipal official to compile draft conditions of establishment.
11. Obtain final erf numbers from the Surveyor-General.
12. Survey township and compile general plan.
13. Submit general plan and draft conditions of establishment to the Surveyor-General for approval.
14. Update conditions of establishment in terms of final erf numbers and general plan number.
15. Comply with pre-proclamation conditions, such as, but not limited to:
 - a. Compilation of the final amendment scheme documents.
 - b. Obtain Record of Decision from GDARD.
 - c. Obtain approved general plan.
 - d. Establishment of Section 21 Company / Property Owner's Association.

16. Apply and obtain certificate to confirm that all the pre-proclamation conditions have been complied with.
17. Conveyancer to open the township register in the Pretoria Deeds Office.
18. Township register to be transferred from the Pretoria to the Johannesburg Deeds Office.
19. Obtain letter of confirmation that the township register is open.
20. Publish township proclamation notice.

Following on the township establishment process, the following steps will be required prior to actual development of the erven in the township:

1. Preliminary and detail design of engineering services.
2. Calculation of the bulk engineering services contributions.
3. Compilation of the engineering services agreement.
4. Payment of bulk engineering services contributions.
5. Installation of engineering services (water, sewerage, electricity, roads, stormwater management and roads).
6. Obtain certificate to confirm that the engineering services have been installed.
7. Erven can be developed and / or transferred.
8. Compilation, submission and approval of site development plans for each erf.
9. Compilation and approval of building plans for each erf.

Please note that the above is a simplified township establishment process, where some of the mentioned steps might require more than one action to complete. Due to the complexity of the process and the number of outstanding matters that is not within our control, we cannot at this stage provide a time frame for the completion of the process.

We trust that you find the above information in order.

Kind regards

Andre Enslin
Andre Enslin
Director: Town Planning