

# APPENDIX L

## OTHER INFORMATION

- Applicant information:
  - Company: Altman Investments (Pty) Ltd
  - Registration number: 1997/003608/07; registered on 13 March 1997
  - Director: Jan Kaptein Ntemane (Identity number: 721226 5344 08 9)
- Property information:
  - Property owner: Altman Investments (Pty) Ltd (1997/003608/07)
  - Portion 21 of the farm Boschfontein 330JQ:
    - Title deed: T124850/2005
    - Size: 4.4103Ha
  - Portion 85 of the farm Boschfontein 330JQ:
    - Title deed: T15894/2008
    - Size: 6.8849Ha
- Zoning: RLM Ref: 14/4/1/863 (24528). "Special" for purposes of resort to include conference and functional facility, chapel and offices
- Original authorization: REC 009/08 NW



# Company Report



Date requested 2018/09/05 22:32  
Reference LARA  
Information source Companies and Intellectual Property Commission

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

## COMPANY SUMMARY

Name ALTMAN INVESTMENTS  
Status IN BUSINESS  
Registration number 1997/003608/07  
Registration date 1997/03/13

## DIRECTOR AND OTHER SUMMARY

### ACTIVE

Name	ID Number	Type	Status
NTEMANE, JAN KAPTEIN	7212265344089	DIRECTOR	ACTIVE

### INACTIVE

Name	ID Number	Type	Status
BEZUIDENHOUT, JACOBUS ANDRIES PETRUS	6504035185003	DIRECTOR	RESIGNED
DE KOCK, ROCCO HUMAN	5704235035088	DIRECTOR	RESIGNED
DU PLESSIS, DANIEL JACOBUS	6710115105080	DIRECTOR	RESIGNED
LOTZ, EDUARD JOHANNES	6905145043083	DIRECTOR	RESIGNED

## AUDITOR SUMMARY

J E VAN DER WESTHUIZEN  
THOMPSON MAHER AND ASSOCIATES  
W W NEZAR  
W W NEZAR

## COMPANY INFORMATION

Enterprise name	ALTMAN INVESTMENTS	Status	IN BUSINESS
Registration number	1997/003608/07	Enterprise type	PRIVATE COMPANY
Tax number	9161396842	Business start date	1997/03/13
Short name	-	Registration date	1997/03/13
Translated name	-	Financial year end	2
Old reg. number	970360807	Fin effective date	1997/03/13
Conv. company No	-	CK date received	-
Region	MPUMALANGA	CK date	-
Country	-	Date of type	1997/03/13
Country of origin	-		

Issued shares	-
Issued capital	-
Authorized shares	-
Authorized capital	-
Industry code	8
Industry	FINANCIAL INTERMEDIATION, INSURANCE, REAL ESTATE AND BUSINESS SERVICES
Principal business	-
Registered address	193A KERK STREET, RUSTENBURG, RUSTENBURG, NORTH WEST, 0299
Postal address	P O BOX 6629, RUSTENBURG, RUSTENBURG, NORTH WEST, 0300

### DIRECTORS AND OTHER (5)

<b>NTEMANE, JAN KAPTEIN</b>			
Initials	JK	Status	ACTIVE
ID/Passport number	7212265344089	Type	DIRECTOR
Date of birth	1972/12/26	Appointment date	2004/12/12
Profession	BUSINESS MAN	Resignation date	2004/02/24
Country of residence	SOUTH AFRICA	Member size (%)	0.00
Residential address	43 DE BEER STREET, ORCHARDS, JOHANNESBURG, 2192	Member contribution (R)	0.00
Postal address	PRIVATE BAG 94330, BOORDFONTEIN, 0201		

<b>BEZUIDENHOUT, JACOBUS ANDRIES PETRUS</b>			
Initials	J A P	Status	RESIGNED
ID/Passport number	6504035185003	Type	DIRECTOR
Date of birth	1965/04/03	Appointment date	1997/05/06
Profession	TOWN PLANNER	Resignation date	2002/12/27
Country of residence	SOUTH AFRICA	Member size (%)	0.00
Residential address	6 KERK STREET, LICHTENBURG, 2740	Member contribution (R)	0.00
Postal address	6 KERK STREET, LICHTENBURG, 2740		

<b>DE KOCK, ROCCO HUMAN</b>			
Initials	R H	Status	RESIGNED
ID/Passport number	5704235035088	Type	DIRECTOR
Date of birth	1957/04/23	Appointment date	1997/05/06
Profession	-	Resignation date	1997/06/05
Country of residence	-	Member size (%)	0.00
Residential address	60 WINSTON AVENUE, ROBINHILLS, RANDBURG, 2125	Member contribution (R)	0.00
Postal address	P O BOX 49, BEDFORDVIEW, 2008		

<b>DU PLESSIS, DANIEL JACOBUS</b>			
Initials	D J	Status	RESIGNED
ID/Passport number	6710115105080	Type	DIRECTOR
Date of birth	1967/10/11	Appointment date	2000/03/01



<b>Profession</b>	BUSINESS MAN	<b>Resignation date</b>	2004/02/24
<b>Country of residence</b>	SOUTH AFRICA	<b>Member size (%)</b>	0.00
<b>Residential address</b>	15 SALATI RIVIER AVENUE, CASHAN EXTENSION 4, RUSTENBURG, 0299	<b>Member contribution (R)</b>	0.00
<b>Postal address</b>	POSTNET SUITE, PRIVATE BAG X82329, RUSTENBURG, 0300		
<b>LOTZ, EDUARD JOHANNES</b>			
<b>Initials</b>	E J	<b>Status</b>	RESIGNED
<b>ID/Passport number</b>	6905145043083	<b>Type</b>	DIRECTOR
<b>Date of birth</b>	1969/05/14	<b>Appointment date</b>	2000/03/01
<b>Profession</b>	BUSINESSMAN	<b>Resignation date</b>	2004/12/12
<b>Country of residence</b>	SOUTH AFRICA	<b>Member size (%)</b>	0.00
<b>Residential address</b>	679 HELIOS STREET, GARSFONTEIN, EXTENSION 2, PRETORIA, 0081	<b>Member contribution (R)</b>	0.00
<b>Postal address</b>	P O BOX 39044, MORELETTA PARK, 0044		

**SECRETARY COMPANIES AND CCS (NONE)**

**COMPANY SECRETARY NATURAL PERSONS (NONE)**

**BOTH DIRECTOR / OFFICERS (NONE)**

**ALTERNATIVE DIRECTORS (NONE)**

**OFFICERS (NONE)**

**LOCAL MANAGERS (NONE)**

**TRUSTS (NONE)**

**AUDITORS (4)****J E VAN DER WESTHUIZEN**

<b>Profession code</b>	CHARTERED ACCOUNTS	<b>Status</b>	RESIGN
<b>Profession number</b>	-	<b>Profession</b>	AUDITOR
<b>Reg. entry date</b>	-	<b>Start date</b>	-
<b>Expiry date</b>	-	<b>End date</b>	2005/09/14
<b>Reference number</b>	-	<b>CM31 completed</b>	-
<b>Fine letter</b>	-	<b>CM31 received</b>	-
<b>Physical address</b>	118 KOCK STREET, RUSTENBURG, 0299		
<b>Postal address</b>	P O BOX 1220, RUSTENBURG, 0300		

**THOMPSON MAHER AND ASSOCIATES**

<b>Profession code</b>	CHARTERED ACCOUNTS	<b>Status</b>	RESIGN
<b>Profession number</b>	-	<b>Profession</b>	AUDITOR
<b>Reg. entry date</b>	1997/12/05	<b>Start date</b>	1997/12/05
<b>Expiry date</b>	-	<b>End date</b>	-
<b>Reference number</b>	-	<b>CM31 completed</b>	1997/12/05
<b>Fine letter</b>	-	<b>CM31 received</b>	1997/05/20
<b>Physical address</b>	104 GREENWAY, GREENSIDE, JOHANNESBURG, 2001		
<b>Postal address</b>	P O BOX 84583, GREENSIDE, 2034		

**W W NEZAR**

<b>Profession code</b>	CHARTERED ACCOUNTS	<b>Status</b>	RESIGN
<b>Profession number</b>	395048	<b>Profession</b>	AUDITOR
<b>Reg. entry date</b>	2005/10/13	<b>Start date</b>	2005/09/14
<b>Expiry date</b>	-	<b>End date</b>	2012/02/10
<b>Reference number</b>	-	<b>CM31 completed</b>	2005/10/13
<b>Fine letter</b>	-	<b>CM31 received</b>	2005/10/13
<b>Physical address</b>	98 BEYERS NAUDE AVENUE, RUSTENBURG, 0299		
<b>Postal address</b>	P O BOX 6629, RUSTENBURG, 0300		

**W W NEZAR**

<b>Profession code</b>	CHARTERED ACCOUNTS	<b>Status</b>	RESIGN
<b>Profession number</b>	-	<b>Profession</b>	AUDITOR
<b>Reg. entry date</b>	1997/12/05	<b>Start date</b>	1997/12/05
<b>Expiry date</b>	-	<b>End date</b>	-
<b>Reference number</b>	-	<b>CM31 completed</b>	-
<b>Fine letter</b>	-	<b>CM31 received</b>	-
<b>Physical address</b>	WOLMARANSSTRAAR 98, RUSTENBURG, 0299		
<b>Postal address</b>	POSBUS 6629, RUSTENBURG, 0300		

**CAPITAL INFORMATION**

No capital information to display.



HISTORY	
Effective Date	Change Type
2018/03/20	RE-INSTATE APPLICATION (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5110034018)
2017/10/24	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - IN PROCESS OF DEREGISTRATION LAST PAYMENT FOR AR YEAR/MONTH IS 2015/3.)
2015/09/10	AUDITOR/ACC OFFICER CHANGE (NOTICE OF CHANGE OF AUDITOR AND W W NEZAR - RESIGNED)
2015/07/23	RE-INSTATE APPLICATION (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 528132537)
2015/06/11	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - IN PROCESS OF DEREGISTRATION LAST PAYMENT FOR AR YEAR/MONTH IS 2013/3.)
2014/12/12	REGISTERED ADDRESS CHANGE (193A KERK STREET RUSTENBURG RUSTENBURG NORTH WEST0299)
2010/02/09	RE-INSTATE APPLICATION (ANNUAL RETURN NON COMPLIANCE - CANCELLATION OF DEREGISTRATION)
2009/11/12	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - DEREGISTRATIONREGISTRATION DATE: 13/03/1997AR DUE DATE: 01/03/2008AR LATE DATE: 01/05/2008DEREGISTRATION COMMENCE DATE: 01/11/2008DEREGISTRATION ACTION DATE: 12/11/2009)
2005/09/14	AUDITOR/ACC OFFICER CHANGE (P O BOX 6629RUSTENBURG0300STATUS : ADDRESS CHANGE)
2005/09/14	AUDITOR/ACC OFFICER CHANGE (J E VAN DER WESTHUIZENREPORTED MATERIAL IRREGULARITY ON : STATUS : RESIGN)
2004/12/17	REGISTERED ADDRESS CHANGE (98 WOLMARANS STREETRUSTENBURG0299)
2004/12/17	POSTAL ADDRESS CHANGE (P O BOX 6629RUSTENBURG0300)
2004/12/12	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME = NTEMANEFIRST NAMES = JAN KAPTEINSTATUS = ACTIVE)
2004/12/12	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME = DU PLESSISFIRST NAMES = DANIEL JACOBUSSTATUS = RESIGNED)
2004/12/12	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = LOTZFIRST NAMES = EDUARD JOHANNESSTATUS = RESIGNED)
2004/11/09	AUDITOR/ACC OFFICER CHANGE (CHANGE RECORDNAME : = J E VAN DER WESTHUIZENSTATUS : = CURRENT)
2004/11/09	AUDITOR/ACC OFFICER CHANGE (CHANGE RECORDNAME : = W W NEZARSTATUS : = RESIGN)
2004/11/09	AUDITOR/ACC OFFICER CHANGE (CHANGE RECORDNAME : = THOMPSON MAHER AND ASSOCIATESSTATUS : = RESIGN)
2004/11/09	AUDITOR/ACC OFFICER CHANGE (ADD RECORDNAME : = J E VAN DER WESTHUIZENSTATUS : = CURRENT)
2004/10/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = DU PLESSISFIRST NAMES = DANIEL JACOBUSSTATUS = RESIGNED)
2004/10/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = LOTZFIRST NAMES = EDUARD JOHANNESSTATUS = ACTIVE)
2003/09/29	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = BEZUIDENHOUTFIRST NAMES = JACOBUS ANDRIES PETRUSSTATUS = RESIGNED)
2002/10/11	POSTAL ADDRESS CHANGE (P O BOX 84583GREENSIDE2034)
2002/10/11	REGISTERED ADDRESS CHANGE (104 GREENWAYGREENSIDE2193)
2002/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = DE KOCKFIRST NAMES = ROCCO HUMANSTATUS = RESIGNED)
2002/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME = BEZUIDENHOUTFIRST NAMES = JACOBUS ANDRIES PETRUSSTATUS = ACTIVE)

2002/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME = LOTZFIRST NAMES = EDUARD JOHANNESSTATUS = ACTIVE)
2002/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME = DU PLESSISFIRST NAMES = DANIEL JACOBUSSTATUS = ACTIVE)
2000/07/06	AUDITOR/ACC OFFICER CHANGE (CHANGE RECORDNAME := THOMPSON MAHER AND ASSOCIATESSTATUS := RESIGN)
2000/07/06	AUDITOR/ACC OFFICER CHANGE (ADD RECORDNAME := W W NEZARSTATUS := CURRENT)
1997/06/09	POSTAL ADDRESS CHANGE (P O BOX 84583GREENSIDE2034)
1997/06/09	REGISTERED ADDRESS CHANGE (104 GREENWAYGREENSIDEJOHANNESBURG2001)
1997/05/29	POSTAL ADDRESS CHANGE (PRIVATE BAG X4HATFIELD0028)
1997/05/29	REGISTERED ADDRESS CHANGE (165 LYNNWOOD ROADBROOKLYNPRETORIA0181)
1997/05/12	AUDITOR/ACC OFFICER CHANGE (NO INFORMATION TO DISPLAY)

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# WinDeed Property Report



Name **BOSCHFONTEIN**, Number **330**, Portion **21**

## REGISTERED PROPERTY DETAILS

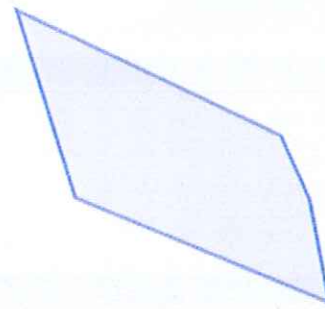
Property Type	FARM	Diagram Deed	T10224/917
Farm Number	330	Registered Size	4.4103H
Portion Number	21	Municipality	RUSTENBURG LOCAL MUNICIPALITY
Farm Name	BOSCHFONTEIN	Province	NORTH-WEST
Registration Division	JQ	Coordinates (Lat/Long)	-25.778342 / 27.255906
Deeds Office	PRETORIA		

## OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	T124850/2005
Name	ALTMAN INV PTY LTD	Purchase Date	2005/06/10
Registration Number	199700360807	Purchase Price (R)	667,000
Share (%)	-	Registration Date	2005/09/29

## MAPS



## PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

### Room Configuration

Bedrooms	1	Reception Areas	-
Bathrooms	1	Study/Office	-
Kitchens	1		
Internal Finishes	-		

### General Information

Door Number	-	Roof Type	-
Floor Size (m²)	-	Wall Type	-
Storeys	-	Construction Year	-

### Other Features

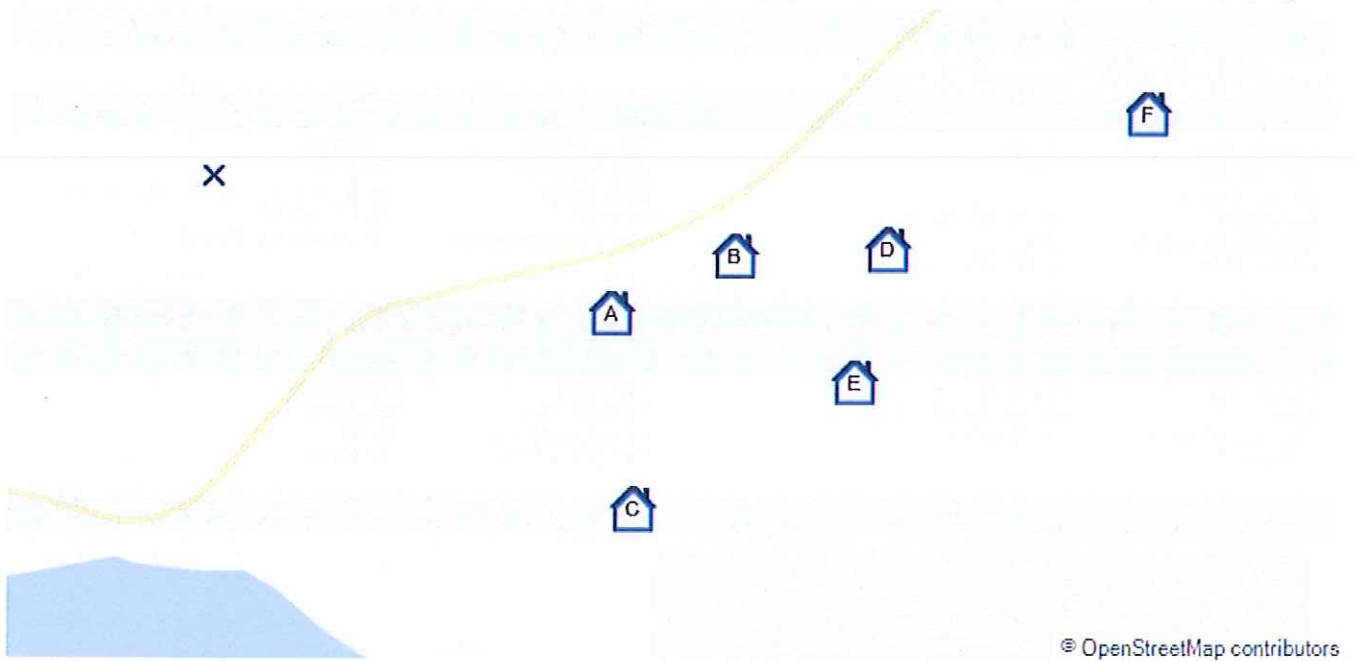
Garages	-	Additional Dwellings	-
Garden	-		
Pool	-		

## MUNICIPAL VALUATION

Municipal Valuation	-	Valuation Year	-
Zoning Usage	-		

## SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



### Recently Registered Transfers

	Address / Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A	BOSCHFONTEIN/JQ, 330, 164	40 000	7,800,000	567	2016/07/02	2016/10/17
B	BOSCHFONTEIN/JQ, 330, 165	40 000	7,800,000	701	2016/07/02	2016/10/17
C	BOSCHFONTEIN/JQ, 330, 3	200 000	7,800,000	742	2016/07/02	2016/10/17
D	BOSCHFONTEIN/JQ, 330, 166	40 000	7,800,000	897	2016/07/02	2016/10/17
E	BOSCHFONTEIN/JQ, 330, 76	40 000	7,800,000	902	2016/07/02	2016/10/17
F	BOSCHFONTEIN/JQ, 330, 74	200 000	7,800,000	1 232	2016/07/02	2016/10/17

### Sales Analysis

6 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m <sup>2</sup>	Extent (m <sup>2</sup> )
Highest Priced Property	7,800,000	195	40 000
Average Priced Property	7,800,000	84	93 333
Lowest Priced Property	7,800,000	39	200 000

### BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
JQ,330,21	-	-
CL-RUSTENBURG DC	-	-
C533/973-WATER-COURT	-	-
B160415/2005	667,000	STANDARD BANK OF SOUTH AFRICA LTD
K254/1963S	-	-
K2200/1987S	-	-
I-10158/2012AT	-	98/2012

### PROPERTY HISTORY

Document Number	Amount (R)	Holder
B8780/2000	-	-
T140694/1998	-	SCHMUTZ LOUIZA DOLLEY
T11725/1961	-	SMIT DAVID MULLER
B24587/1963	-	-
B46987/1979	-	-



## WinDeed Database Deeds Office Property

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## BOSCHFONTEIN, 330, 21 (REMAINING EXTENT) (PRETORIA)

**GENERAL INFORMATION**

Date Requested 2018/09/04 16:55  
Deeds Office PRETORIA  
Information Source WINDEED DATABASE  
Reference LARA

**PROPERTY INFORMATION**

Property Type FARM  
Farm Name BOSCHFONTEIN  
Farm Number 330  
Portion Number 21 (REMAINING EXTENT)  
Local Authority RUSTENBURG LOCAL MUNICIPALITY  
Registration Division JQ  
Province NORTH-WEST  
Diagram Deed T10224/917  
Extent 4.4103H  
Previous Description -  
LPI Code T0JQ00000000033000021

**OWNER INFORMATION**

Owner 1 of 1  
Type COMPANY  
Name ALTMAN INV PTY LTD  
ID / Reg. Number 199700360807  
Title Deed T124850/2005  
Registration Date 2005/09/29  
Purchase Price (R) 667,000  
Purchase Date 2005/06/10  
Share 0.00  
Microfilm 2007 0034 3160  
Multiple Properties NO  
Multiple Owners NO

**ENDORSEMENTS (7)**

#	Document	Institution	Amount (R)	Microfilm
1	JQ,330,21	-	UNKNOWN	1987 0870 0745
2	C533/973-WATER-COURT	-	UNKNOWN	-
3	K2200/1987S	-	UNKNOWN	1987 1150 1354
4	K254/1963S	-	UNKNOWN	-
5	B160415/2005	STANDARD BANK OF SOUTH AFRICA LTD	667,000	2007 0081 5654
6	CL-RUSTENBURG DC	-	UNKNOWN	-
7	I-10158/2012AT	98/2012	UNKNOWN	-

**HISTORIC DOCUMENTS (5)**

#	Document	Owner	Amount (R)	Microfilm
1	B46987/1979	-	UNKNOWN	1999 0070 3484
2	T140694/1998	SCHMUTZ LOUIZA DOLLEY	ESTATE	2005 1124 0669
3	B24587/1963	-	UNKNOWN	1987 1150 1371
4	B8780/2000	-	UNKNOWN	2002 1054 3741
5	T11725/1961	SMIT DAVID MULLER	UNKNOWN	1995 0708 2498

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# WinDeed Property Report



Name **BOSCHFONTEIN**, Number **330**, Portion **85**

## REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed	T45145/988
Farm Number	330	Registered Size	6.8849H
Portion Number	85	Municipality	RUSTENBURG LOCAL MUNICIPALITY
Farm Name	BOSCHFONTEIN	Province	NORTH-WEST
Registration Division	JQ	Coordinates (Lat/Long)	-25.779782 / 27.256144
Deeds Office	PRETORIA		

## OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	T15894/2008
Name	ALTMAN INV PTY LTD	Purchase Date	2007/06/14
Registration Number	199700360807	Purchase Price (R)	1,700,000
Share (%)	-	Registration Date	2008/02/20

## MAPS



## PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

### Room Configuration

Bedrooms	1	Reception Areas	-
Bathrooms	1	Study/Office	-
Kitchens	1		
Internal Finishes	-		

### General Information

Door Number	-	Roof Type	-
Floor Size (m²)	-	Wall Type	-
Storeys	-	Construction Year	-

### Other Features

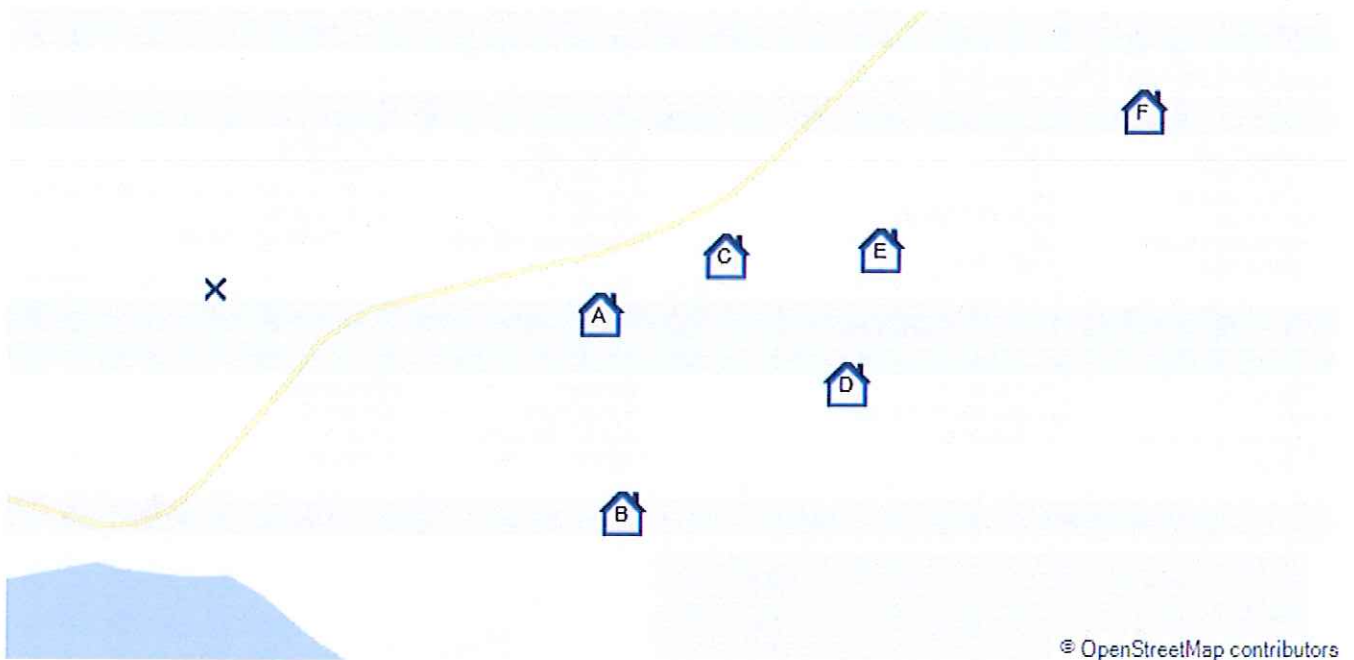
Garages	-	Additional Dwellings	-
Garden	-		
Pool	-		

## MUNICIPAL VALUATION

Municipal Valuation	-	Valuation Year	-
Zoning Usage	-		

## SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



### Recently Registered Transfers

	Address / Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A	BOSCHFONTEIN/JQ, 330, 164	40 000	7,800,000	505	2016/07/02	2016/10/17
B	BOSCHFONTEIN/JQ, 330, 3	200 000	7,800,000	627	2016/07/02	2016/10/17
C	BOSCHFONTEIN/JQ, 330, 165	40 000	7,800,000	665	2016/07/02	2016/10/17
D	BOSCHFONTEIN/JQ, 330, 76	40 000	7,800,000	836	2016/07/02	2016/10/17
E	BOSCHFONTEIN/JQ, 330, 166	40 000	7,800,000	866	2016/07/02	2016/10/17
F	BOSCHFONTEIN/JQ, 330, 74	200 000	7,800,000	1 228	2016/07/02	2016/10/17

### Sales Analysis

6 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m <sup>2</sup>	Extent (m <sup>2</sup> )
Highest Priced Property	7,800,000	195	40 000
Average Priced Property	7,800,000	84	93 333
Lowest Priced Property	7,800,000	39	200 000

### BONDS AND OTHER DOCUMENTS

Document Number	Amount (R)	Holder
CL-RUSTENBURG DC	-	-
B32523/2011	3,600,000	INDUSTRIAL DEVELOPMENT CORP OF SOUTH AFRICA LTD
B12897/2011	6,900,000	INDUSTRIAL DEVELOPMENT CORP OF SOUTH AFRICA LTD

### PROPERTY HISTORY

Document Number	Amount (R)	Holder
B175458/2005	126,000	STANDARD BANK VAN SUID-AFRIKA LTD
B70454/2005	765,000	STANDARD BANK OF SOUTH AFRICA LTD
B13056/2003	56,000	ABSA BANK LTD
B68982/2002	274,500	ABSA BANK LTD
T96073/2002	277,000	ZOE TECHNOLOGIES CC
T40529/1996	150,000	MAY HARRIET JANE LE
T45145/1988	-	MAY ANN MAREE LE

### AMENITIES

Name	Type	Distance (m)
Moyantshe	Transport and Public Services	1 798



## WinDeed Database Deeds Office Property

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BOSCHFONTEIN, 330, 85 (PRETORIA)

**GENERAL INFORMATION**

Date Requested 2018/09/04 16:56  
Deeds Office PRETORIA  
Information Source WINDEED DATABASE  
Reference LARA

**PROPERTY INFORMATION**

Property Type FARM  
Farm Name BOSCHFONTEIN  
Farm Number 330  
Portion Number 85  
Local Authority RUSTENBURG LOCAL MUNICIPALITY  
Registration Division JQ  
Province NORTH-WEST  
Diagram Deed T45145/988  
Extent 6.8849H  
Previous Description -  
LPI Code T0JQ0000000033000085

**OWNER INFORMATION**

Owner 1 of 1

Type COMPANY  
Name ALTMAN INV PTY LTD  
ID / Reg. Number 199700360807  
Title Deed T15894/2008  
Registration Date 2008/02/20  
Purchase Price (R) 1,700,000  
Purchase Date 2007/06/14  
Share 0.00  
Microfilm 2008 0520 4322  
Multiple Properties NO  
Multiple Owners NO

**ENDORSEMENTS (3)**

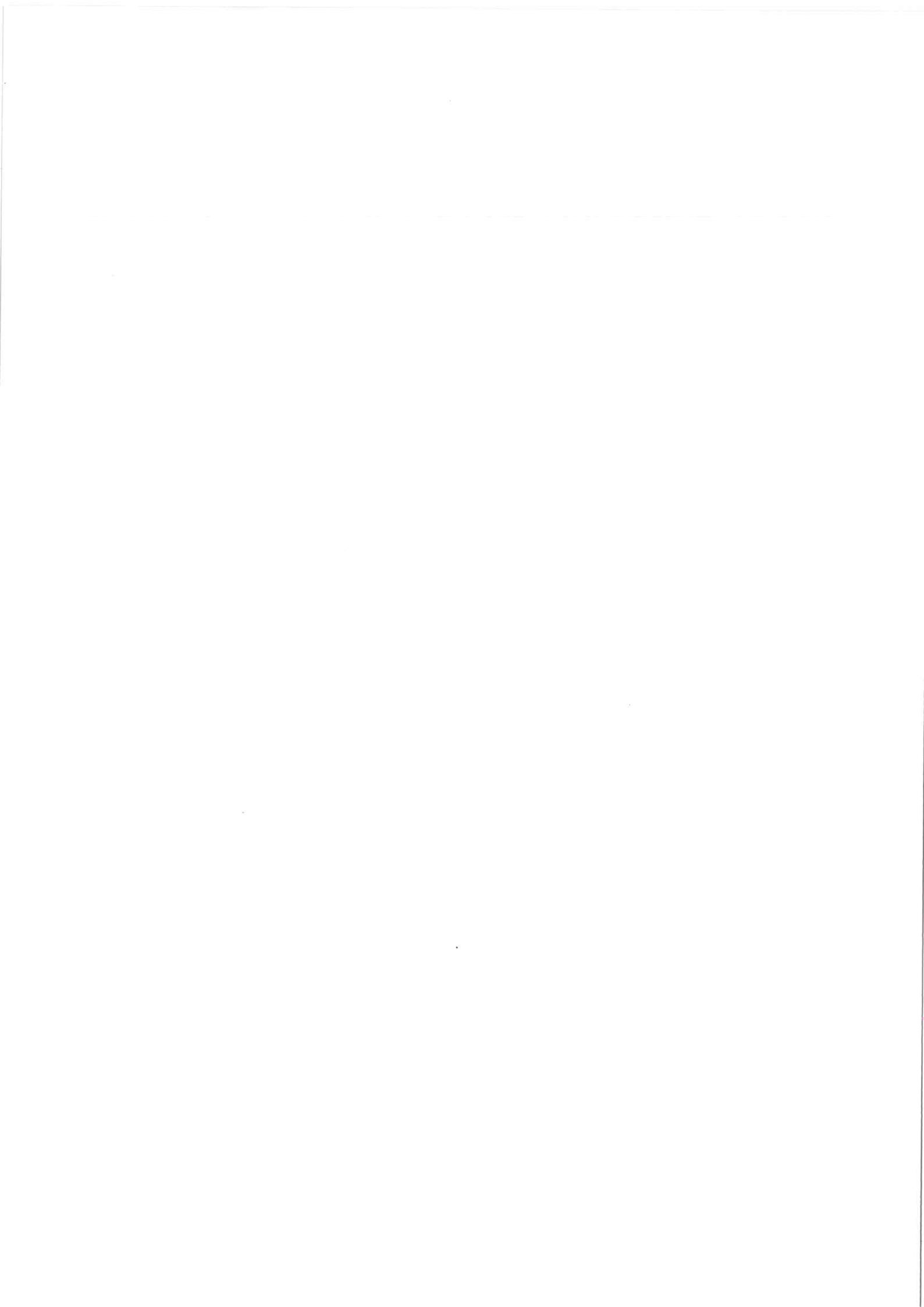
#	Document	Institution	Amount (R)	Microfilm
1	B12897/2011	INDUSTRIAL DEVELOPMENT CORP OF SOUTH AFRICA LTD	6,900,000	-
2	B32523/2011	INDUSTRIAL DEVELOPMENT CORP OF SOUTH AFRICA LTD	3,600,000	-
3	CL-RUSTENBURG DC	-	UNKNOWN	-

**HISTORIC DOCUMENTS (7)**

#	Document	Owner	Amount (R)	Microfilm
1	B175458/2005	STANDARD BANK VAN SUID-AFRIKA LTD	126,000	2008 0520 4458
2	T45145/1988	MAY ANN MAREE LE	CRT	1996 0579 3555
3	T96073/2002	ZOE TECHNOLOGIES CC	277,000	2008 0520 4345
4	B68982/2002	ABSA BANK LTD	274,500	2005 1180 4241
5	T40529/1996	MAY HARRIET JANE LE	150,000	2005 0192 4403
6	B13056/2003	ABSA BANK LTD	56,000	2005 1180 4228
7	B70454/2005	STANDARD BANK OF SOUTH AFRICA LTD	765,000	2008 0520 4431

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# RUSTENBURG LOCAL MUNICIPALITY

## DIRECTORATE: PLANNING AND HUMAN SETTLEMENT



P O Box 16, Rustenburg, 0300, North West Province, South Africa  
Tel: (014) 590 3004 Fax: (014) 590 3006 Email: [jjpieters@rtbcc.ca](mailto:jjpieters@rtbcc.ca)

T MOLWANTWA/jt  
Ref: 14/4/1/863 (24528)

Nhluvuko Consulting  
Postnet Suite X 11170  
Private Bag X 82329  
RUSTENBURG  
0300

2009-04-29

Sir

### APPLICATION FOR AMENDMENT SCHEME 324: REMAINDER EXTENT OF PORTION 21 AND 85 (A PORTION OF PORTION 3) FARM BOSCHFONTEIN 330 JQ

Your application refers.

The Portfolio Committee: Planning and Human Settlement resolved per Item 50 dated 15 April 2009, as follows:

That application submitted, in terms of Section 56 for the rezoning of remaining extend of portion 21 and portion 85 (A portion of portion 3) of the farm Boschfontein 330 JQ from "Agricultural" to "Special" for the purposes a resort including conference and functional facility, chapel, and offices , be approved, subject to the following conditions:

1. Schedule Zoning: "Special" for the purpose of resort to include conference and functional facility, chapel, and offices  
Height: 2 Storeys  
FAR: 0,2  
Coverage: 10%  
Parking: As per Town Planning Scheme.  
Other Conditions: A Site Development Plan must be submitted to the Local Authority for approval prior to approval of the building plan;
- 2 General Conditions:
  - 2.1 That the waste must be handled according to council's waste management guidelines;



- 2.2 The all recyclable materials must be separated at source;
- 2.3 That recognition of Municipal Health By-Laws and other pertinent health legislation throughout all development processes;
- 2.4 The Schedule 10, paragraph 1-3 of Public-Laws outlined the requirements which should be followed when operating accommodation establishment;
- 2.5 Those necessary measures be taken to prevent activities conducted on the premises which may negatively affect neighboring communities around the vicinity;
- 2.6 That building plans and/or relevant application must be submitted and approved prior to the commencement of any construction work (external/internal) or demolition of any building;
- 2.8 That any change in the use of the building for purposes other than the previous approved plans be submitted for approval prior to any construction work;
- 2.9 That the approval of the site development be subjected to the condition that the application be liable to pay the cost involved for a suitable electricity supply;
- 2.10 That the water from the borehole be tasted and the result be submitted to the Rustenburg Local Municipality;
- 2.11 Adequate measures must be implemented to regarding the collection, removal and disposal of waste;
- 2.12 Provision must be made for the adequate storage of used and contaminated substance such as oil, lubricants and other petroleum products during the construction phase of the development. The substance must be stored in such a way that they would not pose threat to the environment. All hazardous substance must be removed and disposed off at a licensed facility;
- 2.13 The nature of the proposed development could lead to generation of significant amount of sewage effluent and therefore proper sewage effluent facilities must be provided;
- 2.14 That the application be approved excluding a day picnic area.
- 2.15 That promulgation notice, Map 3 and annexure be submitted to the Rustenburg Local Municipality for finalization of the application.

Yours faithfully



DIRECTOR: PLANNING AND HUMAN SETTLEMENT

# **APPENDIX M**

## **FINANCIAL PROVISION**

Not applicable to this application.





# **APPENDIX N CLOSURE PLAN**

Not applicable to this application.





# Department of Agriculture, Conservation & Environment

Reference:	REC 009/08 NW
Enquiries:	Mr. T. Pushoyabone
Telephone:	(018) 389 5745
Fax No:	(018) 389 5006
Email:	TPushoyabone@nwpg.gov.za

Attention: Mr. Jan Ntemane  
Kgaswane Country Lodge  
Postnet Suite 4172  
Private Bag X 82323  
Rustenburg  
0300

Tel: (014) 592 3212  
Cell: 082 901 6799  
Fax: 086 690 4277

PER FACSIMILE & POST

Dear Sir

**RE: ENVIRONMENTAL AUTHORISATION FOR THE CONSTRUCTION OF FACILITIES OR INFRASTRUCTURE, INCLUDING ASSOCIATED STRUCTURES OR INFRASTRUCTURE FOR RESORTS, LODGES, HOTELS OR OTHER TOURISM AND HOSPITALITY FACILITIES IN A PROTECTED AREA CONTEMPLATED IN THE NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, 2003 (ACT NO. 57 OF 2003) ON PORTIONS 21 AND 85 OF THE FARM BOSCHFONTEIN 330 JQ, RUSTENBURG LOCAL MUNICIPALITY, NORTH WEST PROVINCE.**

**REC 009/08 NW**

Your application in terms of section 24G of the National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended) (hereafter referred to as NEMA) in respect of the construction of facilities or infrastructure, including associated structures or infrastructure for resorts, lodges, hotels or other tourism and hospitality facilities in a protected area contemplated in the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (listed activity number 1(d) in GN. No. R. 386 of 21 April 2006) Regulations in terms of Chapter 5 of NEMA, 1998 refers.

The Section 24G Report dated October 2008 for the construction of facilities or infrastructure, including associated structures or infrastructure for resorts, lodges, hotels or other tourism and hospitality facilities in a protected area on portions 21 and 85 of the farm Boschfontein 330 JQ, Rustenburg Local Municipality, North West Province compiled by Lesekha Consulting as well as other related correspondence, have been evaluated and verified to determine whether this activity will have significant negative impacts on the environment.

REC 009/08 NW

1

Agricentre, cnr. Dr. James Moroka Drive & Stadium Road  
(opposite Convention Centre) Mafikeng



Private Bag X2039, Mmabatho, 2735, South Africa  
Tel: +27 (18) 389 5111



In terms of section 42A of National Environmental Management Act, 1998 as amended, and by virtue of the powers delegated by the MEC, I Tshepo Moremi, in my capacity as the Chief Director: Environmental Services of the Department of Agriculture, Conservation and Environment authorises:

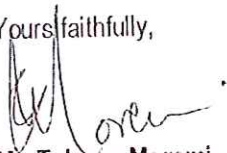
*The construction of facilities or infrastructure, including associated structures or infrastructure for resorts, lodges, hotels or other tourism and hospitality facilities in a protected area which refers to the 47 Ensuite rooms, a conference block, reception, office block, a restaurant and a massage parlour on portions 21 and 85 of the farm Boschfontein 330 JQ, Rustenburg Local Municipality, North West Province.*

Permission is not granted for the day picnic area.

Enclosed please find the Environmental Authorisation and the conditions under which your application is authorised.

In terms of section 43 of the *National Environmental Management Act* (Act No. 107 of 1998) (as amended) formal appeals relating to this rectification and environmental authorisation may be lodged to the Member of the Executive Council, Department of Agriculture, Conservation and Environment.

Yours faithfully,



Mr. Tshepo Moremi  
Chief Director: Environmental Services  
Department of Agriculture, Conservation and Environment

Date: 09/03/2009

Cc: Ms. Lesego Senna  
Lesekha Consulting cc  
Tel No: 018 381 1979  
Fax No: 018 381 1979

## Table of Contents

			Page no.
A		Definitions	4
B		Environmental Authorisation	4
	1.	Reference Number	4
	2.	Brief Description of Activity	4
	3.	Location	4
	4.	Applicant	4
	5.	Environmental Assessment Practitioner	5
	6.	Site Visit	5
	7.	Decision	5
	7.1.	Background	5
	7.2.	Information Considered in Making the Decision	5-6
	7.3.	Key Factors Considered in Making the Decision	6
	7.4.	Findings	6-7
	8.	Conditions	7
	8.1.	Standard Conditions	7
	8.2.	Specific Conditions	8
	8.2.1.	Operation of the Activity	8- 9
	8.2.2.	Site Closure and Decommissioning	9
	8.2.3.	Monitoring	9
	8.3.	Non-compliance Condition	9-10
	9.	Appeal of Authorisation	10
	10.	Issued By	10

A. DEFINITIONS

"Activity" means an activity identified in Government Notice No. R. 386 and No. R. 387 of 2006 as a listed activity.

"the Act" means the National Environmental Management Act, 1998 (Act No. 107 of 1998)

"the Department" means the Department of Agriculture, Conservation and Environment

"the Regulations" means the Environmental Impact Assessment Regulations, 2006.

B. ENVIRONMENTAL AUTHORISATION

DECISION IN TERMS OF SECTION 24G(2)(b) OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998, (AS AMENDED) AND ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS 2006 (REGULATION 37) WITH REGARD TO THE UNDERTAKING OF THE ACTIVITY DESCRIBED BELOW AS REQUIRED BY GOVERNMENT NOTICE NO. R 385 OF 21 APRIL 2006

1. REFERENCE NUMBER: REC 009/08 NW

2. BRIEF DESCRIPTION OF ACTIVITY:

The activity entails the development and operation of 47 Ensuites, a conference block, reception, office block, a restaurant and a massage parlour on portions 21 and 85 of the farm Boschfontein 330 JQ, Rustenburg Local Municipality, North West Province.

3. LOCATION:

The activity is located on portions 21 and 85 of the farm Boschfontein 330 JQ, Rustenburg Local Municipality, North West Province

4. APPLICANT:

Mr. Jan Ntemane  
Kgaswane Country Lodge  
Postnet Suite 4172  
Private Bag X 82323  
Rustenburg  
0300

Tel: (014) 592 3212  
Cell: 082 901 6799  
Fax: 086 690 4277



## 5. ENVIRONMENTAL ASSESSMENT PRACTITIONER

Ms. Lesego Senna  
Lesekha Consulting  
30 Nelson Mandela Drive  
Suite 102 Hatchard Place  
Mafikeng  
2745

Tel No: (018) 381 1979  
Cell: 083 763 7854  
Fax No: (018) 381 1979

## 6. SITE VISIT

The first site visit was conducted on the 17<sup>th</sup> November 2008 by Messrs. Lesedi Boihang and Tebogo Pushoyabone from DACE North West. The second site visit was conducted on the 11<sup>th</sup> February 2009 by Messrs. T Moremi and M Nkosi from DACE North West.

## 7. DECISION

The Department is satisfied, on the basis of the information available to it and subject to compliance with the conditions of this environmental authorization, that an Authorisation is granted in terms of section 24G of the National Environmental Management Act, 1998 (No. 107 of 1998) (as amended) in respect of 47 Ensuite rooms, a conference block, reception, office block, a restaurant and a massage parlour on portions 21 and 85 of the farm Boschfontein 330 JQ, Rustenburg Local Municipality, North West Province.  
**No authorisation is granted for the establishment and use of a day picnic area.**

Details / reasons regarding the basis on which the Department reached this decision are set out below.

### 7.1. BACKGROUND

The applicant, Mr. Jan Ntemane applied for authorisation to carry on the following activity –

The development and operation of 47 Ensuite rooms, a conference block, reception, office block, a restaurant and a massage parlour on portions 21 and 85 of the farm Boschfontein 330 JQ, Rustenburg Local Municipality, North West Province.

The applicant appointed Lesekha Consulting to compile the Section 24G Report.

### 7.2. INFORMATION CONSIDERED IN MAKING THE DECISION

In reaching its decision, the Department took, *inter alia*, the following into consideration –

- (a) The information contained in the Section 24G Report dated October 2008 (Including the Ecological Report, Visual Impact Study and other related documents);

- (b) Proof that Public Participation Process was adequately undertaken (an advertisement was placed on the Rustenburg Herald newspaper of 01<sup>st</sup> August 2008 and site notices were put up in different public areas)
- (c) The comments received from all interested and affected Parties
- (d) The objectives and requirements of relevant legislation (section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), other environmental legislation, policies and guidelines
- (e) Relevant information contained in the Departmental information base including –  
*The Administrator's Notice 127 of 4 May 1994;*
- (f) The findings of the site visit conducted 17<sup>th</sup> November 2008 by Messrs. Lesedi Boihang and Tebogo Pushoyabone from DACE North West and the second site visit conducted on the 11<sup>th</sup> February 2009 by Messrs. T Moremi and M Nkosi from DACE North West.
- (g) The fact that this project in line with the spirit of ecotourism within the Magaliesburg Protected Natural Environment as opposed to industrial, mining or residential developments.

### 7.3. KEY FACTORS CONSIDERED IN MAKING THE DECISION

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance are set out below.

- a) Environmental issues identified and mitigation measures of environmental impacts,
- b) The information contained in the Section 24G Report dated October 2008 (Including the Ecological Report, Visual Impact Study and other related documents);
- c) The requirements of relevant government legislation, policies and guidelines, including section 2 of the National Environment Management Act ("NEMA") have been considered.
- d) The legal and procedural requirements have been complied with and the information contained in the documents is to the satisfaction of this Department.

### 7.4. FINDINGS

After consideration of the information and factors listed above, the Department made the following findings

- a) The Public Participation Process was conducted adequately,
- b) The legal and procedural requirements have been complied with and the information contained in the documents is to the satisfaction of this Department.



- c) The mitigation measures proposed in the Environmental Management Plan dated October 2008 are acceptable and practical for implementation.
- d) It is envisaged that, should the conditions stipulated in this authorisation be complied with, the negative environmental impacts of this activity will be minimised.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the authorised activity will not conflict with the general objectives of Integrated Environmental Management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the authorised activity can be mitigated to acceptable levels.

The granting of this authorisation is subject to the following conditions set out below:

## 8. CONDITIONS

### 8.1 STANDARD CONDITIONS

- 8.1.1 Authorisation of the activity is subject to the conditions contained in this authorisation, which forms part of the environmental authorisation and are binding on the holder of the authorisation.
- 8.1.2 The holder of the authorisation is responsible for ensuring compliance with the conditions by any person acting on his or her behalf, including but not limited to, an agent, sub-contractor, employee or person rendering a service to the holder of the authorisation.
- 8.1.3 The activity which is authorised must only be carried out at the property indicated and specified above (Item B. 3).
- 8.1.4 Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
- 8.1.5 A copy of this authorisation must be kept at the site. The authorisation must be produced to any government official(s) who may request to see it for inspection purposes and must be made available to the contractor(s) / subcontractor (s) authorised to undertake work at the property/on site.
- 8.1.6 Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must in writing notify the Department, within reasonable time.
- 8.1.7 This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.



## 8.2 SPECIFIC CONDITIONS

### 8.2.1 OPERATION OF THE ACTIVITY

- 8.2.1.1 An environmental manager/control officer must be appointed within Three (3) months after the date of this authorisation to ensure that conditions stipulated in this authorisation and mitigation measures contained in the submitted Section 24G Report dated October 2008 are complied with. The contents of the EMP may be altered and changed by the department and must be implemented accordingly.
- 8.2.1.2 The contents of the approved EMP must be made known to personnel, contractors and subcontractors associated with this project. The applicant must ensure that the contents of the EMP is explained to, and understood by, all personnel, contractors and subcontractors associated with this project.
- 8.2.1.3 The EMP for the development must be updated to include the conditions of this authorisation. An appointed Environmental Control Officer (ECO) must ensure compliance with the EMP.
- 8.2.1.4 Mitigation measures and recommendations in this authorisation as well as the EMP are a legally binding component of the entire activity and are legally enforceable.
- 8.2.1.5 A designated area must be established where waste materials will be sorted before removal. Waste should be sorted into biodegradable waste and "other" waste.
- 8.2.1.6 Solid waste storage receptacles to be provided must preclude access of animals.
- 8.2.1.7 General waste must be collected in watertight and wind proof drums/containers and be disposed off at a nearest permitted Municipal landfill site. Recyclable waste must be recovered for recycling purposes. NB. Precautionary measures should be taken to prevent refuse from spreading from or on the site.
- 8.2.1.8 All disturbed areas not used by the activity must be rehabilitated immediately after the date of issue of this authorisation by introducing endemic plant species or appropriate (indigenous) grass seed mixtures.
- 8.2.1.9 Steep and unstable slopes stabilising measures must be implemented immediately after this authorisation has been issued to prevent the collapse of slopes and erosion.
- 8.2.1.10 A storm water management plan must be submitted to this department within one (1) month after the date of this authorisation and storm water management measures implemented within the stipulated timeframe to mitigate the possible presence of a shallow fluctuating or seasonal perched water table. Berms must be constructed to direct all runoff water to the storm water management system.
- 8.2.1.11 Blocked, burst and/or leaking water and sewage pipes must be inspected regularly and repaired immediately.
- 8.2.1.12 All the lodge building structures, the roofs and the fencing wall must be painted with appropriate colours such as forest green to dovetail with the surrounding natural environment.

- 8.2.1.13 Lighting technology that provide sufficient light where required while preventing light spillage elsewhere must be available, and must be incorporated in the lighting of entrances, roads and squares where required.
- 8.2.1.14 Erosion must be controlled as specified in the *Conservation of Agricultural Resources Act 1983* (Act No. 43 of 1983) and be mitigated accordance to the approved EMP.
- 8.2.1.15 Any complaint received from the public during the operation of this project must be attended to by the holder of this authorisation as soon as reasonably possible. A complaint register must be kept up to date and must be forwarded to this Department if so requested
- 8.2.1.16 Relevant Occupational Health and Safety Standards should be observed at all times.
- 8.2.1.17 In terms of section 28 and 30 of the National Environmental Management Act No. 107 of 1998, and section 19 and 20 of the National Water Act No. 36 of 1998, any costs incurred to remedy environmental damage must be borne by the person responsible for the damage. It is therefore imperative that the Applicant reads through and understand the legislative requirements pertaining to the project. The Applicant must take reasonable measures which include informing and educating contractors and employees about environmental risks of their work and training them to operate in an environmental acceptable manner.

## 8.2.2 SITE CLOSURE AND DECOMMISSIONING

- 8.2.2.1 Should the authorised activity be abandoned or decommissioned, a closure management plan must be compiled and submitted to this Department for approval.

## 8.2.3 MONITORING

- 8.2.3.1 This Department reserves the right to monitor and audit the activity to ensure compliance with legislation and the conditions stipulated in this authorisation.

## 8.3 NON-COMPLIANCE CONDITIONS

- 8.3.1 The holder of this authorisation is responsible for all costs necessary to comply with the above conditions unless otherwise specified.
- 8.3.2 The holder of this authorisation must in the event of non-compliance with any condition of this authorisation inform the Director: Environmental Management and Protection of this Department, in writing, within **48 hours**.
- 8.3.3 Records relating to compliance and non-compliance with the conditions of this authorisation must be kept in good order. Such records must be made available to this Department within **seven (7) days** of receipt of a written request by the department. Environmental compliance will further be monitored through complaints received from the public.

8.3.4 Non-compliance with a condition of this authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998, (section 24F (2)) and Regulation 81(d).

## 9 APPEAL OF AUTHORISATION

9.1 The holder of the authorisation must notify every registered interested and affected party, in writing and within five (5) days, of receiving the Department's decision.

9.2 The notification referred to in 9.1 must –

9.2.1 Specify the date on which the authorisation was issued;

9.2.2 Inform the registered interested and affected party of the appeal procedure provided for in Chapter 7 of the regulations.

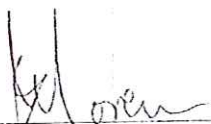
9.2.3 Advise the interested and affected party that a copy of the authorisation and reasons for the decision will be furnished on request.

9.2.4 An appeal against the decision must be lodged in terms of chapter 7 of the Regulations from the date of this authorisation, with:

**The Member of the Executive Council**  
Department of Agriculture, Conservation and Environment  
Private Bag x 2039  
MMABATHO  
2735  
Tel.: (018) 389 5111  
Fax: (018) 384 2679

## 10 ISSUED BY:

Mr Tshepo Moremi  
Chief Director: Environmental Services  
North West Department of Agriculture, Conservation and Environment

Signature:  Date: 09/03/2009