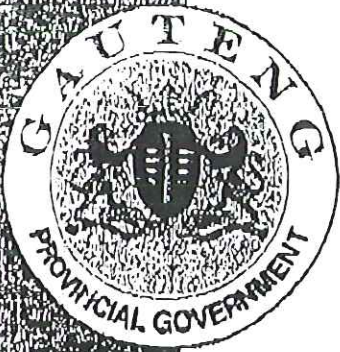


AGRICULTURE, CONSERVATION, ENVIRONMENT AND LAND AFFAIRS

18 to 18 Floor - Glencairn Building, 73 Market Street, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 255-1900
Fax: (011) 337-2292
Email: dacel@gppg.gov.za



Reference: Gaut 002/521
Enquiries: Gerard van Weede
E-mail: Gerardv@gppg.gov.za
Telephone: (011) 355-1285

C/o Uys & White Landscape Architects
P.O. Box 7001
Centurion
0046

Attn: Messrs R.K. Stead & W. Cawood
Your Ref: LYT 2224
Tel: (012) 663-1045
Fax: (012) 003-5907

Dear Sir/Madam

RE: AUTHORISATION FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON HOLDINGS 231 AND 232 LYTTTELTON AGRICULTURAL HOLDINGS X1: DIE HOEWES X 163

By the virtue of powers delegated by the Minister in terms of S22 of the Environment Conservation Act (Act No.73 of 1989), the Department of Agriculture, Conservation, Environment and Land Affairs hereby authorises the proposed change in land use from agriculture to mixed commercial/office uses, listed as item 2 (c) in Schedule 1 of Regulation No. 1182 of the Environment Conservation Act (Act 73 of 1989), in order to establish the proposed township Die Hoewes X163.

The authorisation is valid for 5 years. The date of expiry being 5 years from the date of signature of this letter.

Enclosed, please find the Record of Decision and the Standard Conditions under which the application is approved. Attached for you information is a copy of the evaluation report and evaluation checklist.

Queries regarding the authorisation can be addressed to the person indicated.

Yours Faithfully

Utacabro
Dr. P.E. Hanekom
Head of Department:
Department of Agriculture, Conservation, Environment and Land Affairs
Date: 2/11/07

cc. City of Tshwane
DWAF

Attn: Mkgona Whaler
Elaine van der Lindt



**AGRICULTURE, CONSERVATION,
ENVIRONMENT AND LAND AFFAIRS**

**EIA AUTHORISATION
RECORD OF DECISION**

File No: Gaut 002/521

Brief description of the activity:

Activity:

Proposed change in land-use from use for agriculture to commercial activities, listed as item 2 (c) in Schedule 1 of Regulation No. 1182 of the Environment Conservation Act (Act 73 of 1989), in order to establish the township Die Hoewes X 163.

Location:

Holdings 231 and 232 Lyttelton Agricultural Holdings X1.

The site is located along Von Willich Street, close to the CBD of Centurion, nearly directly East of the R28 Ben Schoeman highway in the Lyttelton Agricultural Holdings area. It also adjoins the Hennops River.

Applicant:

Applicant:	Messrs R.K. Stead & W. Cawood
Postal address:	P.O. Box 16242 Lyttelton 0140
	P.O. Box 628 Kloof 3640
Tel:	(Cawood) (031) 764-6292
Fax:	(031) 764-1266

Consultants:

Consultant:	Uys & White Landscape Architects
Contact person:	Platér de Lange
Postal Address:	P.O. Box 7001 Centurion 0046
Tel:	(012) 663-1045
Fax:	(012) 663-5907

Site visit:

Gerard van Weele of the Department of Agriculture, Conservation, Environment and Land Affairs undertook a site inspection on the 2 March 2001.

DECISION: Approve application for township establishment, with a height limit of three storeys and subject to conditions below:

Conditions:

1. All recommendations contained in the geotechnical survey for the properties must be complied with.
2. The area below the 1:100 year floodline, as well as all associated indigenous riparian vegetation elements outside this line, must be preserved as a buffer area.
3. The buffer area along the Hennops River must be maintained and managed to the satisfaction of the Local Council, and in accordance with the regulations regarding the control of declared weeds and invader plants, as published under the Conservation of Agricultural Resources Act (Act 43 of 1983).
4. Only indigenous vegetation may be used for landscaping, and invasive or exotic plants must be managed in accordance with the regulations as specified in point 3 above.
5. The recommendations contained in the fauna survey for the development must be complied with.
6. All recommendations of the Environmental Management Plan must be complied with.
7. Stormwater management and the provision of stormwater outlets must be approved by the Local Authority.
8. No reshaping/rehabilitation of the Hennops River embankments may be performed without consent from the local authority and this department.
9. All requirements of the Department of Water Affairs and Forestry (refer to attached letter dated 30 July 2001) must be adhered to.
10. Extension of the land-use rights (especially building height and coverage) must be accompanied by a full Environmental Impact Assessment, to be approved by DACEL.
11. Compliance with the Departmental Standard Conditions (refer to attached documents).

Key factors for the decision:

See attached review and checklist.

Based on the above, it is the opinion of this Department that this application complies with the principles of the National Environmental Management Act (Act No 107 of 1998). As such the application is suitable for authorisation subject to compliance with the conditions outlined in this authorisation.

Duration and date of expiry:

The authorisation is valid for 5 years, the date of expiry being 5 years from the date of signature of this letter.

Appeal:

Formal appeals can be directed to the MEC Ms. M. Metcalfe, Department of Agriculture, Conservation, Environment and Land Affairs, Gauteng Provincial Government at P.O. Box 8769, Johannesburg 2000. Tel: (011) 355 1900.

Issued by:

M. Hanekom

Dr. P.E. Hanekom

Head of Department:

Department of Agriculture, Conservation, Environment and Land Affairs: Gauteng

Date: 8/6/02

STANDARD CONDITIONS FOR EIA AUTHORISATIONS

Project: AUTHORISATION FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON HOLDINGS 231 AND 232 LYTTTELTON AGRICULTURAL HOLDINGS X1: DIE HOEWES X 163

File No: GAUT 002/521

- 1.1. This authorisation refers to the specified and dated, documented project description at the specific site referred to in the attached Record of Decision.
- 1.2. Changes in the proposal resulting in significant environmental impacts are only permissible if approved in writing by the Department.
- 1.3. The Department reserves the right to amend and review the conditions of authorisation every 5 years.
- * 2.1. The Department must be notified, within 30 days, of change of ownership / project developer. Conditions established in the record of decision must be made known to the new owner / developer and are binding on the new owner / developer.
- 2.2. The Department must be notified of any change of address of the owner / developer.
3. Proof of compliance with the conditions described in the record of decision must be forwarded to the Department one month prior to the commencement of construction or operation of the development (as appropriate).
4. This Authorisation is granted only in terms of Section 22 of the Environmental Conservation Act (Act No 73 of 1989) and does not exempt the holder from compliance with other legislation.
5. Solid waste must be disposed at a site, or in a manner, approved by the Department of Water Affairs and Forestry.
6. Compliance with Provincial noise requirements as outlined in Provincial Notice No. 5479 of 1999: Gauteng Noise Control Regulations.
- * 7. One month's notice must be given to the Department before commencement of construction activities.
8. One month's notice must be given to the Department before the commencement of operation.
9. Interested and affected parties must be notified of this authorisation and their right to appeal against this Record of Decision (ROD), within 30 days from the date of the ROD. An advertisement should be placed in the press to serve notification and to allow for appeals (refer to the attached Departmental Standard).
10. The owner / developer must notify the authority within 24 hours if any condition of the permit is not adhered to.
11. Records relating to the compliance / non-compliance with the conditions of the authorisation must be kept in good order. Such records must be made available to the Department within 7 days of written request by the Department for such records.

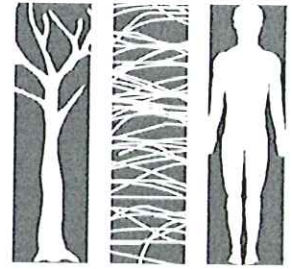
12. Failure by any parties operating on site to comply with the conditions of this authorisation or the approved EMP shall constitute non-compliance with this authorisation. Such non-compliance will be dealt with in terms of Sections 29, 30, 31 and 31A of the Environmental Conservation Act, 1989 (Act No. 73 of 1989) and Sections 28 and 34 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as well as any other appropriate legal mechanism.
13. If non-compliance with the conditions of this authorisation or the approved EMP is observed on a frequent basis or where such non-compliance, in the opinion of the Department, constitutes a substantial or potentially substantial detrimental effect to the environment, or human health, the Department reserves the right to revoke this authorisation and demand the cessation of all activities on site until such time as when the non-compliance has been addressed to the satisfaction of the Department.

Ref. DHW 22.02.07 – PDL/G

4 June 2007

FPOHL TOWN & REGIONAL PLANNING
PO Box 2162
BROOKLYN SQUARE
0075

Tel.: (012) 346 3735
Fax: (012) 346 4217



triviron
ENVIRONMENTAL

tel: (012) 367 0625
fax: (012) 367 0624

ATTENTION: MS. R DIPPENAAR

Dear Madam

RE: GAUT 002/521: AUTHORISATION FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON HOLDINGS 231 AND 232 LYTTTELTON AGRICULTURAL HOLDINGS X 1: DIE HOEWES X 163 (WEST END): NOTIFICATION OF CHANGE OF DEVELOPER AND COMMENCEMENT OF CONSTRUCTION

With reference to the above mentioned project, the Department of Agriculture, Conservation and Environment granted authorisation for the establishment of the township "Die Hoewes X163" on the 8th of May 2002 (Gauteng REF NO. Gaut 002/521).

In accordance with the Standard Conditions for EIA Authorisation the Department must be notified, within 30 days of change of ownership / project developer as well as a notification of commencement of construction.

To comply with these conditions Triviron EAP (Pty) Ltd, on behalf of the new developers, Abland (Pty) Ltd, notified the Gauteng Department of Agriculture, Conservation and Environment (GDACE) on the 21st of February 2007, firstly of change of ownership and secondly of Abland (Pty) Ltd's intention to commence with construction activities. Notification was given that construction activities such as pegging and site clearance for fencing, entrance gate and access road areas would be embarked upon during the first week of April 2007. See Letter addressed to Mr. G Van Weele (GDACE) dated 21 February 2007 herewith attached.

Should there be any enquiries related, please do not hesitate to contact the undersigned.

Yours faithfully

P DE LANGE BL (Pret) Pr. LArch
TRIVIRON EAP (Pty) Ltd

e-mail:

kim@triviron.co.za
pieter@triviron.co.za

P.O. Box 177
WOODLANDS
0072

Studio 4A
Open Window Art Academy
410 Rigel Avenue
Erasmusrand
0181

Environmental
Management

Landscape
Architecture

Directors:
K.M.C Read BL (Pret)
P. De Lange BL (Pret)
Pr. LArch
Triviron EAP (Pty) Ltd
Reg. No.
(2008/007050/07)

Pieter De Lange

From: Judith [admin2@triviron.co.za]
Sent: 22 February 2007 09:09 AM
To: Gerardv@gpg.gov.za
Cc: reniers@abland.co.za; pieter@triviron.co.za
Subject: GAUT 002/521: AUTHORISATION FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON HOLDINGS 231 AND 232 LYTTTELTON AGRICULTURAL HOLDINGS X 1: DIE HOEWES X 163: NOTIFICATION OF CHANGE OF DEVELOPER AND COMMENCEMENT OF CONSTRUCTION.

21 February 2007

Gauteng Department of Agriculture, Conservation and Environment
P.O. Box 8769
JOHANNESBURG
2000

TEL.: (011) 355 1345
FAX: (011) 355 1000

ATTENTION: Gerard Van Weele

Dear Sir

RE: GAUT 002/521: AUTHORISATION FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON HOLDINGS 231 AND 232 LYTTTELTON AGRICULTURAL HOLDINGS X 1: DIE HOEWES X 163: NOTIFICATION OF CHANGE OF DEVELOPER AND COMMENCEMENT OF CONSTRUCTION.

With reference to the above mentioned project, the Department of Agriculture, Conservation, Environment and Land Affairs granted authorisation for the establishment of the township "Die Hoewes X163" on the 8th of May 2002 (Gauteng REF NO. Gaut 002/521).

In accordance with the Standard Conditions for EIA Authorisation the Department must be notified, within 30 days of change of ownership /project developer as well as a notification of commencement of construction. This letter serves as notification of change of ownership. The particulars in this regard are:

- Previous owners: Messrs R.K Stead and W Cawood
- New owner/developers: Abland (Pty) Ltd
Mr R. Swarts
P.O .Box 67663
Bryanston 2021
Cell: 082 555 3979
Tel: 011 510 9999
Fax: 011 510 9990
Email: reniers@abland.co.za

This letter also serves to notify the Department of the intention to commence with site clearance, fencing, entrance gate and access road, these construction activities will be embarked upon during the first week of April 2007.

2007/06/06

Should there be any enquiries related, please do not hesitate to contact the undersigned.

Yours faithfully

Judith Mlanda
Triviron Inc.



TRIVIRON INCORPORATED
Environmental Management Consultants
P O Box 177
WOODLANDS
0072
Telephone: (012) 367 0625
Facsimile: (012) 367 0624

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.441 / Virus Database: 268,18,3/694 - Release Date: 2007/02/20 01:44 PM

2007/06/06

P:2

TO:008650224186

6-JUN-2007 13:23 FROM:TRIVIRON +27 12 3670624