

DRAFT ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED KLEINFONTEIN SETTLEMENT

Kleinfontein Portions 38, 90, 96 and Farm Kleinfontein 368
JR and Portions 63, 67, 68 and
RE of Portion 14 of the Farm Donkerhoek 365 JR

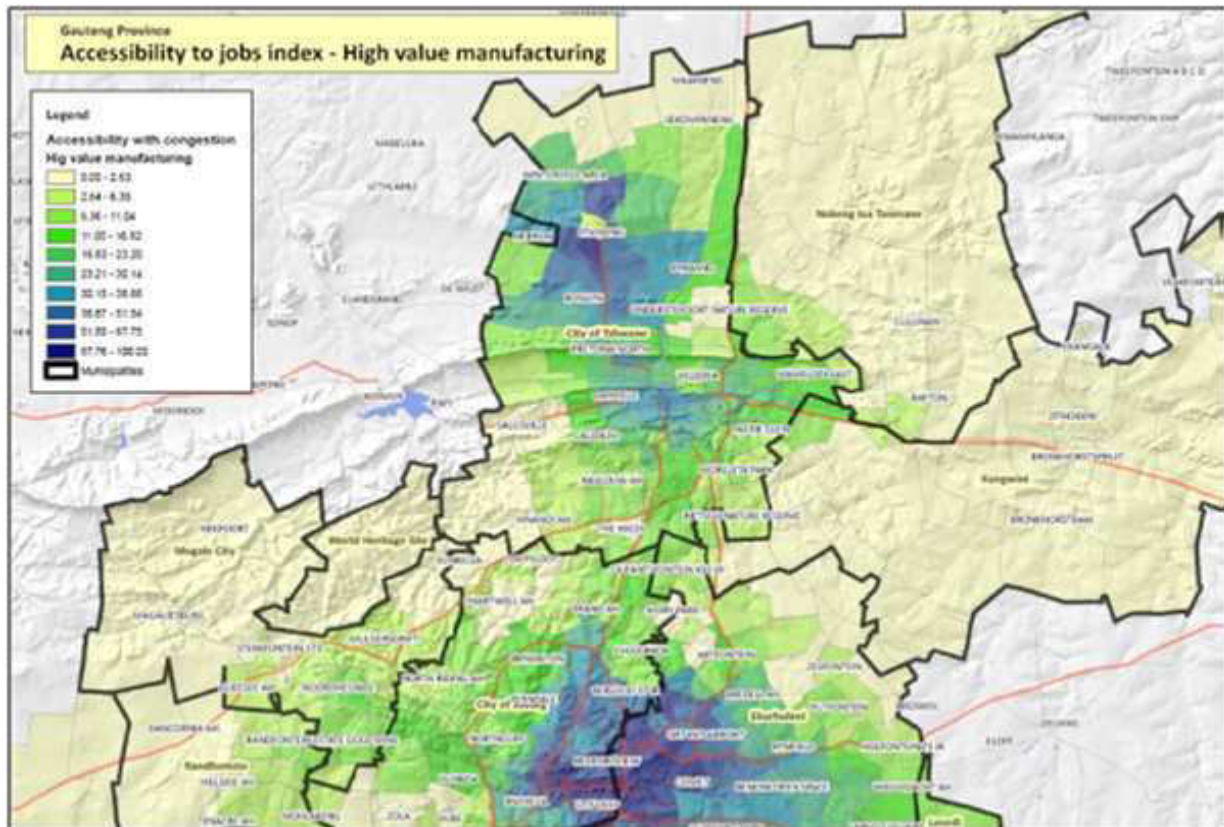
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Part 4



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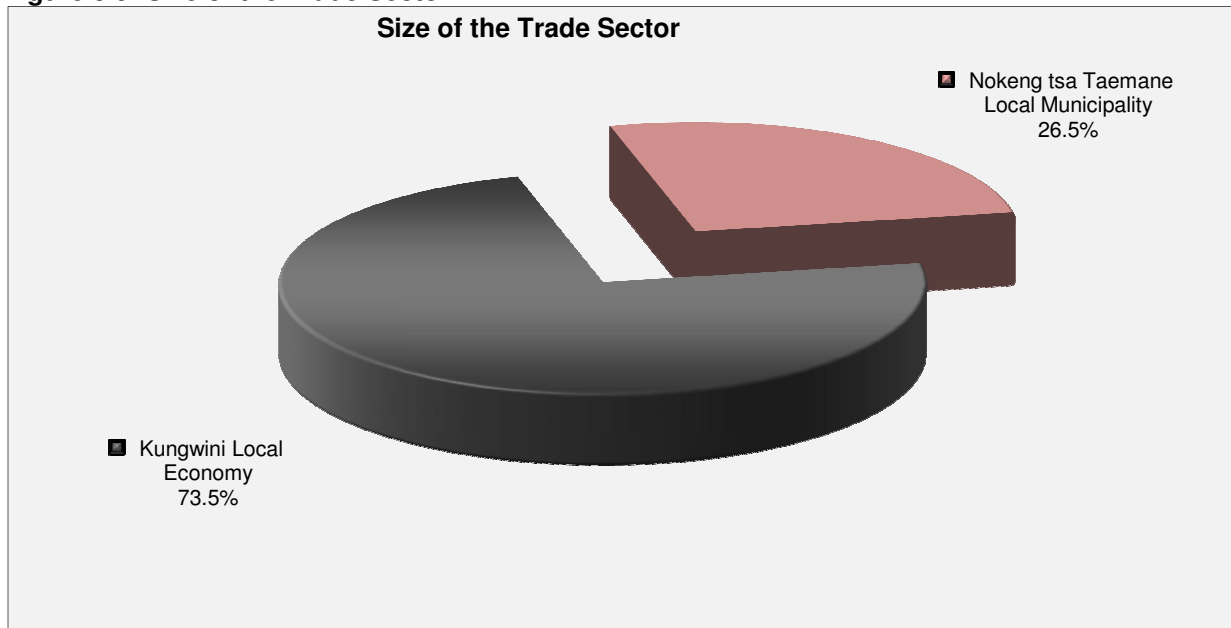
- ✓ There is good reason that manufacturing is Kungwini's (and therefore, Metsweding's) largest employer. The area's relatively low costs and good access are attractive for manufacturing businesses. Kungwini offers good access for those Gauteng manufacturing companies that rely on both air and sea freight. Unfortunately, manufacturing industries are increasingly buffeted by national and international market fluctuations and rapidly changing technologies. There are little incentives for industrialists to locate to the area (apart from the large labour pool). With sound planning, government and private sector intervention, and a range of other initiatives, this situation can be reversed.
- ✓ Manufacturing sector represents an important economic and employment sector in any economy
- ✓ The sector also serve as catalyst for supporting economic activities contributing to economic growth within an area and positive spin-off effects on the whole economy.

3.7.5 TRADE SECTOR PERFORMANCE

The trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering of services incidental to the sale of merchandise. Trade thus involves the selling or arranging the purchase or sale of goods from resale, and selling durable, semi-durable and non-durable consumer goods. The trade sector is sensitive to business cycle fluctuations, which in turn are extremely sensitive to global economic fluctuations.

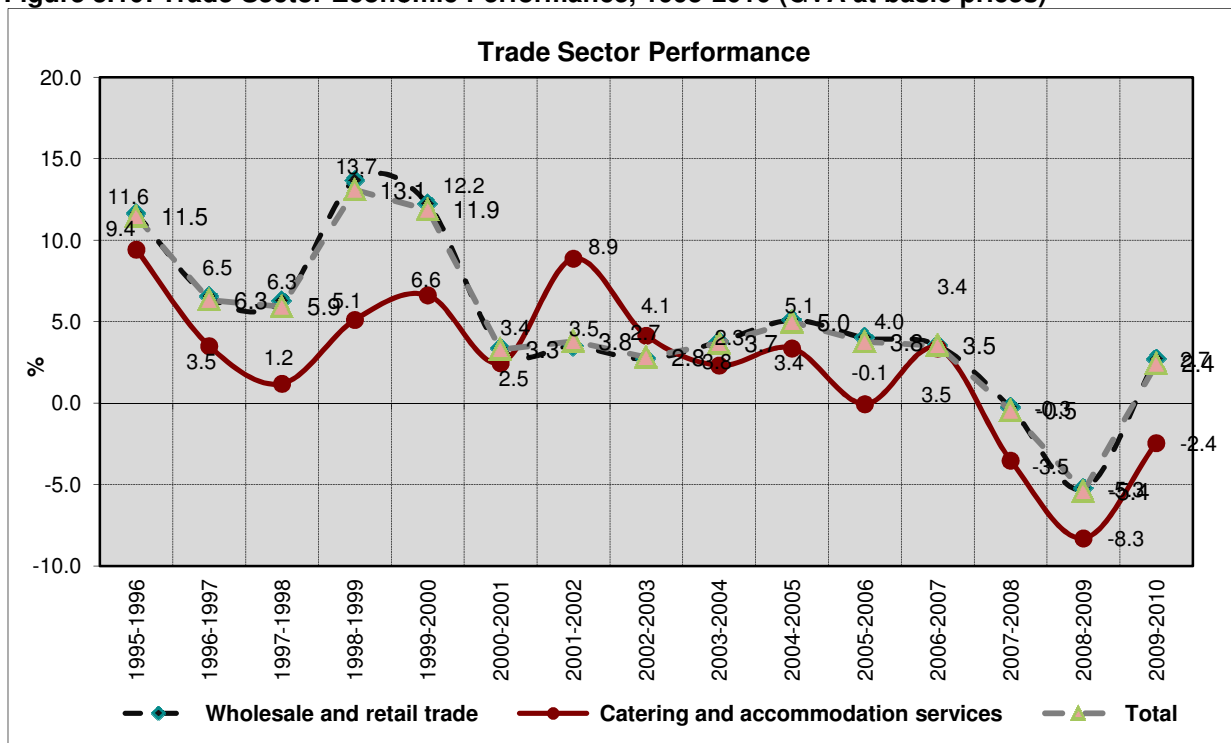
The state of this sector is therefore an ultimate and direct reflection of consumer demand. The impact of macro and micro economic forces on the trade sector therefore extends to both supply and demand side dynamics of the product value chain. The trade sector is the all-important interface between producer, wholesaler and consumer. Figure 3.7 illustrates the trade sector contribution to the district economy.

Figure 3.9: Size of the Trade Sector



Source: Demacon Ex. Quantec, 2011

Figure 3.10: Trade Sector Economic Performance, 1995-2010 (GVA at basic prices)



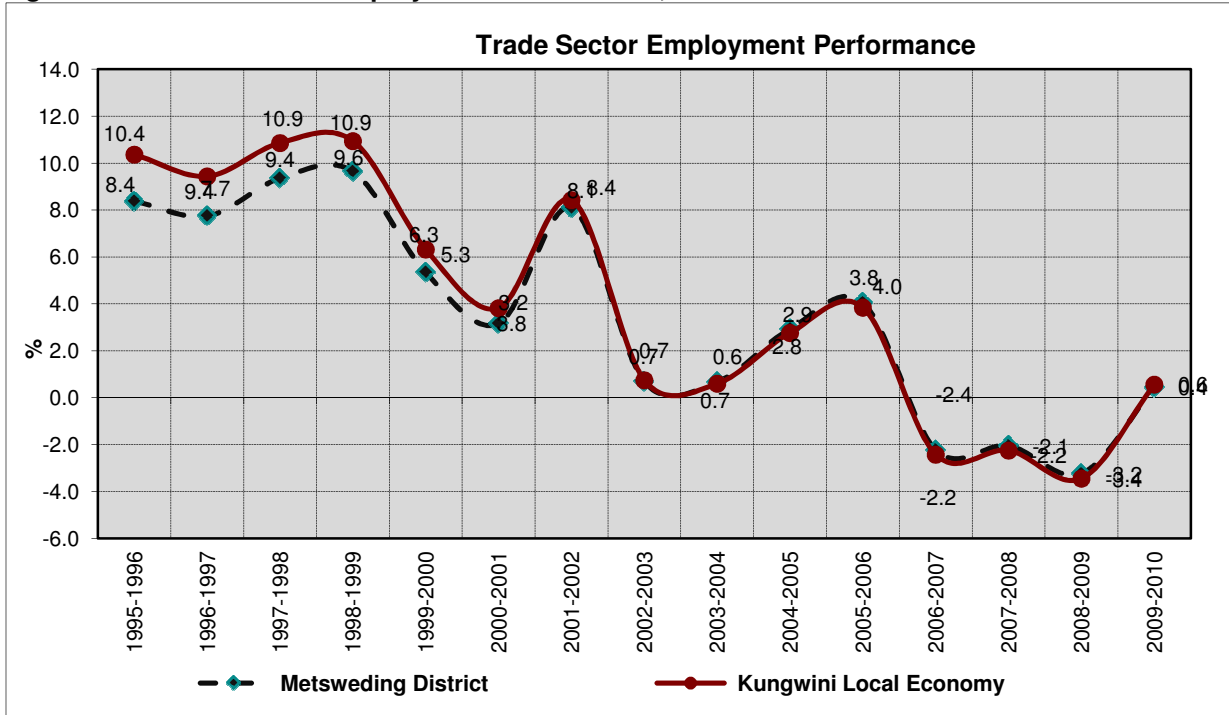
Source: Demacon Ex. Quantec, 2011

Findings (Figures 3.9 - 3.11)

- ✓ The Local Economy Trade sector contributed 73.5% towards the Trade Sector of the district economy in 2010.
- ✓ The long run average annual growth rate of the Local Economy Trade Sector averaged at **4.7% between 1995 and 2010**. The district averaged at a slightly lower rate of 4.4% over the same period.
- ✓ Average Annual Employment growth (1995 – 2010) – District 3.5% and Kungwini Local Employment 4.0%.

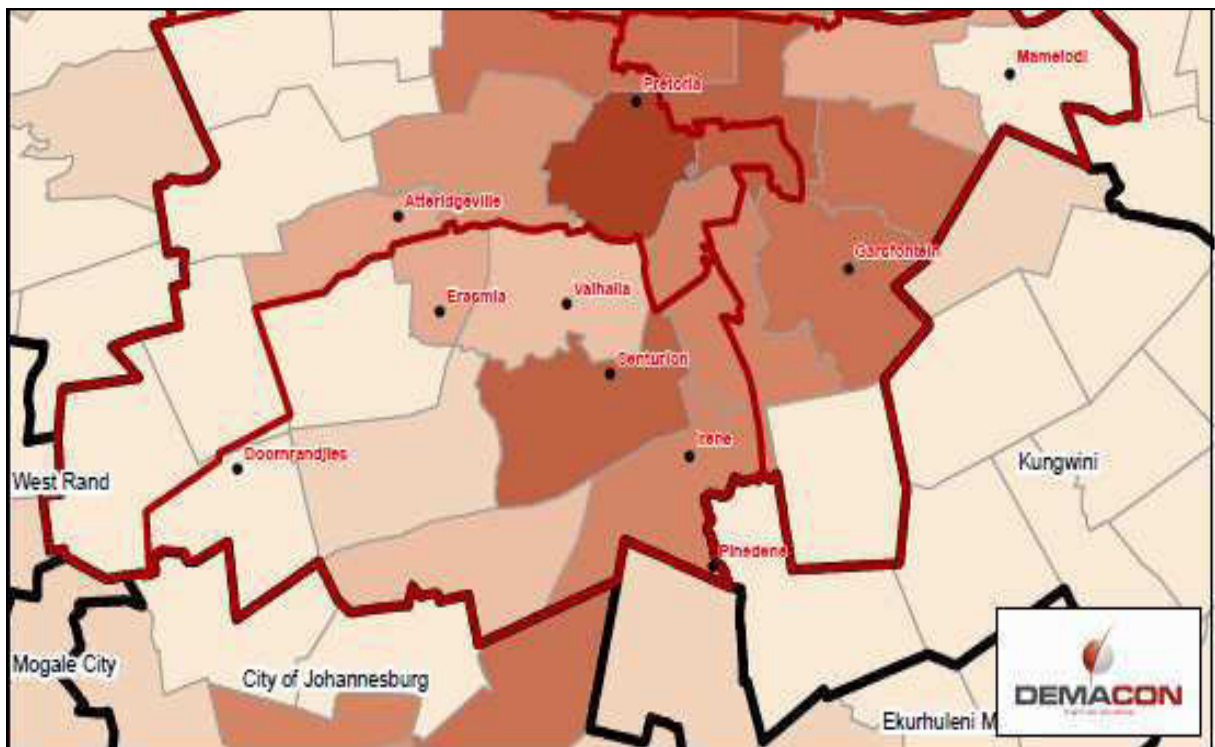
- ✓ Dominant contribution vested in the retail trade and wholesale sub-sector (94.0% contribution to the Trade sector's GVA).
- ✓ Between 2003 and 2007, the Trade Sector moved in a narrow band of between 2% to 4%. Positive growth is expected from 2011 onwards.
- ✓ Demand for retail and commercial facilities are a derived demand dependent on the local population and injection of buying power from outside the local municipal area.

Figure 3.11: Trade Sector Employment Performance, 1995-2010



Source: Demacon Ex. Quantec, 2011

Map 3.2: Landcover Physiography per Mesozone – Commercial



In can be concluded, that, within the context of positive economic growth and trade sector growth prospects for the local economy, the market should be able to sustain demand for commercial related products.

3.7.6 FINANCE AND BUSINESS SECTOR PERFORMANCE

The business and finance sector serves as proxy for the office market. This sector comprises establishments engaged in professional services, financial institutions (e.g. banks and insurance companies) as well as real estate services.

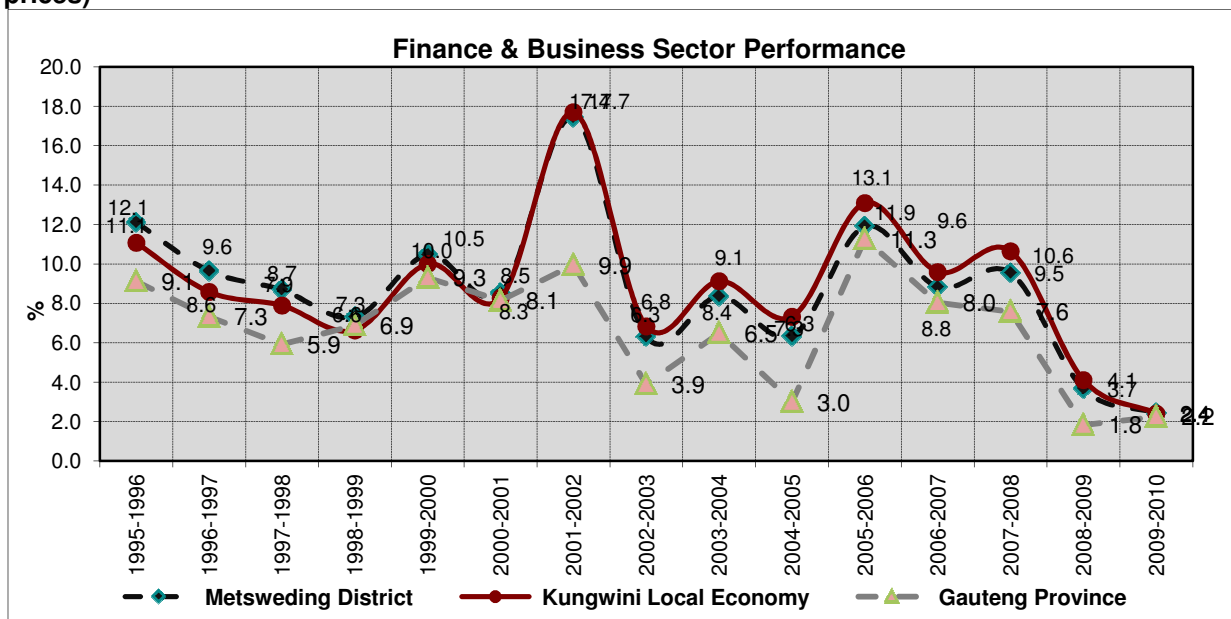
Classification of Finance and Business Sector

According to the SIC (Standard Industrial Classification of all Economic Activities) the following are included in the Finance and Business Services Sector:

- ✓ Financial intermediation
- ✓ Insurance and pension funding
- ✓ Real estate activities
- ✓ Computer and related activities
- ✓ Other business activities
 - Legal
 - Accounting
 - Book-keeping
 - Auditing activities
 - Tax consultancy
 - Market research
 - Public opinion research
 - Business and management consultancy.

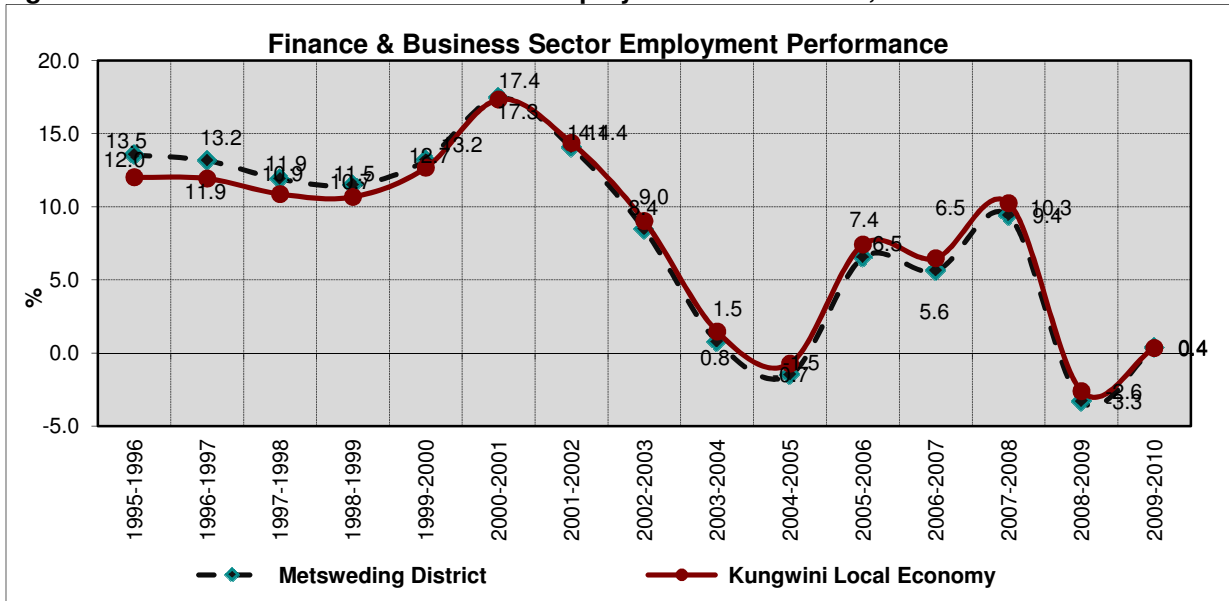
Figure 3.12 illustrates the finance and business sector economic performance from 1995 to 2010.

Figure 3.12: Finance and Business Sector Economic Performance, 1995-2010 (GVA at basic prices)

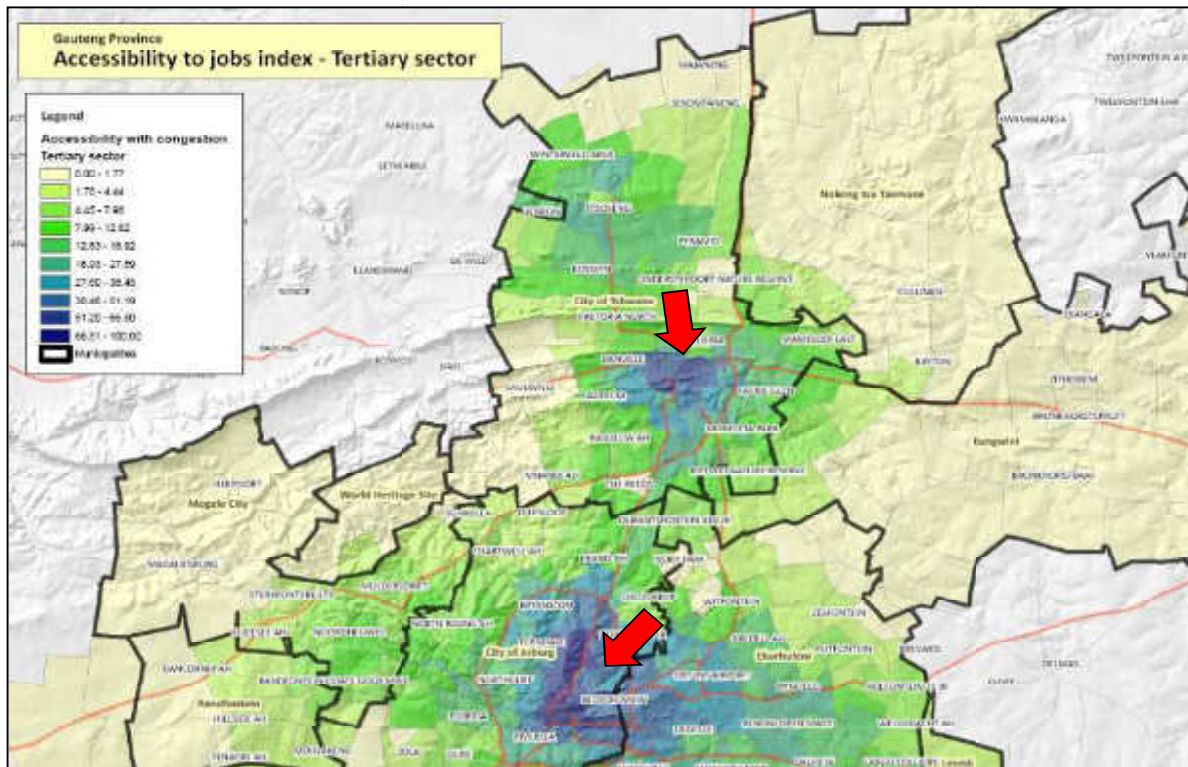


Source: Demacon Ex. Quantec, 2011

Figure 3.13: Finance and Business Sector Employment Performance, 1995-2010



Source: Demacon Ex. Quantec, 2011



Findings (Figures 3.12 - 3.13)

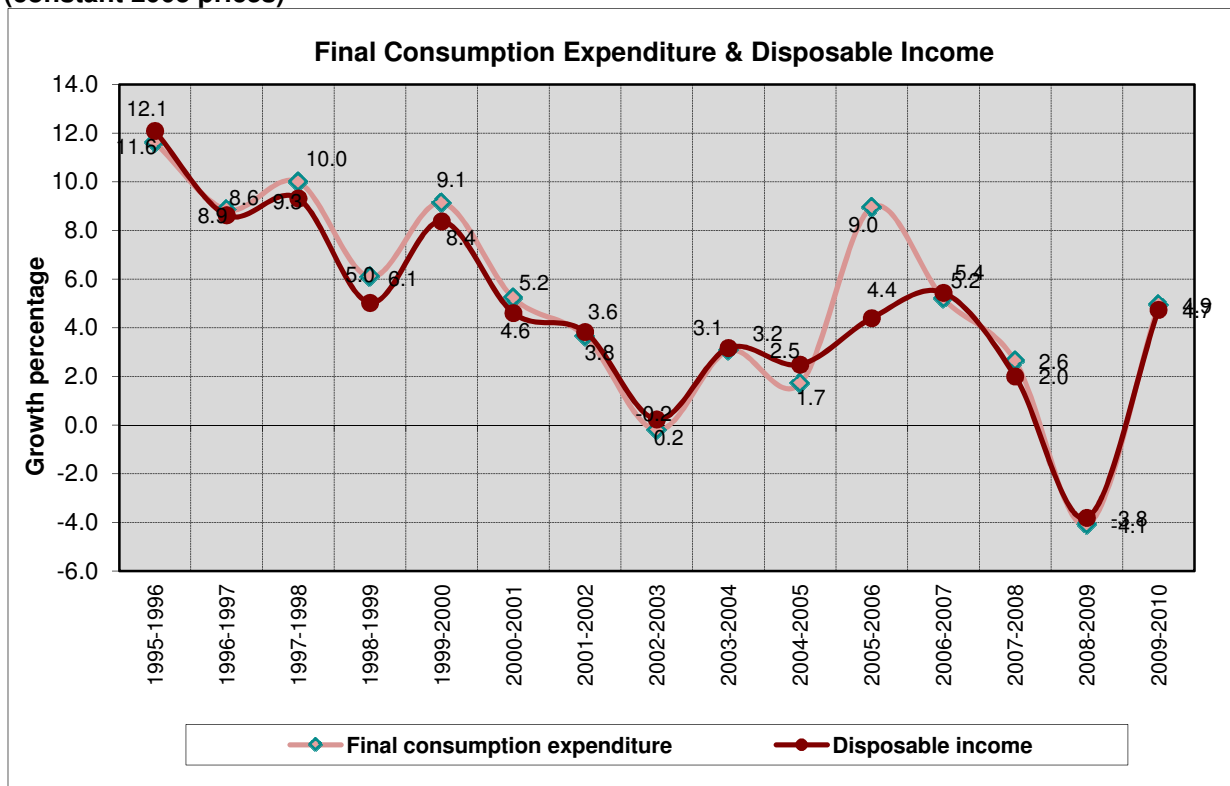
- ✓ The long run average annual growth rate of the Local Economy Finance Sector averaged at **8.9% between 1995 and 2010**. The District averaged at a slightly lower rate of 8.8% over the same period.
- ✓ Average Annual Employment growth (1995 – 2010) – for the District Kungwini Local Employment – 8.1% respectively
- ✓ Dominant contribution vested in the business services sub-sector (67.0% contribution to the Finance sector’s GVA).
- ✓ Between 2000 and 2002, the Finance Sector experience high growth of 13.0% (average annual growth). Positive growth is expected from 2011 onwards.

- ✓ The finance and business services sector is one of the dominant sectors contributing to the local economy. From the figure, it is evident that growth in this sector has been positive for the majority of the time period but experienced contraction in 2003 – 2005 and in 2008 - 2009. The figure is however expected to improve as the economy rapidly recovers.

3.7.7 GROWTH IN FINAL CONSUMPTION EXPENDITURE AND DISPOSABLE INCOME

Figures in subsequent paragraphs illustrate the rate of **growth of final consumption expenditure** (on all goods and services) in relation to **growth in disposable household income**. The graph reveals a high degree of positive correlation between the two variables, which in turn reveals similar up- and downturns to the business cycle as a whole. Figure 3.14 illustrates the rate of growth in final consumption expenditure in relation to annual growth in disposable household income.

Figure 3.14: Local Economy Growth in Final Consumption Expenditure and Disposable Income (constant 2005 prices)



Source: Demacon Ex. Quantec, 2011

Findings (Figure 3.14)

- ✓ **Final consumption expenditure** of the local economy obtained an average annual growth rate of **5.1%** over the time period 1995 – 2010.
- ✓ Growth in real disposable income of households moderated from an annualised rate of 4.7% over the time period 1995 - 2010. Disposable income of household averaged a growth rate of 2.6% between 2003 and 2010. This decrease reflected less moderate growth in compensation of employees during this period.
- ✓ In addition, the financial position of households as measured by their net wealth improve from 2008 onwards. A rise in the market value of equity holdings was partly offset by moderation in house prices during this period.

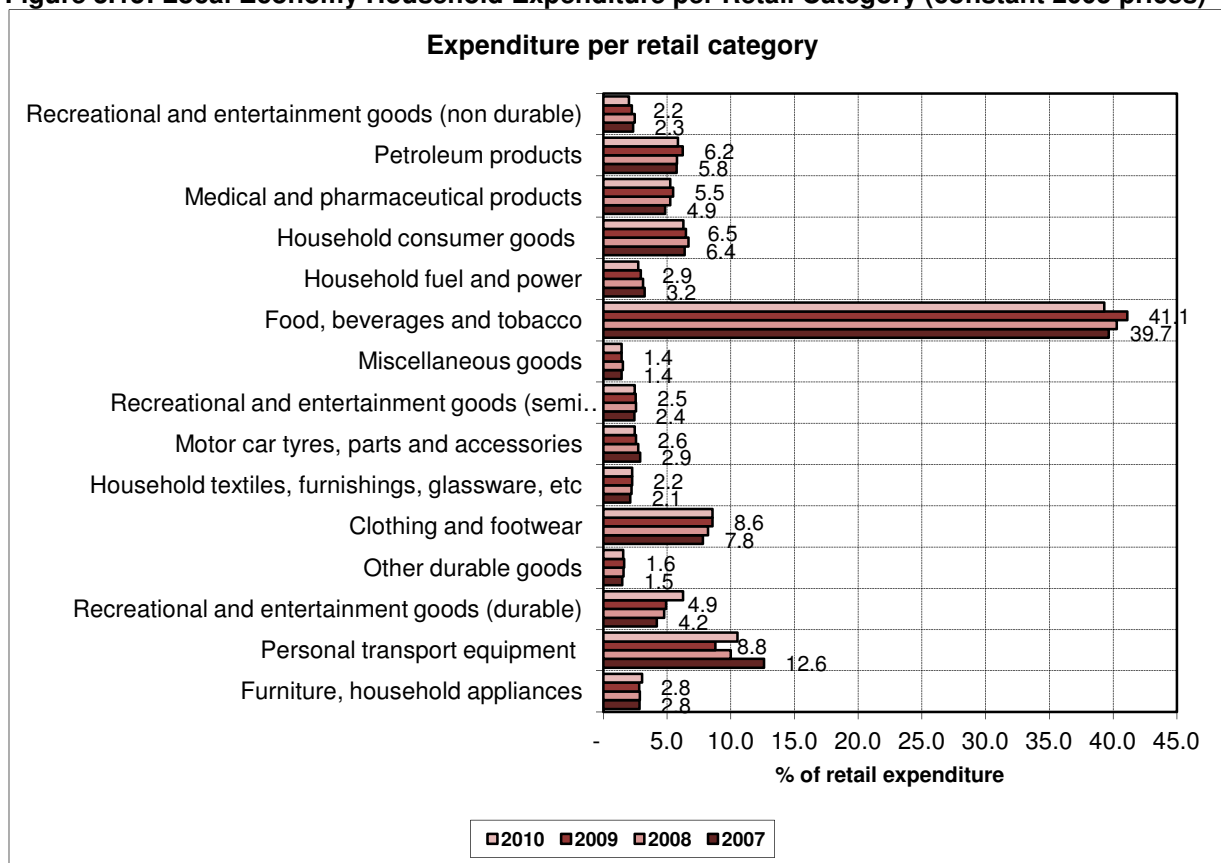
3.7.8 HOUSEHOLD EXPENDITURE PER RETAIL CATEGORY

Household expenditure per retail category is highlighted in Figure 3.15.

Findings (Figure 3.15)

- ✓ A general urban South African trend indicates that the decrease in expenditure directed towards non-durable groceries is declining year-on-year with a rise in consumption expenditure on semi durables including clothes and foot ware. These trends can be ascribed to the high rate of inflation on non-durables (especially meat) and unabated clothing and footwear deflation.
- ✓ Figure 3.15 discloses that *food, beverages and tobacco* is the largest sector of the retail sections, with a contribution of **39.3%** in 2010.
- ✓ The second largest sector is *personal transport equipment*, with a contribution of **10.5%** in 2010.

Figure 3.15: Local Economy Household Expenditure per Retail Category (constant 2005 prices)



Source: Demacon Ex. Quantec, 2011

3.8 SYNTHESIS

Global national economic trends

- ✓ The South African economy is forecast to grow by a real rate of around 4% per annum in 2011 and 2012, supported by expected real world economic growth of 4,3% this year and 4,5% next year (as forecast by the International Monetary Fund), as well as growth in domestic demand during this period, driven by a further steady improvement in households' financial position.

- ✓ The headline consumer price inflation rate (CPI) is expected to continue rising in the rest of 2011, reaching a level of 6% by year-end. CPI is forecast to average about 5% this year and 6% next year, driven by factors such as rising transport costs, food prices and housing operating costs.
- ✓ Against the background of these economic and inflation expectations, interest rates are projected to remain unchanged in the rest of the year, but to rise by a cumulative 200 basis points during the course of the first seven months of next year, remaining stable thereafter. This will bring prime and variable mortgage rates to a level of 11% by the end of 2012, which will affect consumers' debt repayments, and the cost and affordability of existing debt and further credit, including mortgage finance.

The Residential Property Market

- ✓ The residential property market will continue to reflect conditions in the macro economy and the household sector up to the end of the year and in 2012. Based on trends in home values in the first half of 2011, and prospects for the economy and household finances, nominal price growth in the middle segment of the market is forecast at between 1% and 2% for the full year, rising to about 4% in 2012. In consideration of the outlook for nominal price growth and the projection of consumer price inflation averaging 5% this year and 6% next year, house prices are set to decline in real terms in both 2011 and 2012.
- ✓ Taking cognisance of the state of household finances (income, saving, debt, credit records, etc.), labour market conditions, the level of consumer confidence, which was lower in the first half of the year compared with the corresponding period last year, and the prospect of rising interest rates in 2012 on the back of inflationary pressures in the economy, the year-on-year growth in mortgage finance extended to the household sector is forecast to remain in single digits up to the end of 2011 and into 2012.

The outlook for inflation

- ✓ Inflation is ticking up steadily, with rising food and fuel prices being the main culprits. Core inflation remained rather muted at 3.1% in April 2011, compared to headline inflation of 4.2%. With administered prices, especially electricity, adding substantial pressure, inflation is forecast to approach the 6% mark during Q4 of 2011, and to exceed this upper band in the opening quarter of 2012, before embarking on a modest declining trend.
- ✓ At the November MPC, the Reserve Bank cut significantly its inflation forecasts for 2011 and 2012, and there is very little difference between their set and Absa Capital's forecasts currently.
- ✓ The central bank now expects inflation to average 4.3% in 2011, 4.8% in 2012 and to end their forecast exercise in Q4 2012 at 5.1% and we believe that these new inflation forecasts matter in two ways.
- ✓ The latest Leading Indicator (a good indicator of near term moves in both the economy as well as the residential mortgage market) data point to appear, that of August 2011, indicated a further acceleration, on a month-on-month basis - the value going to a current value of **130.7**.
- ✓ An **improving economy has positive implications** for disposable income growth and thus residential purchasing power in the near term.

Local Economic Indicators (Kungwini Local Economy)

Ten kinds of economic activity are distinguished and are grouped into the three broad sectors of the economy: the primary sector, the secondary sector, and the tertiary sector. The valuation is at basic prices and the data are provided at constant prices.

The pillars of Kungwini Local economy include: Manufacturing, Finance and Business Services, General Government Services, Trade Sector and Transport and Communication – contributing approximately **85.0%** towards the sub-region economy in 2010.

Table 3.5: Key Economic Indicators of the Market Area

Variable	Market Characteristics
Size of the local economy (2010)	<ul style="list-style-type: none"> ✓ Kungwini Local Economy contributes 64.6% towards the District
Economic Growth Performance – Time Period 1995 - 2010	<p><u>Kungwini Local Economy</u></p> <ul style="list-style-type: none"> ✓ Growth in the local economy averaged 3.8% per annum since 1995 ✓ Since 2005, the local economy recorded an average growth of 1.9% per annum <p><u>Metsweding District Economy</u></p> <ul style="list-style-type: none"> ✓ Growth in the district economy has averaged 2.2% per annum since 1995 ✓ Since 2005, growth in the district economy was slower – an average growth rate of 1.4% per annum
Manufacturing Sector Growth Performance Time Period 1995 - 2010	<ul style="list-style-type: none"> ✓ The long run average annual growth rate of the Local Economy Manufacturing Sector averaged at 3.3% between 1995 and 2010. The District averaged at a lower rate of 3.0% over the same period. ✓ The Manufacturing sector contributed 16.8% towards the GVA of the district. Kungwini LM contributed 79.0% towards the GVA of district's manufacturing sector and Nokeng tsa Taemane 21.0%. ✓ Average Annual Employment growth – District 0.8% and Kungwini LM 1.0%
Trade Sector Growth Performance Time Period 1995 - 2010	<ul style="list-style-type: none"> ✓ The Local Economy Trade sector contributed 73.5% towards the Trade Sector of the district economy in 2010. ✓ The long run average annual growth rate of the Local Economy Trade Sector averaged at 4.7% between 1995 and 2010. The district averaged at a slightly lower rate of 4.4% over the same period. ✓ Average Annual Employment growth (1995 – 2010) – District 3.5% and Kungwini Local Employment 4.0%. ✓ Dominant contribution vested in the retail trade and wholesale sub-sector (94.0% contribution to the Trade sector's GVA).
Dominant Economic Contributions (2010)	<ul style="list-style-type: none"> ✓ Manufacturing – 26.3% ✓ Finance and Business Services– 21.7% ✓ General Government Services – 16.1% ✓ Trade – 12.7% ✓ Transport and Communication Services – 8.1%.

Primary Sector:

- ✓ The real value added by the primary sector increased at a slightly slower pace in 2010 (0.1%) than in 2009.
- ✓ Growth in 2010 moderated to a still-low average annualised rate of 1.4% following a rate of decrease of no more than 1.0% from 2005. This moderation resulted from a slower rate of increase recorded in the agriculture and mining sector.

Secondary Sector:

- ✓ Growth in the real value added by the secondary sector accelerated to an annualised rate of 11.6% in 2010, following a slight increase of 0.1% from the preceding year.
- ✓ The manufacturing sector contributed to the growth in the secondary sector; as this is the only sector recording growth in 2010 when compared to the previous year.

Tertiary Sector:

- ✓ The tertiary sector represent the largest sector within the local economy, with an average contribution of 12.5% in 2010
- ✓ The Finance and Business Sector represents the largest contributing sub sector – characterised by a contribution of 21.7% in 2010

Economic Growth

- ✓ The long run annual growth rate of the local economy averaged at **3.8% between 1995 and 2010**. The district averaged at a slightly lower rate of 2.2% over the same period.
- ✓ The short run economic growth trend of the local economy average 1.9% from 2005 to 2010, and 1.4% for the district economy over the same period.
- ✓ The stronger year-to-year (2003 – 2008) growth mainly reflected a rebound in the real value added by the secondary sector alongside stronger growth in the real value added by the tertiary sector.

Manufacturing Sector

- ✓ The Manufacturing sector contributed 16.8% towards the GVA of the district. Kungwini LM contributed 79.0% towards the GVA of district's manufacturing sector and Nokeng tsa Taemane 21.0%.
- ✓ Average Annual GVA growth – District 3.0% and Kungwini LM 3.0%
- ✓ Average Annual Employment growth – District 0.8% and Kungwini LM 1.0%
- ✓ The district is characterised by a strong local Manufacturing sector, indicating the relative importance of this sector.
- ✓ Most manufacturing and distribution related companies are located in the industrial areas in close proximity to Bronkhorstspuit – Bronkhorstspuit Light Industrial to the north-west of Bronkhorstspuit Town and Ekandustria.
- ✓ The sector also serve as catalyst for supporting economic activities contributing to economic growth within an area and positive spin-off effects on the whole economy.

Trade Sector

- ✓ The Local Economy Trade sector contributed 73.5% towards the Trade Sector of the district economy in 2010.
- ✓ The long run average annual growth rate of the Local Economy Trade Sector averaged at **4.7% between 1995 and 2010**. The district averaged at a slightly lower rate of 4.4% over the same period.
- ✓ Average Annual Employment growth (1995 – 2010) – District 3.5% and Kungwini Local Employment 4.0%.

Final consumption expenditure

- ✓ **Final consumption expenditure** of the local economy obtained an average annual growth rate of **5.1%** over the time period 1995 – 2010.
- ✓ Growth in real disposable income of households moderated from an annualised rate of 4.7% over the time period 1995 - 2010.

In can be concluded, that, within the context of positive economic growth and trade sector growth prospects for the local economy, the market should be able to sustain demand for commercial and residential related products.

Understanding demographics is imperative to product development and segmentation, especially with regard to understanding trends in the market place. Demography (the study of age, sex, education, family status, life cycle etc.) is an excellent tool for product developers and marketers. The subject therefore plays a key-role in decision-making regarding demand for residential and commercial products.

In the context of the above, Chapter Four provides a demographic profile of the study area under consideration.

CHAPTER 4: DEMOGRAPHIC MARKET OVERVIEW

4.1 INTRODUCTION

The demand for commercial products and services is a derived demand. Hence, the current level and depth, as well as anticipated future growth in demand are a function of the primary source market profile. The purpose of this chapter is to delineate the trade area and to provide a concise local market area.

The local market profile is outlined in terms of the following headings:

- ✓ Market area delineation and population size
- ✓ Racial and Gender Profile
- ✓ Age profile
- ✓ Level of education
- ✓ Employment status
- ✓ Occupation profile
- ✓ Average annual household income
- ✓ Synthesis.

The following section provides an overview of Kleinfontein.

4.2 MARKET AREA DELINEATION AND POPULATION SIZE

Table 4.1 illustrates the sub-places and underlying population figures associated with Kleinfontein followed by Map 4.1 presenting the estimated drive time to major towns.

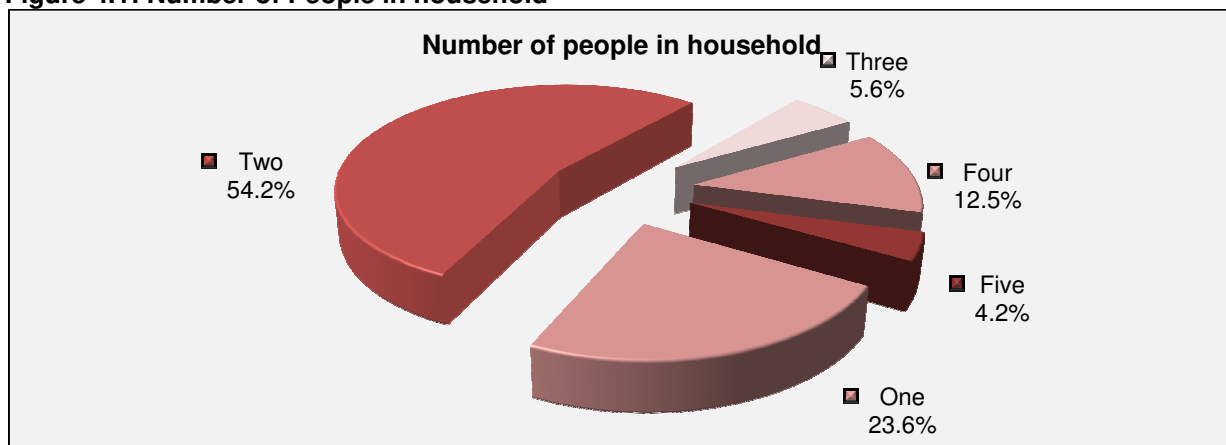
Table 4.1: Population size of the market area (2011)

Sub-places	Population Total	Household Total	Household size
Nokeng tsa Taemane Local Municipality	53 099	16 612	3.2
Kungwini Local Municipality	108 732	34 127	3.2
Kleinfontein	980	380	2.7

Source: Demacon 2011

The empirical study was conducted in the form of a questionnaire. A total of 18 household questions were asked to individuals within Kleinfontein. The main objective was to compile information regarding Kleinfontein’s demographic profile to serve as motivation for market demand and associated commercial and residential uses. Subsequent paragraphs highlight the findings of the survey.

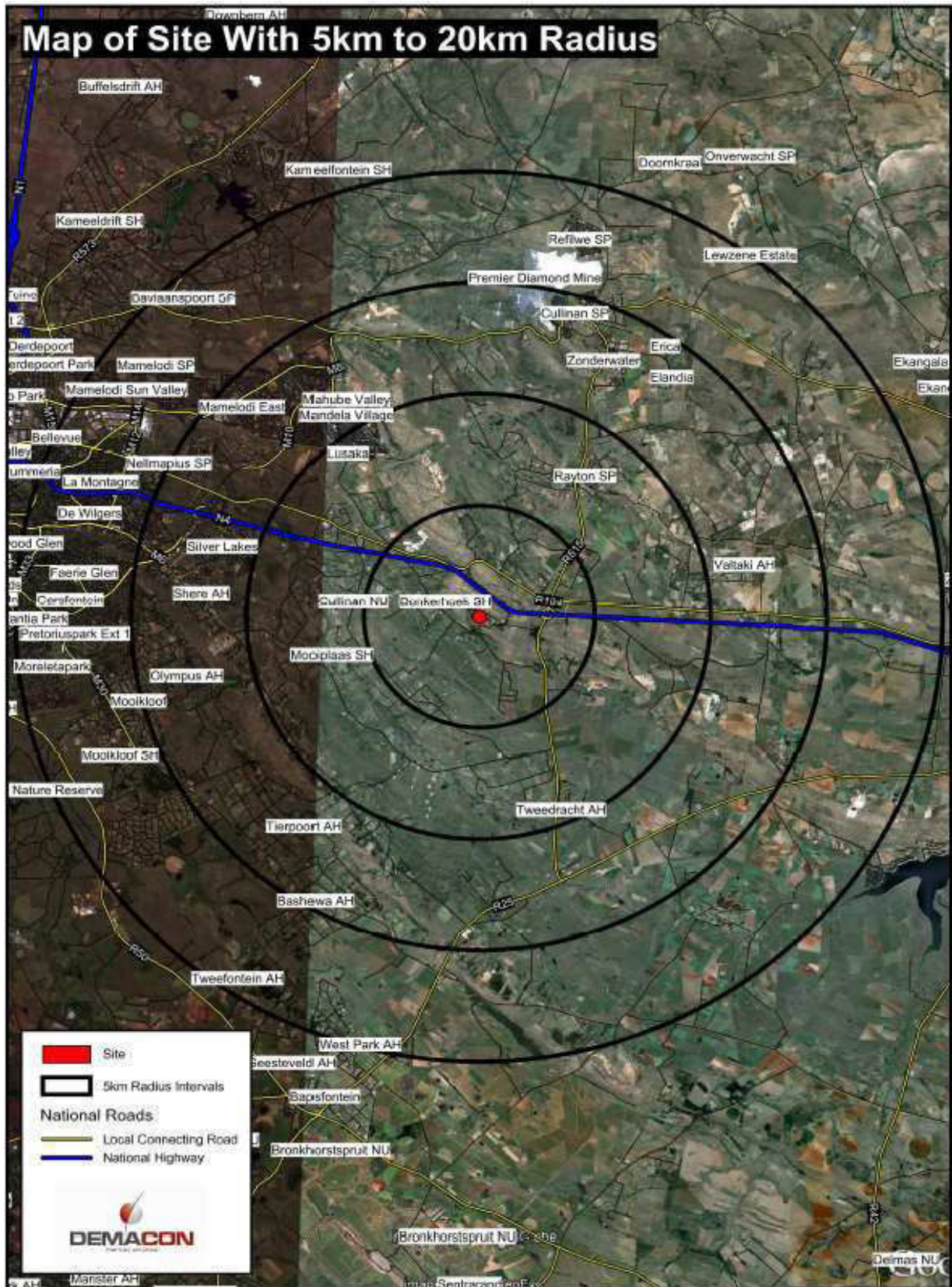
Figure 4.1: Number of People in household



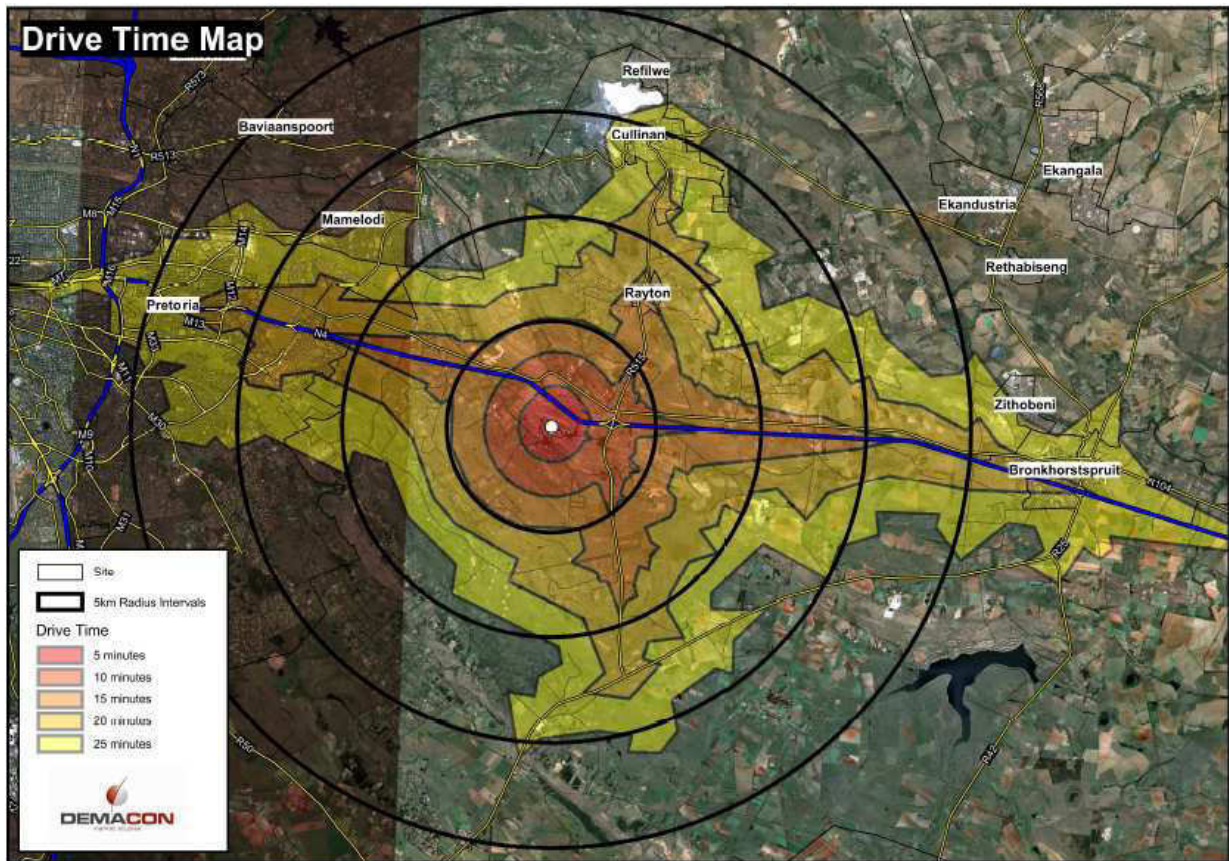
Source: Demacon Kleinfontein Household Survey, November 2011

An estimated **980 people or 360 households** reside within Kleinfontein in 2011. The average household size amounts to approximately 2.7 members per household.

Map 4.1: Area Delineation



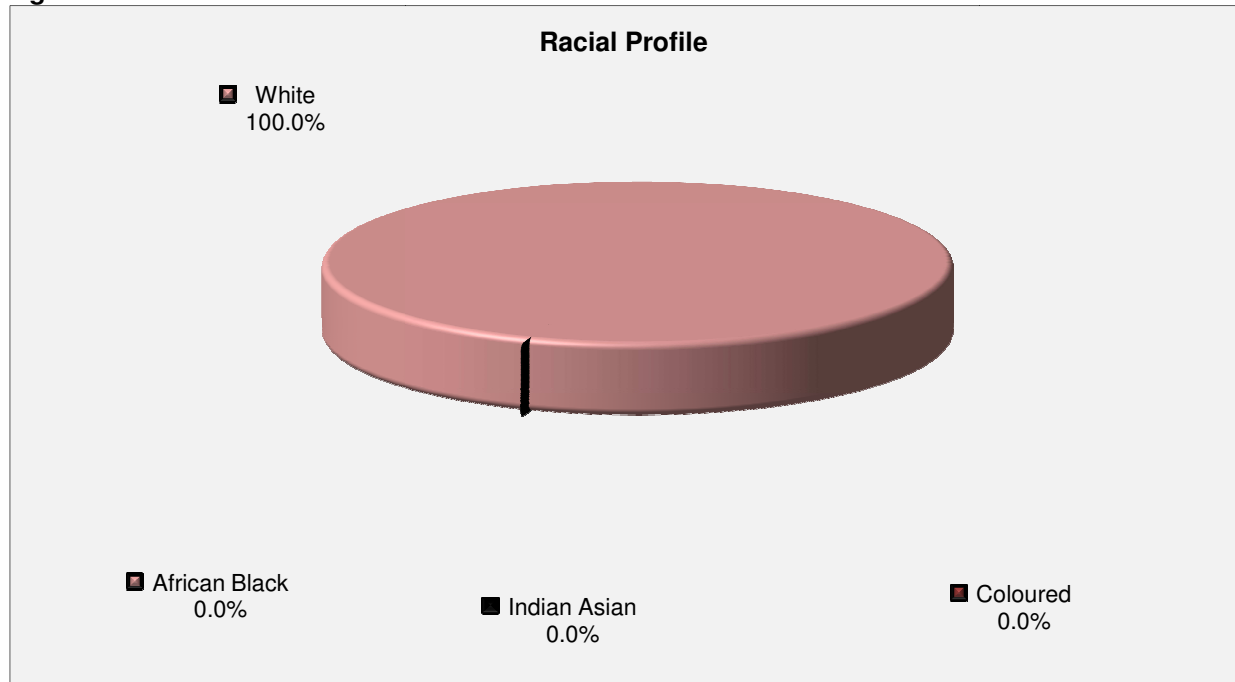
Map 4.2: Estimated Drive Time to Kleinfontein



4.3 RACIAL AND GENDER PROFILE

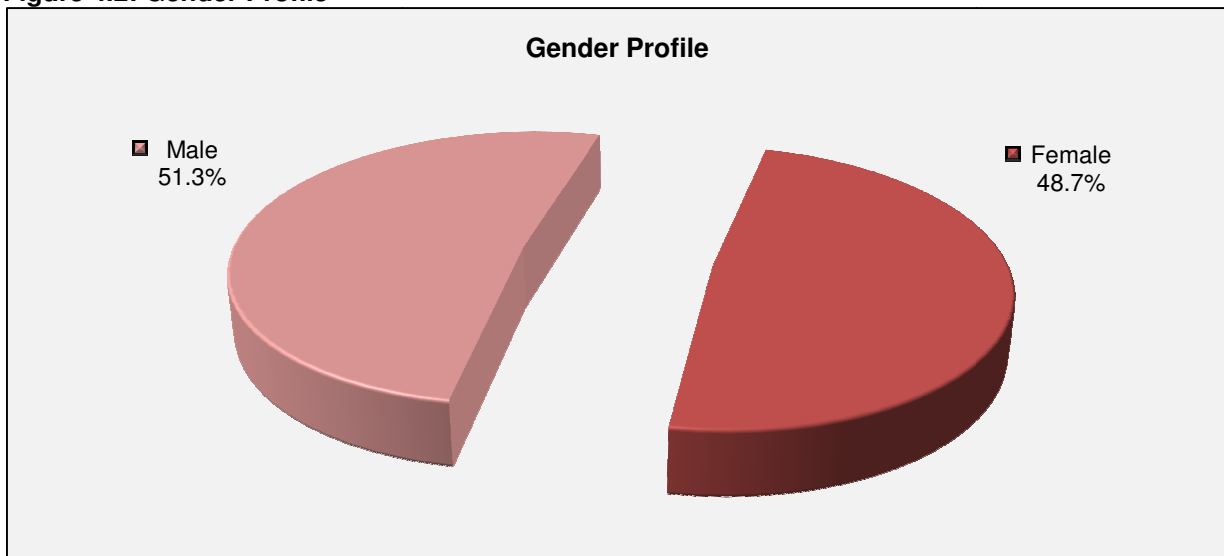
Figure 4.1 and 4.2 indicates the racial and gender profile of Kleinfontein Market.

Figure 4.1: Racial Profile



Source: Demacon Kleinfontein Household Survey, November 2011

Figure 4.2: Gender Profile



Source: Demacon Kleinfontein Household Survey, November 2011

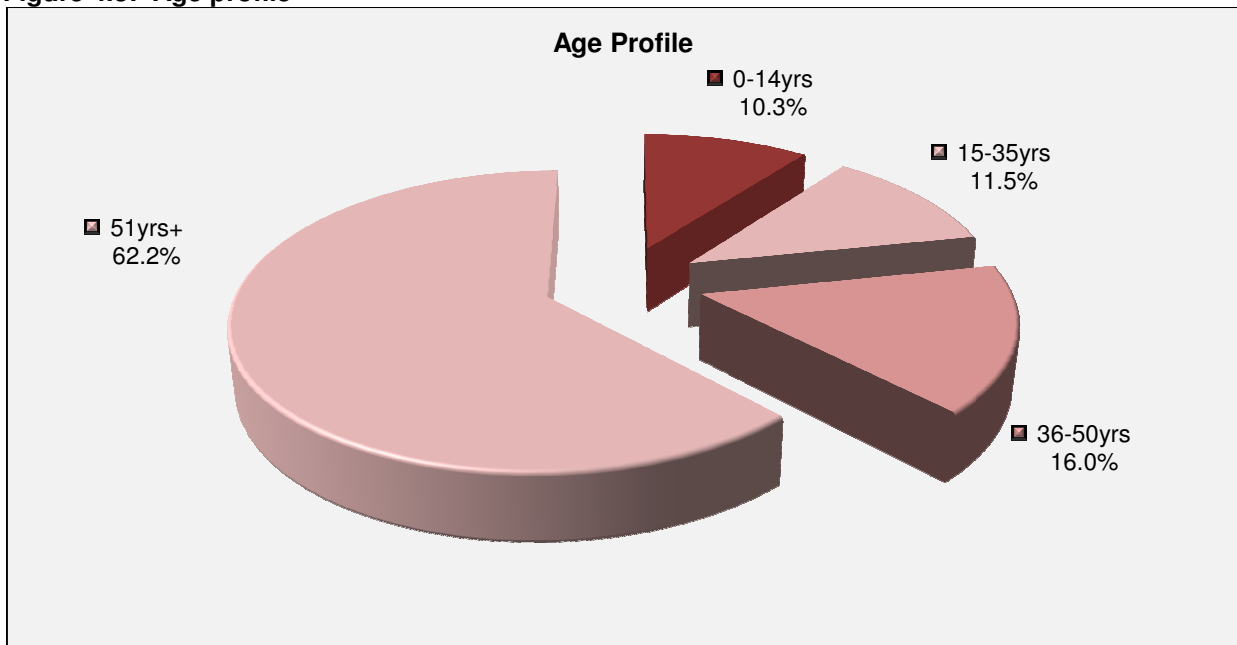
Findings: (Figures 4.1 and 4.2)

- ✓ The largest segment of the population in Kleinfontein is represented by **Whites – 100.0%**
- ✓ 51.3% of Kleinfontein is represented by males and the remainder 48.7% females.

4.4 AGE PROFILE

The age distribution of a specific area also serves as an important indicator, with reference to consumer demand behaviour and preferences - in particular the dominant age groups. Figure 4.3 illustrates the source market age profile.

Figure 4.3: Age profile



Source: Demacon Kleinfontein Household Survey, November 2011

Findings: (Figure 4.3)

- ✓ The market area is characterised by a large mature component (78.2%), as presented in Figure 4.3, 16.0% of the market population is between the ages 36 and 50 years and 62.2% is persons between 50 to 81+ years of age

- ✓ The above is followed by a young economically active age group of between 15 to 35 years of age (11.5%) which is supported by a smaller segment of young and upcoming consumers aged between 0 to 14 years of age (10.3%)
- ✓ **The strong mature market component present within the market will have a definite impact on purchasing power due to the concomitant lower dependency ratio.**

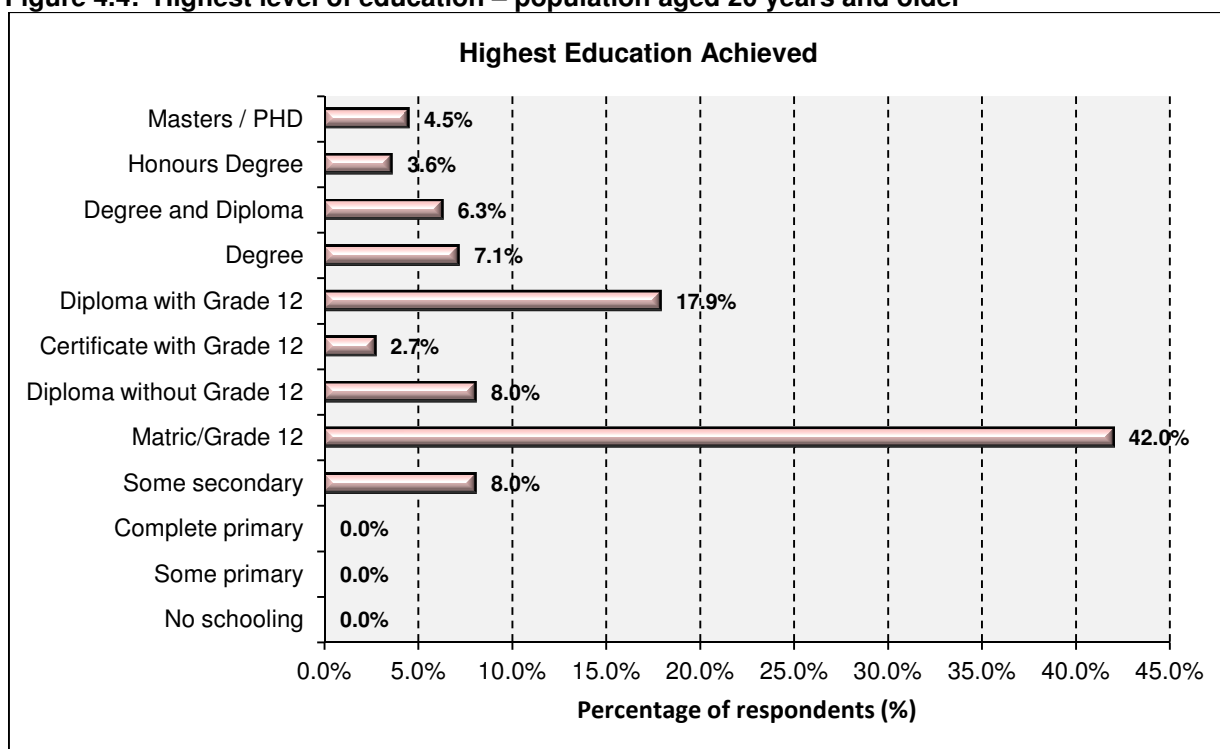
Development Implications

The market population is characterised by a mature population segment, supported by a smaller young and upcoming market segment. This age bracket is typically found in lower-middle to middle income areas. The mature population has specific mindsets of consumer behaviour, demand for products and services. The younger up-coming market, on the other hand, has well defined aspirational values and brand consciousness.

4.5 LEVEL OF EDUCATION

The highest level of education is indicative of human development within the market area. It furthermore serves as proxy for the potential to be absorbed in the local labour force. The attendance of youth at educational institutions is therefore indicative of the anticipated future absorption rate of the market population within the local economy. Figure 4.4 indicates the highest level of education for trade area’s population aged 20 years and older.

Figure 4.4: Highest level of education – population aged 20 years and older

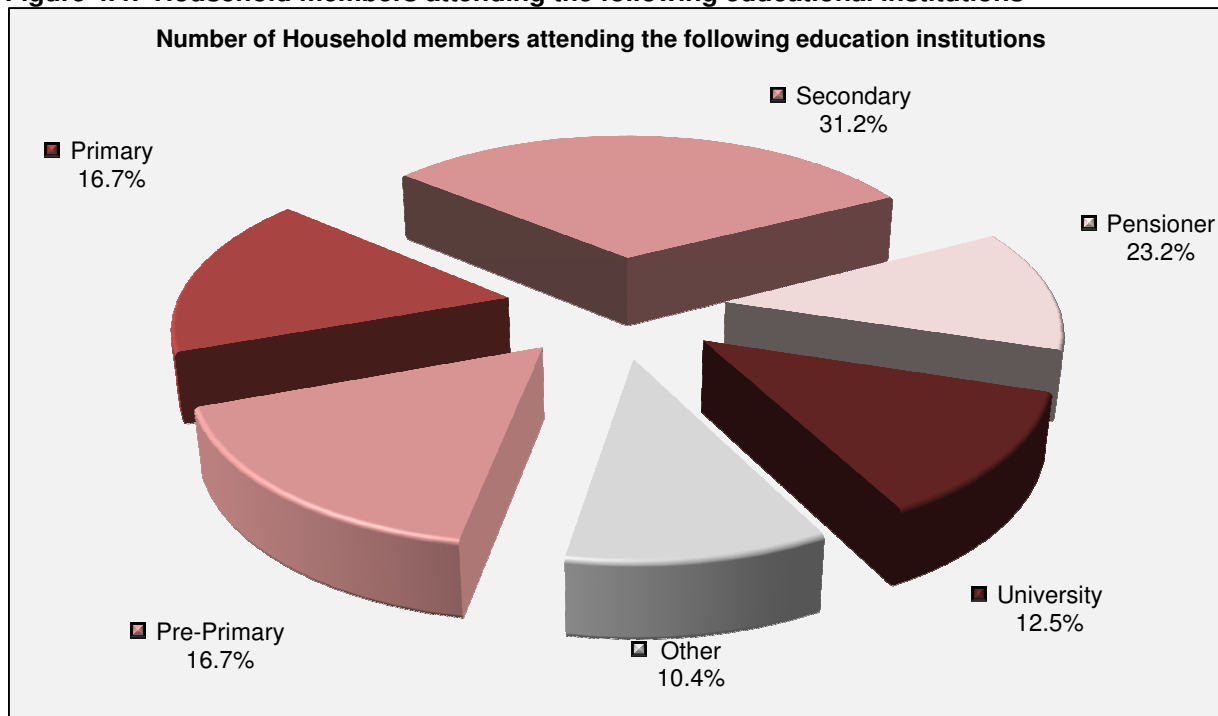


Source: Demacon Kleinfontein Household Survey, November 2011

Findings: (Figures 4.4 & 4.5)

- ✓ Figure 4.4 indicates that 84.0% of Kleinfontein population aged 20 years and older has at least Grade 12 (42.0%) or obtained higher educational levels (42.0%)
- ✓ A share of 8.0% of the market population aged 20 years and older has some level of secondary education.
- ✓ From Figure 4.5 it is evident that 55.4% of household members in Kleinfontein attend pre-primary, primary and secondary schools.

Figure 4.4: Household members attending the following educational institutions



Source: Demacon Kleinfontein Household Survey, November 2011

Development Implications

A number of factors contribute to the general property development climate in a specific geographical area. Amongst these factors that provide an initial indication of market potential levels of education and standards of living are amongst the indicators that provide insight into qualitative demand aspects.

4.6 EMPLOYMENT STATUS

The level of employment reflects employment and unemployment levels in the market area, which impacts on disposable income patterns. Level of employment, coupled to household size is also indicative of dependency ratios. Figure 4.5 indicates the employment and unemployment of Kleinfontein.

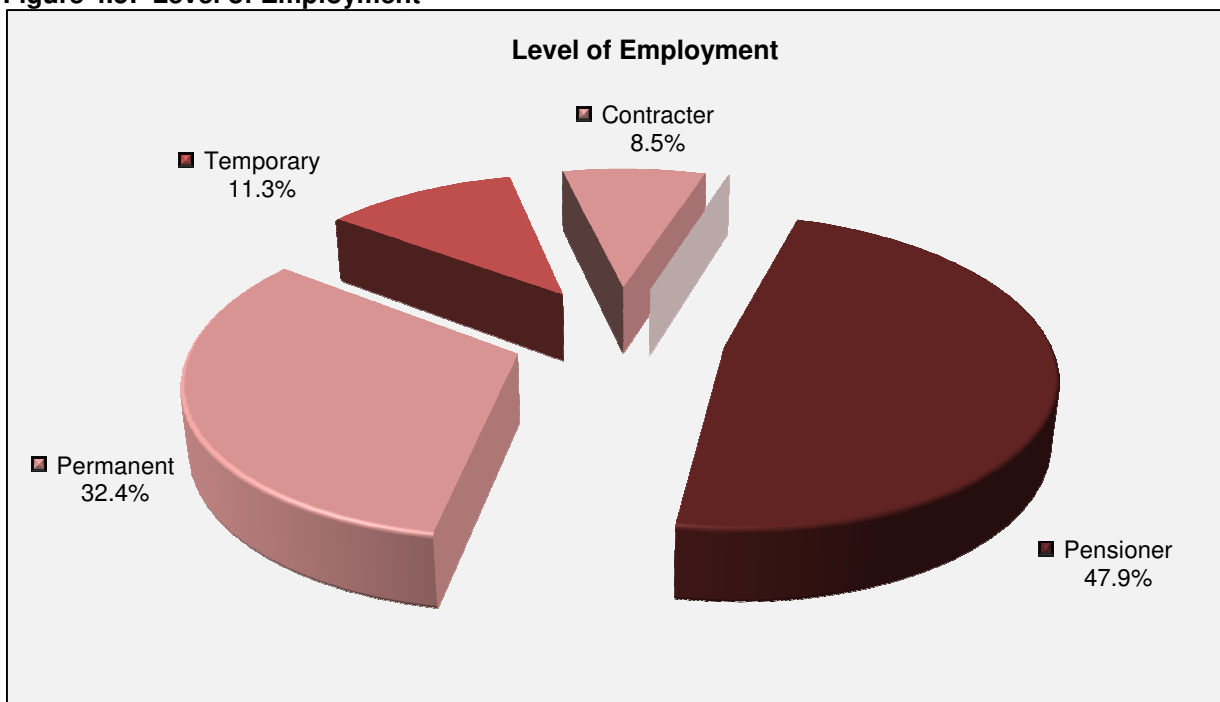
Findings: (Figure 4.6)

- ✓ A share of 47.9% of Kleinfontein population is pensioners / retired followed by 32.4% is employed in permanent positions
- ✓ 11.3% is employed in temporary jobs and 8.5% are classified as contract workers.

Development Implications

Kleinfontein is characterised by a large segment of pensioners living of monthly pension income. The presence of a large pensioner segment serves as indication lower monthly disposable income available for a specific household. It is anticipated that this could impact on the average monthly household income of Kleinfontein and the qualitative demand for commercial and residential products and services.

Figure 4.5: Level of Employment

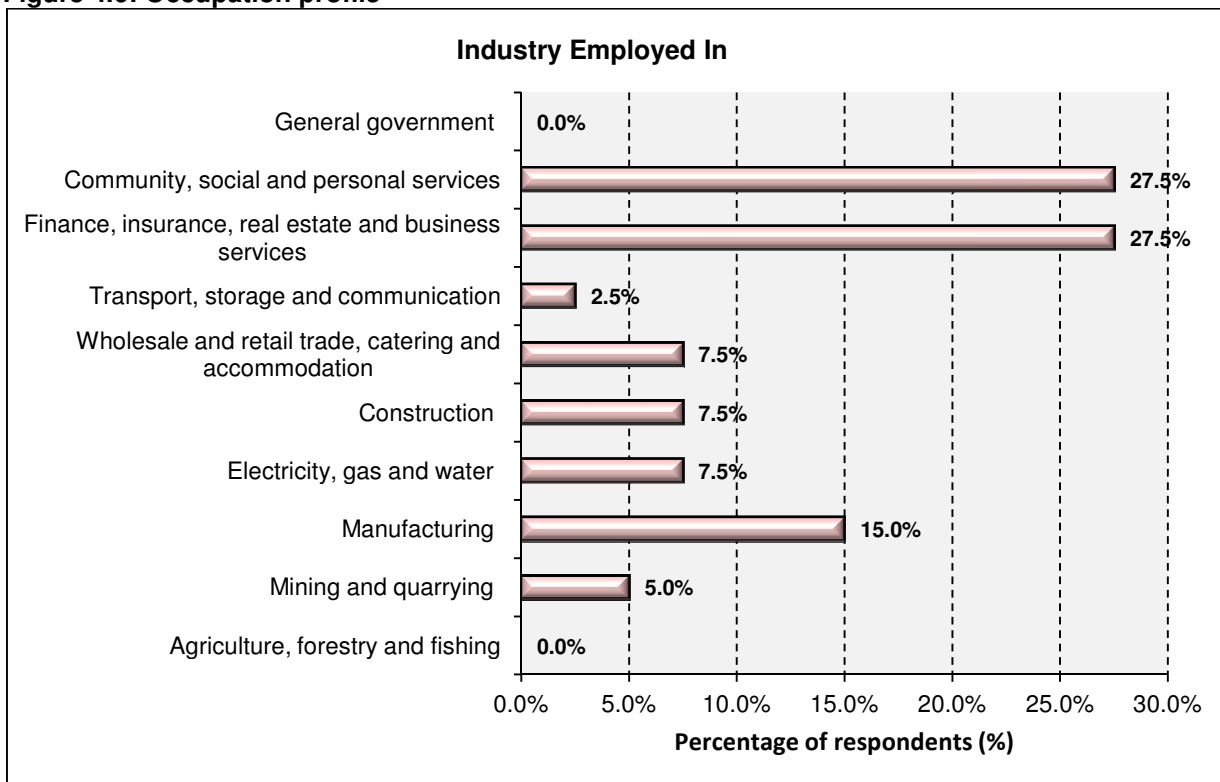


Source: Demacon Kleinfontein Household Survey, November 2011

4.7 OCCUPATION PROFILE

The occupation profile is an important indicator of anticipated community income, serving as a proxy for the level of community wealth and stability. Figure 4.6 indicates the occupation profile of Kleinfontein.

Figure 4.6: Occupation profile



Source: Demacon Kleinfontein Household Survey, November 2011

Findings: (Figure 4.6)

Figure 4.6 indicates the dominant type of occupations employed by Kleinfontein.

- ✓ The largest proportion of Kleinfontein population is employed in *finance and business and community, social and personal services* – 27.5% respectively.

The dominant occupation groups are supported by:

- ✓ Manufacturing (15.0%)
- ✓ Wholesale and retail trade (7.5%)
- ✓ Construction (7.5%)
- ✓ Utilities (7.5%)
- ✓ Mining (5.0%).

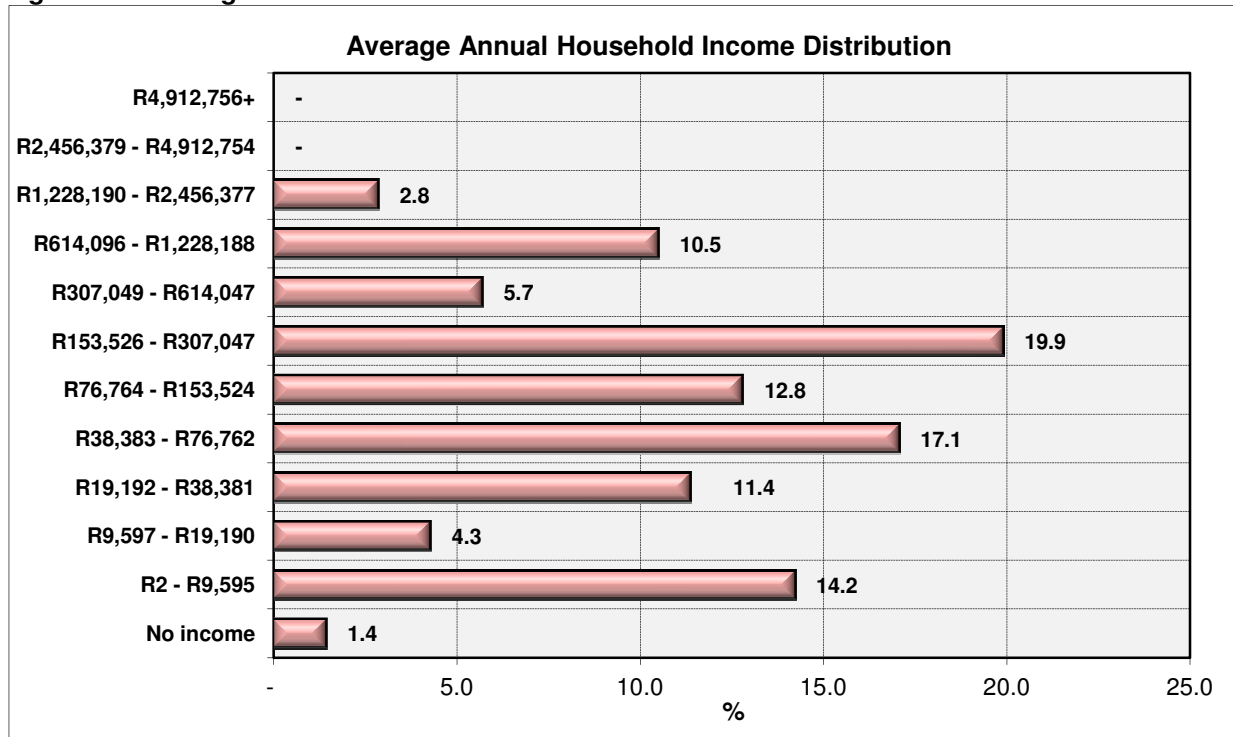
Development Implications

The occupation profile reflects a moderate segment of white collar occupations, serving as proxy for lower-middle to middle income earners. These findings correlate with the findings of preceding paragraphs pertaining to aspects such as the level of education and state of employment. The consumer market will most likely exhibit moderate sophisticated / specialised expenditure patterns and preferences.

4.8 ANNUAL HOUSEHOLD INCOME

Average household income is a direct indicator of consumer demand for a broad spectrum of economic goods and services – such as housing and commercial products and services. Average household income, to an extent, also reflects the living standard of a household, and influences aspects such as asset ownership. Figure 4.7 indicates the annual household income distribution profile of Kleinfontein.

Figure 4.7: Average household Income Distribution



Source: Demacon Kleinfontein Household Survey, November 2011

Findings: (Figure 4.7)

- ✓ The largest segment of households within the market area (61.1%) earns an average household income below R153 524.
- ✓ Evident from above, the market area is split between low to lower-middle income earners and middle income earners
- ✓ This income distribution is typically evident of a large segment of pensioners that has less average annual disposable income
- ✓ The income distribution evidently reflect lower demand thresholds that can be met by households
- ✓ The **weighted average annual household income** of Kleinfontein is approximately **R125 080 per annum**, which translates into **R10 423 per month** (2011 values).

Development implications

The income profile reflects a consumer market characterised by lower-middle to middle household income levels. Kleinfontein income distribution profile suggests the focus should be on the **supply of lower-middle to middle-end commercial and residential products and services** with an **increasing share of the market potentially supporting middle-end**. The income of a household also impacts on the general living standard enjoyed, in the sense the income impacts on asset ownership.

The following section provides a synthesis of preceding sections.

4.9 SYNTHESIS

This section provides a summary of the socio-economic indicators profile of Kleinfontein. The following summarise the main characteristics of the source market population.

Table 4.4: Kleinfontein Indicators, 2011

Variable	Primary Market Area
Socio-Economic Indicators	
Number of people	✓ 980 people
Number of households	✓ 380 households
Household Size	✓ 2.6 people/ household
Racial Distribution	✓ 100% - Whites
Gender Profile	<ul style="list-style-type: none"> ✓ 51.3% - Male ✓ 48.7% - Female
Age profile	<ul style="list-style-type: none"> ✓ Large mature component (78.2%), 16.0% of the market population is between the ages 36 and 50 years and 62.2% is persons between 50 to 81+ years of age ✓ Young economically active age group of between 15 to 35 years of age (11.5%) which is supported by a smaller segment of young and upcoming consumers aged between 0 to 14 years of age (10.3%)
Highest level of education	<ul style="list-style-type: none"> ✓ 84.0% of Kleinfontein population has at least Grade 12 (42.0%) or obtained higher educational levels (42.0%) ✓ A share of 8.0% of the market population aged 20 years and older has some level of secondary education. ✓ 55.4% of household members in Kleinfontein attend pre-primary, primary and secondary schools.
Level of employment	<ul style="list-style-type: none"> ✓ 47.9% of Kleinfontein population is pensioners / retired ✓ 32.4% is employed in permanent positions ✓ 11.3% is employed in temporary jobs ✓ 8.5% are classified as contract workers.

Variable	Primary Market Area
	<ul style="list-style-type: none"> ✓ Kleinfontein is characterised by a large segment of pensioners living of monthly pension income. The presence of a large pensioner segment serves as indication lower monthly disposable income available for a specific household. It is anticipated that this could impact on the average monthly household income of Kleinfontein and the qualitative demand for commercial and residential products and services.
Occupation profile	<ul style="list-style-type: none"> ✓ The largest proportion of Kleinfontein population is employed in finance and business and community, social and personal services – 27.5% respectively. ✓ Manufacturing (15.0%) ✓ Wholesale and retail trade (7.5%) ✓ Construction (7.5%) ✓ Utilities (7.5%) ✓ Mining (5.0%)
Weighted Average household income distribution (2011)	<ul style="list-style-type: none"> ✓ The largest segment of households within the market area (61.1%) earns an average household income below R153 524. ✓ Evident from above, the market area is split between low to lower-middle income earners and middle income earners ✓ This income distribution is typically evident of a large segment of pensioners that has less average annual disposable income ✓ The income distribution evidently reflect lower demand thresholds that can be met by households ✓ The weighted average annual household income of Kleinfontein is approximately R125 080 per annum, which translates into R10 423 per month (2011 values).

Source: Demacon, 2011

Kleinfontein market profile reveals the following pertinent characteristics:

- ✓ An estimated **980 people or 380 households reside within the Kleinfontein area** in 2011. The average household size amounts to approximately 2.6 members per household.
- ✓ The population is characterised by an anomalous relationship between skills levels and income: extremely high skills levels, coupled with a lower-middle income profile – a typical sign of the socio-economic effects in the aftermath of a change in political regime.
- ✓ Political reform led to a decline in white participation in the public sector labour market. These reforms resulted in the loss of skilled white workers.
- ✓ Older white employees (those 50 and over) were offered “voluntary retrenchment” packages that usually included pension earned to date with some “sweetener” included to expedite the process. This created space for the democratic state to recruit a labour force with which it shared a joint vision of national transformation. This was imperative, given that the democratic state inherited a technocratic labour force with which it shared no common ideology or vision of national transformation. However, as with any (pension) policy terminated prematurely, these packages may have appeared appealing at the time, but were not sufficient for longer term retirement purposes and many of these ‘retirees’ had to attempt to re-enter the job market – however, with a vastly changing new set of rules. Quite a challenge at retirement age.
- ✓ From an economic point of view, these changes in the socio-political landscape also translated into discernible economic and spatial impacts – including the displacement of certain households with previously high levels of disposable income to more affordable locations where real estate values and municipal service charges are lower and more aligned with their adjusted lower disposable income levels.
- ✓ Situated just above the government minimum household income levels to qualify for subsidies / government assistance (R3 500 per household per month for fully subsidised houses and R3500 – R7500 for financed linked product – such as provided for by government in the Cosmo City Development). This situation leaves these households in a

peculiar position – very similar to what is presently termed the “gap market” (where household incomes range from R7 500 – R15 000 per household per month).

- ✓ Although decentralized the Kleinfontein development can therefore not be viewed as “high-income” estate by any means.

The following chapter, Chapter 5, provides a concise overview of Kleinfontein, with the objective of providing a rapid appraisal of existing supply and estimating the development potential within the designated area.

CHAPTER 5: QUALITATIVE OVERVIEW OF KLEINFONTEIN

5.1 INTRODUCTION

This section of the report provides a concise overview of Kleinfontein, with the objective of providing a rapid appraisal of existing supply and estimating the development potential within the designated area.

Subsequent sub-sections provide a concise overview of Kleinfontein in terms of the following aspects:

- ✓ A rapid appraisal of the existing supply of facilities within Kleinfontein
- ✓ Visual presentation of the status quo Kleinfontein.

5.2 QUALITATIVE REVIEW OF KLEINFONTEIN

The qualitative review of Kleinfontein is addressed under the following main headings:

- ✓ Location
- ✓ History
- ✓ Schools
- ✓ Residential Market
- ✓ Infrastructure
- ✓ Built Shops
- ✓ Retirement Village / Old Age Home
- ✓ Development Opportunities
- ✓ Summary.

5.2.1 Location

Kleinfontein is a settlement near Pretoria, South Africa that was founded by Afrikaners who want to preserve their culture. It has only recently been developed and has a limited economy. It was founded by descendants of the original Voortrekkers or Boers who seek self-determination in an autonomous Volkstaat. Kleinfontein is located roughly half-way between Pretoria and Bronkhorstspuit. It lies just south of the N4, just west of the R515, a few kilometres south of Rayton.

5.2.2 History

Following the Great Trek, Boer pioneers expressed a drive for self determination and independence through the establishment of several Boer Republics during the 19th century. The end of minority apartheid rule in South Africa in 1994 once again left some Afrikaners disillusioned and marginalized by the political changes, and resulted in a proposal for an autonomous Volkstaat.

Two Boer pioneers applied for a loan in 1992 for Kleinfontein farm, 30km south-east of Pretoria, to establish an independent Boer Republic. The first two houses was built and completed in 1996 by residents of Kleinfontein. After this, Kleinfontein expanded at a fast rate, from the original 500ha to almost 860ha today, stretching from the N4 to Boschkop gravel road. It is estimated that approximately 900 Afrikaners is present on Kleinfontein during the day whereas almost 650 of these are permanent residents.



Today, Kleinfontein is home to Radio Pretoria Station, several sport grounds, schools, savings and Credit Corporation, community hall, frail care centre, retirement home and a small convenience centre.

5.2.3 Residential Market

Overview

- ✓ The majority of housing consist of brick houses on a separated stand or yard followed by wooden houses and caravans
- ✓ Brick houses therefore range in size from relatively large to small
- ✓ Brick houses are generally well maintained with tidy and well kept yards
- ✓ Dwellings are well serviced with electricity, water and sanitation

Formal Housing

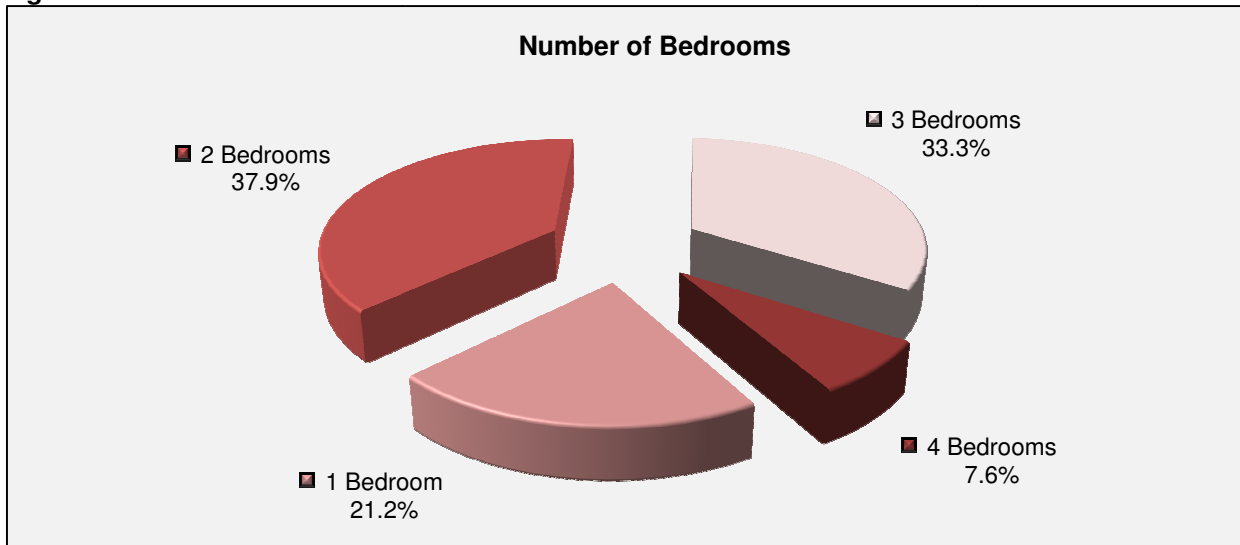


Subsequent figures reflect the composition of houses, average dwelling size and erf size.

Findings: (Figures 5.1 to 5.5)

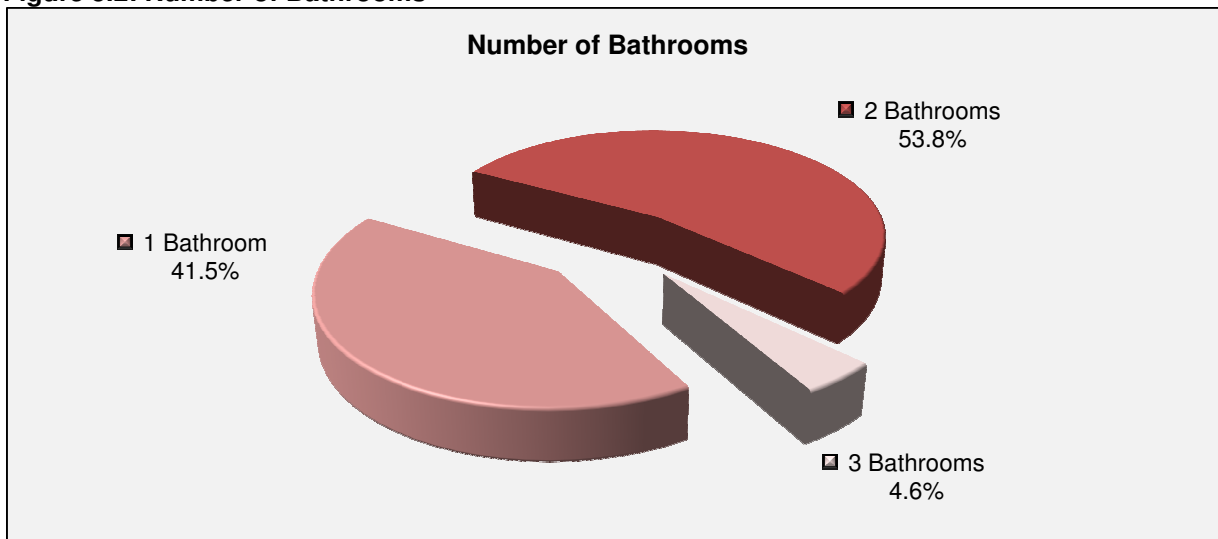
- ✓ The majority of respondents in Kleinfontein indicated that their current residential dwelling consist of 2 bedrooms (37.9%), 2 bathrooms (53.8%) and one living area (76.6%).
- ✓ Respondents indicated that current residential units range predominantly between **81m² - 150m² - 37.5%**.
- ✓ The majority of respondents indicated average current erf sizes of between 301m² - 800m² - 41.1%.

Figure 5.1: Number of Bedrooms



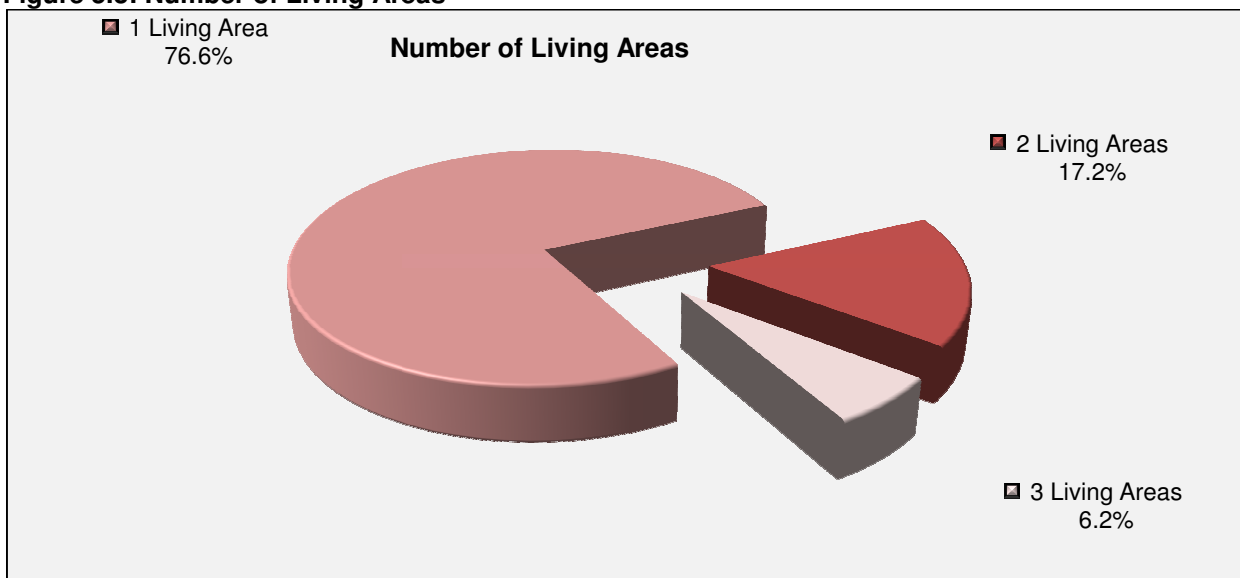
Source: Kleinfontein Survey, Demacon 2011

Figure 5.2: Number of Bathrooms



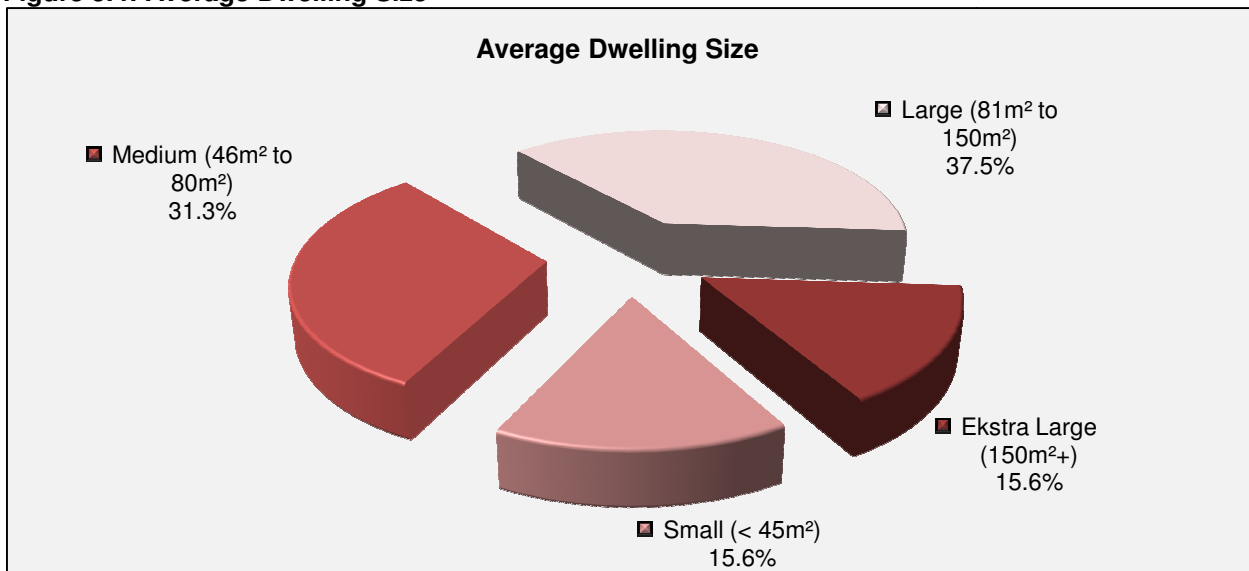
Source: Kleinfontein Survey, Demacon 2011

Figure 5.3: Number of Living Areas



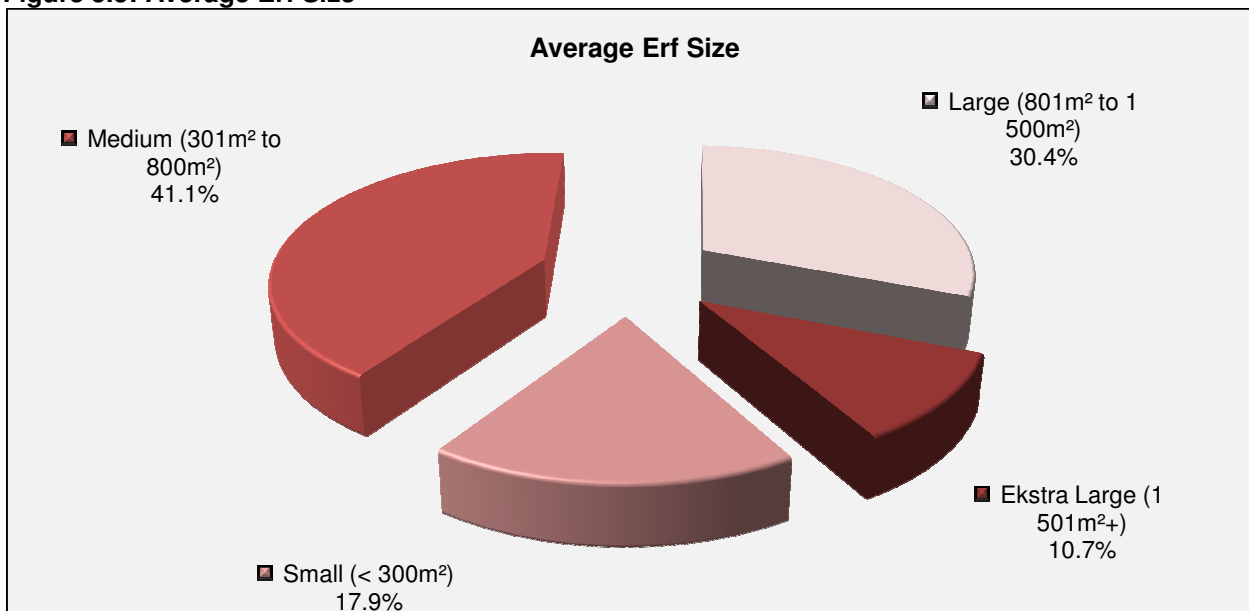
Source: Kleinfontein Survey, Demacon 2011

Figure 5.4: Average Dwelling Size



Source: Kleinfontein Survey, Demacon 2011

Figure 5.5: Average Erf Size



Source: Kleinfontein Survey, Demacon 2011

✓ **Residential Market Activity**

The following tables provide an overview of the property activity within and around the larger market area.

Buyer's Market

Table 5.1: Residential Market Activity, Type, Min and Max Asking Prices, Mean Asking Prices and Frequency, November 2011

	Min	Max	Average	Std Deviation	Number
Houses & Townhouses					
1 Bedroom	R 600,000	R 1,350,000	R 1,083,333	R 419,325	3
2 Bedrooms	R 180,000	R 3,300,000	R 728,099	R 527,663	47
3 Bedrooms	R150,000	R7,500,000	R1,177,689	R891,988	186
4 Bedrooms	R 650,000	R 7,055,000	R 2,446,099	R 1,429,322	71
5 Bedrooms	R 980,000	R 5,000,000	R 2,691,522	R 1,173,010	23

	Min	Max	Average	Std Deviation	Number
6 Bedrooms	R 1,300,000	R 6,900,000	R 4,362,500	R 2,313,502	4
7 Bedrooms	R 1,200,000	R 16,950,000	R 5,542,143	R 3,752,292	14
Total					349
Smallholdings					
2 Bedrooms	R700,000	R5,200,000	R2,503,222	R1,441,579	9
3 Bedrooms	R720,000	R10,855,000	R3,094,554	R2,204,694	34
4 Bedrooms	R975,000	R7,700,000	R2,757,611	R1,388,069	33
5 Bedrooms	R1,400,000	R12,500,000	R3,831,250	R3,538,826	8
6 Bedrooms	R3,940,000	R10,000,000	R6,970,000	R4,285,067	2
7 Bedrooms	R3,690,000	R6,000,000	R4,845,000	R1,633,417	2
Total					88

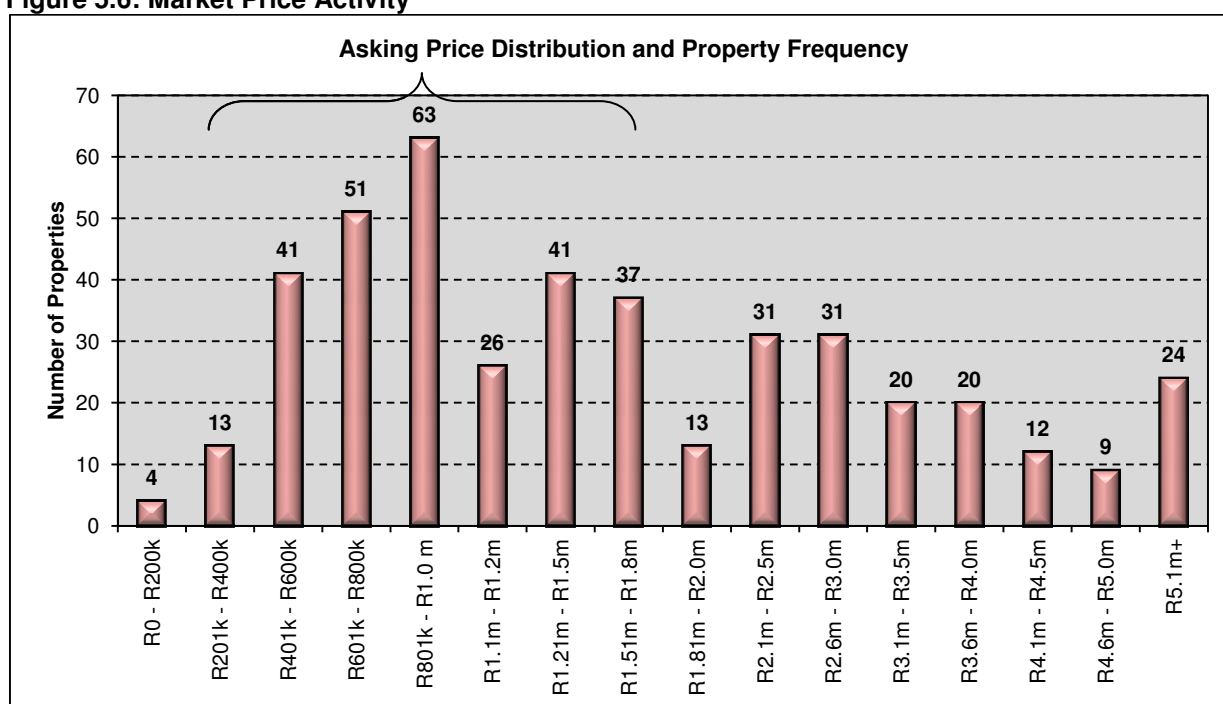
Source: Demacon, 2011

Findings: (Table 5.1)

- ✓ It is evident that houses and townhouses, followed by a smaller segment of smallholdings, represent the dominant type of residential classification for sale within the primary source market.
- ✓ The favourite residential size is represented by the **three and four bedroom** houses and townhouses followed by and the **three and four bedroom smallholdings**.
- ✓ Mean values vary between R720k and R5.5 million for houses and townhouses and between R2.5 million and R6.9 million for smallholdings.

Figure 5.6 illustrate the price distribution and frequency within the local residential market, supported by Figure 5.7 reflecting the average asking price per suburb.

Figure 5.6: Market Price Activity



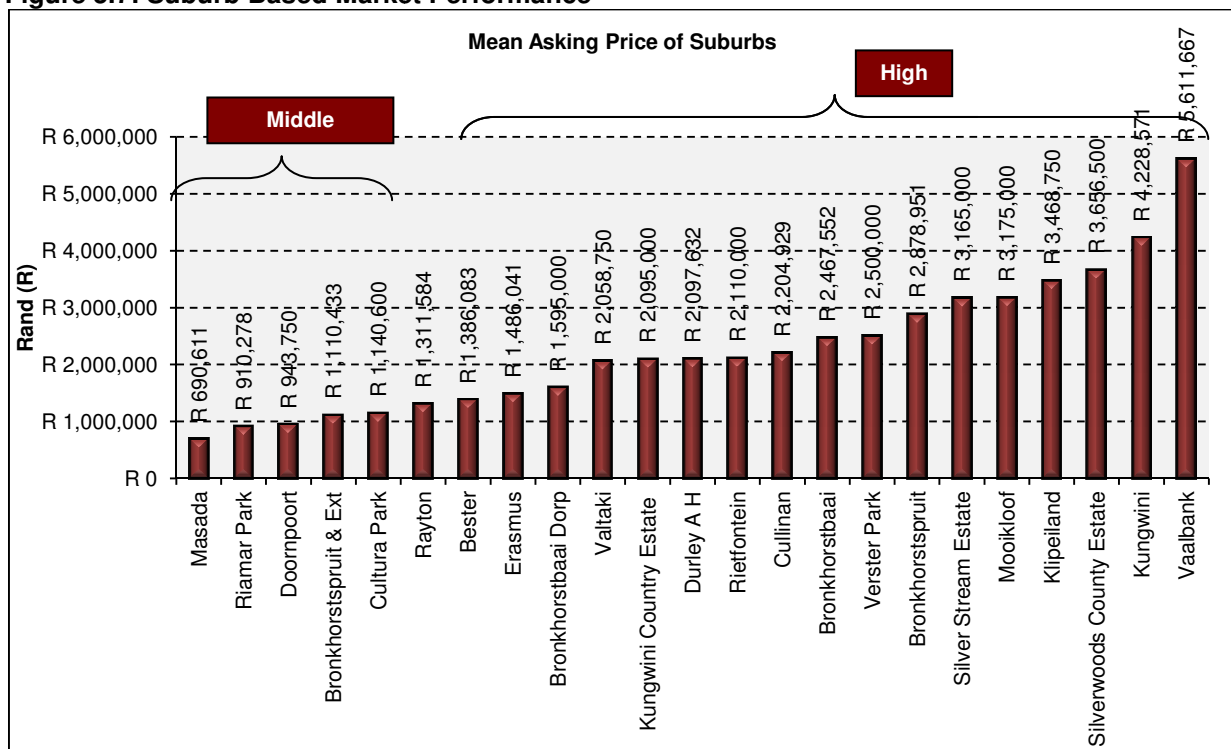
Source: Demacon, 2011

Findings: (Figure 5.6)

- ✓ From Figure 5.6 it is evident that the dominant price brackets in the market area include properties priced between **R401k and R1million** (155 properties) and **R1.1m and R2.0m** (117 properties). A small number of properties are priced below R400k (17 properties),

whereas a number of properties are priced above R2.1m, with emphasis on the R2.1million to R3million bracket (62 properties).

Figure 5.7: Suburb Based Market Performance



Source: Demacon, 2011

Findings: (Figure 5.7)

- ✓ Figure 5.7 indicates the prices distribution of asking prices within **surrounding areas**.
- ✓ Masada, Raimar Park, Doornpoort, Bronkhorstspruit, and Ext represent the middle priced suburbs.
- ✓ Middle priced suburbs include Muckleneuk, Phillip Nel Park, Pretoria Gardens, Capital Park and Queenswood.
- ✓ The higher priced suburbs include Cultura Park, Rayton, Erasmus, Bronkhorstbaai, Valtaki, Kungwini Country Estate, Durley AH, Cullinan, Verster Park, Silver Stream Estate, Mooikloof, Klipeiland, Silverwoods Country Estate and Vaalbank.
- ✓ The weighted average asking price within surrounding suburbs are approximately R1,827,689.

Kleinfontein Property Market Prices

The following table provides an overview of the Kleinfontein market activity.

Table 5.2: Kleinfontein Residential Market Activity, Type, Min and Max Asking Price, Average and Std Deviation, Frequency, November 2011

	Min	Max	Average	Std Deviation	Frequency
2 Bedrooms	R500,000	R1,330,000	R784,286	R297,257	7
3 Bedrooms	R700,000	R1,300,000	R967,778	R156,746	9
4 Bedrooms	R1,000,000	R1,000,000	R1,000,000	R0	1
Total					17

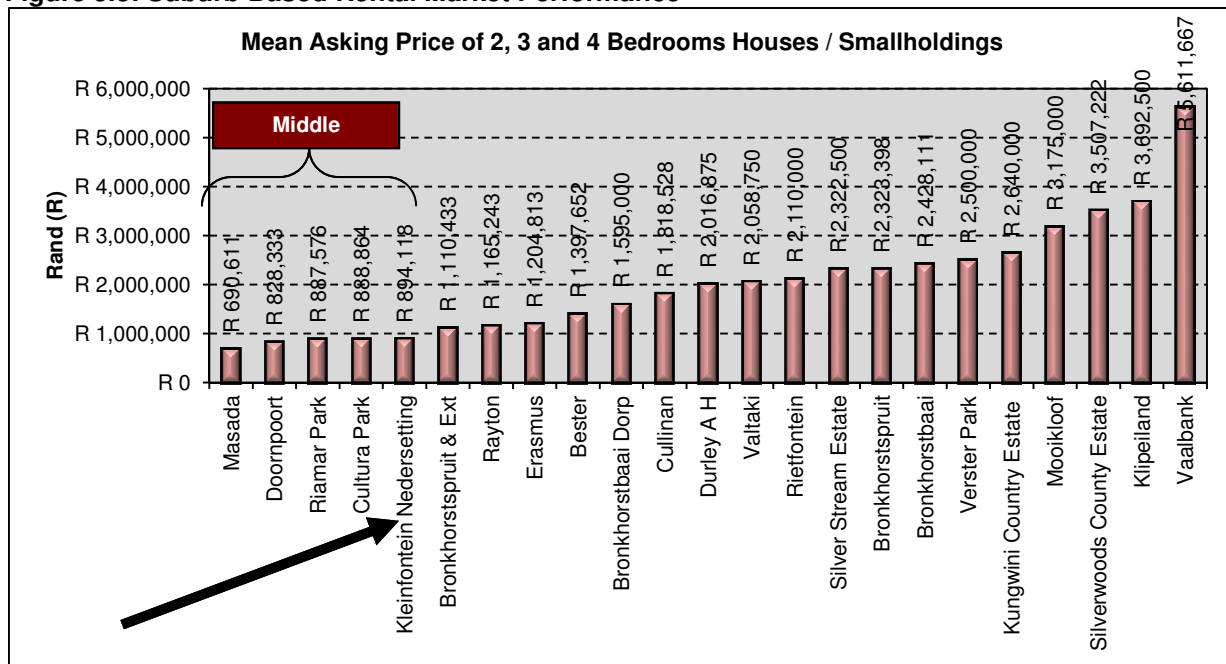
Source: Irene Groenwolt Properties Ext, Demacon, 2011

Findings: (Table 5.2)

- ✓ The dominant type of properties present within Kleinfontein **includes two, three and four bedroom houses.**
- ✓ Mean property values vary between **R780k for the two bedroom houses, R960k for a three bedroom house and R1m for a four bedroom house.**

Figure 5.8 reflect the average asking price of 2, 3 and 4 bedroom houses and smallholdings.

Figure 5.8: Suburb Based Rental Market Performance



Source: Demacon, 2011

Findings: (Figure 5.8)

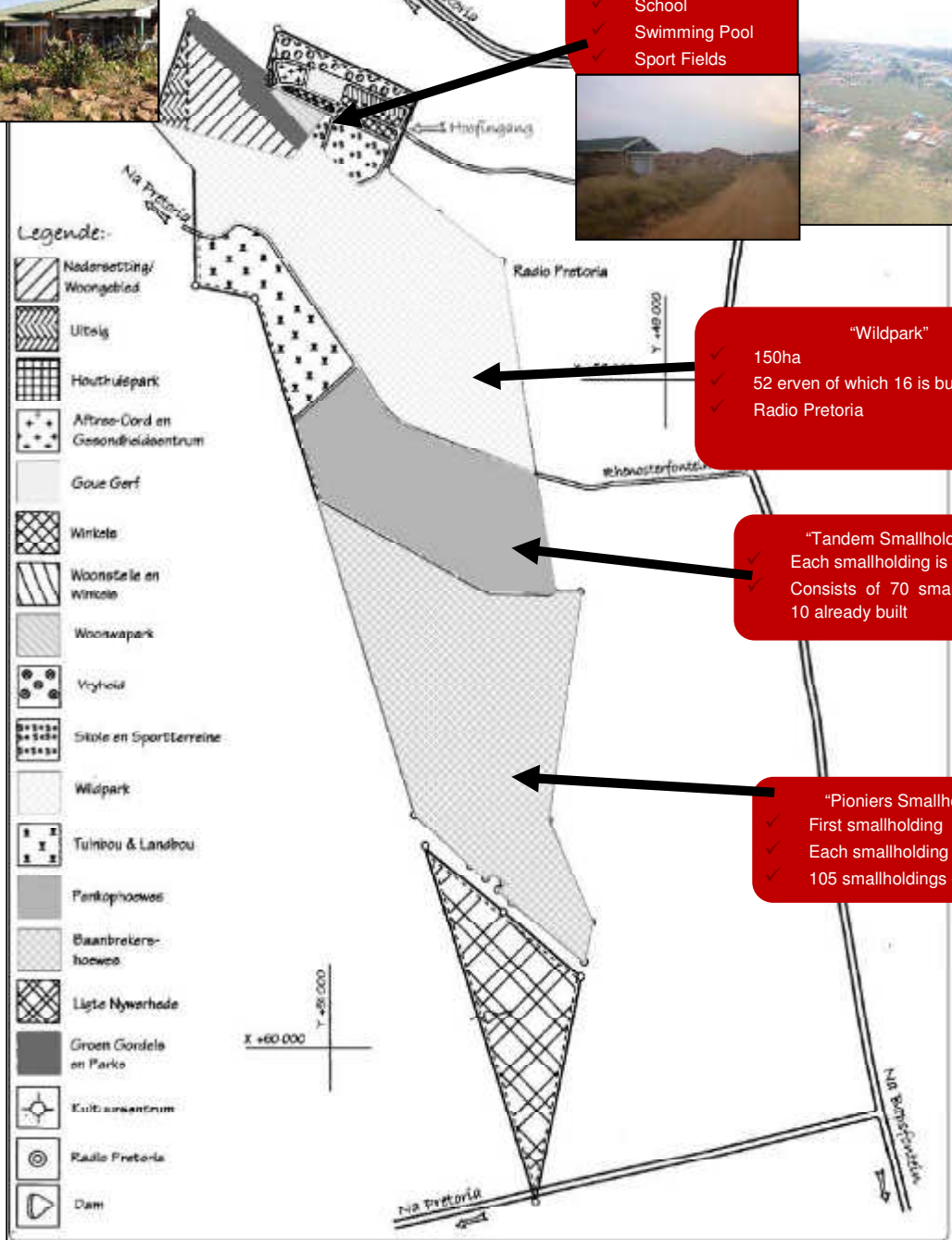
- ✓ Figure 5.8 indicates the prices distribution of asking prices for 2, 3 and four bedroom houses and smallholdings
- ✓ Given the asking price profile of the market area it is anticipated that Kleinfontein is focused more towards the lower-middle income spectrum of the market.

✓ Residential Areas

"Kleinfontein Sorgsentrum"
 ✓ Active Aged Persons
 ✓ Partially Constrained & Constrained
 ✓ 26 residents



"Nederstelling"
 ✓ 350 erven – 300 built
 ✓ Erven between 600m² - 1 000m²
 ✓ Houthuispark – 300m² - 500m²
 ✓ Dagbreek Woonwapark – economic erven of ± 200m² for a 1/2 bedroom house
 ✓ Community Centre
 ✓ Retirement Village
 ✓ Shopping Complex
 ✓ Library
 ✓ School
 ✓ Swimming Pool
 ✓ Sport Fields



"Wildpark"
 ✓ 150ha
 ✓ 52 erven of which 16 is built
 ✓ Radio Pretoria

"Tandem Smallholdings"
 ✓ Each smallholding is ±1ha
 ✓ Consists of 70 smallholdings – 10 already built

"Pioniers Smallholdings"
 ✓ First smallholding
 ✓ Each smallholding is ±1ha
 ✓ 105 smallholdings – 60 built

5.2.4 Schools

- ✓ CVO Kleinfontein is a small private school consisting of 23 students and 6 staff members. It is situated inside the Kleinfontein community.
- ✓ The school receives minimal subsidisation from the government and is therefore dependent on donations from



students' parents as well as incessant fund raising projects to generate enough money to keep it alive.

- ✓ This means that funds are rarely available for maintenance and that the image of the school is gradually being degraded.
- ✓ School Phase: Pre-Primary and Primary.

5.2.5 Businesses

Built Shops

- ✓ There are no formal or listed shopping centres within the settlement
- ✓ Retail/trade is made up of formal trade and brick buildings with a few shops
- ✓ These built shops do not boast national tenants
- ✓ Shops are small and include the following services:
 - Kleinfontein Bou Bestuur Bk
 - BJC Houtwerke
 - Waterbok Gastehuis
 - Kleinfontein Communication Services
 - Irene Groenewald Eiendomme
 - Druknet
 - Funeral Services
 - Eco BBQ
 - Kleinbegin Winkel
 - Wipronet
 - Die Groente Winkel
 - Die washuis
 - Energy Tech



5.2.6 Accessibility and Visibility

- ✓ From a regional context, Kleinfontein is well connected by road and is within 30 minutes' commuting distance to Olivier Tambo International Airport and Waterkloof International Airport.
- ✓ The N4 national highway (Maputo Corridor) traverses the area running from east to west. This highway passes Bronkhorstspuit in Kungwini, connecting Botswana in the west, passing through the Tshwane Metropolitan Area in Gauteng, Witbank, Middleburg, Belfast and Nelspruit in Mpumalanga and Maputo to the east.
- ✓ The R25 is also an important road linkage transversing the area diagonally from south to north.
- ✓ The significance of these major corridors for **development cannot be ignored as they not only provide good access to the Kungwini area, but also provided "trade lifelines" for goods and services of the area to support the development of the local economy.**
- ✓ The railway line parallel to the highway forms a strong spatial structuring element of the area.




5.2.7 Kleinfontein Retirement Centre

Kleinfontein Retirement Village is divided into three care units, namely Kleinfontein Sorgsentrum, Karee Park and Wag-'n-Bietjie.

✓ **Kleinfontein Sorgsentrum**

Kleinfontein Retirement Centre “Sorgsentrum” caters for the active aged, partially constrained aged and constrained aged persons. Currently, the centre is home 26 residents. Qualified nursing sisters and matrons are in attendance of the elderly. The centre is serviced by a qualified GP from time to time.

Table 5.4: Kleinfontein Sorgsentrum

Kleinfontein “Sorgsentrum”	
	<p><u>Accommodation:</u></p> <ul style="list-style-type: none"> ✓ Once off entry fee of R5 500, not refundable ✓ Private room: R6 500.00 pm ✓ Shared Room R3 900.00 pm ✓ Constrained hall: R3 800.00pm. <p><u>Features:</u></p> <ul style="list-style-type: none"> ✓ Three meals daily ✓ Three tea times daily ✓ Group Activities ✓ Spacious rooms to decorate with own furniture, bed linen and towels ✓ Launderette ✓ Church Sundays in Kleinfontein Community Hall ✓ Cleaning Services ✓ Hairdresser ✓ Kombi weekly to nearby suburbs / towns ✓ Security 24 hours a day ✓ Water and Electricity included in levy.

✓ **Karee Park and Wag-‘n-Bietjie**

Residents are totally independent and able to look after themselves. Should professional nurses be required, the frail care centre will provide services at additional costs.

Potential residents received an interest in Kleinfontein through membership and shares in KBK (Bpk). The agreement between the parties is called a “Use Right”. The legal right to occupy the premises for the duration of their life. After death, the person’s interest is transferred to a pre-approved inheritor, or sold to an approved buyer.

5.3 SYNTHESIS

Overall, it is evident that Kleinfontein reflect the following:

- ✓ Dispersed settlement with low population densities
- ✓ Moderate living standard levels underlined by moderately low demand densities
- ✓ Kleinfontein reflect limited to no private sector investment
- ✓ Kleinfontein reflect small business development predominantly in the nature of some small-scale formal businesses and home based businesses.

A growing stable economy promotes and support healthy property market performance, boding well towards the local economy’s ability to absorb additional private sector investment. With reference to the aforementioned the following chapter integrates the findings of the previous chapters into a set of development scenarios for Kleinfontein settlement. Development potential for a set of economic and social facilities is estimated in terms of current nodal growth trends.

CHAPTER 6: KLEINFONTEIN GROWTH TRENDS AND DEVELOPMENT PROSPECTS

6.1 INTRODUCTION

The purpose of this chapter is firstly to provide some insight on the location theory of urban property markets. Secondly, the Kleinfontein area assessed in order to determine the highest and best use selection. Thirdly, the chapter integrates the findings of the previous chapters into a set of development scenarios for Kleinfontein settlement. Development potential for a set of economic and social facilities is estimated in terms of current nodal growth trends.

6.2 LOCATION THEORY AND BEHAVIOUR

In order to understand the locational theory and behaviour of different urban property markets the city land use model and rent bid functions are employed.

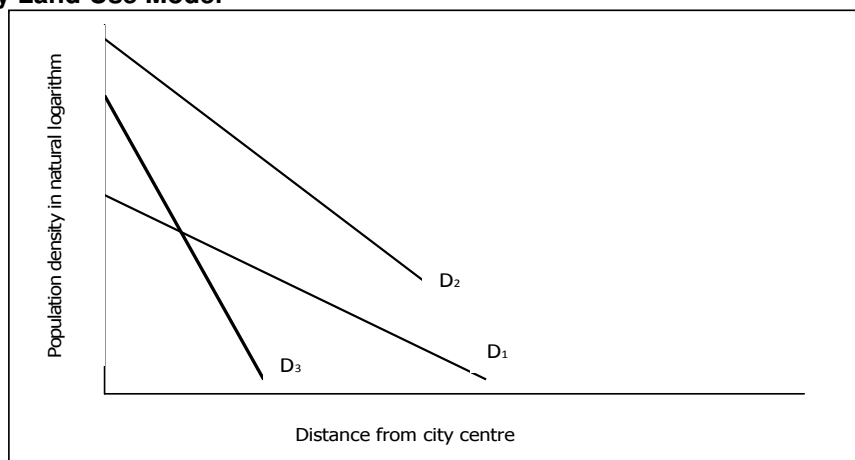
City Land Use Model

To illustrate how land values change from area, to area a simple model is used. This model is based on two assumptions:

- ✓ Cities are multi-nodal and economic activities are concentrated at various centres across the urban fabric.
- ✓ Urban land is not allocated exclusively to residential use. Cities are characterised by competition between various land uses.

This model illustrates the process of dispersal that takes place in cities. This model focuses on urban functions. It is generally accepted that population density as well as urban land values decline from a city's centre to its periphery. This is reflected by the negative exponential density function⁹ and has widely been used to measure density in relation to the distance from the city centre. The curves in Figure 6.1 illustrate how a change in the population, income, commuter costs, and a taste for land uses impact on the pattern of urban population density. If population density is originally measured at D1, it can be expected that density will be highest at the centre.

Figure 6.1: City Land Use Model



Source: Neeman, 1981

⁹ This can be written as $D(s) = De^{-ys}$
 D(s) = population density s miles from centre
 D = population density at centre
 E = base of natural logarithm
 Y = measure of rate at which density declines at distance from centre

Note: This model reflects the reality of European Design where land is relatively scarce and commercial development predominantly dictated by a monarchy. South African reality reflects that land is not a scarce resource (merely approximately 15% of land is taken up by urban development) and development trends are much more disperse. However, in terms of land values a similar trend is advocated.

With the increase in transport costs and a shift in tastes toward higher density living (with population and income held constant) population density increases as land values in the city centre were bid up. D1 will twist to D2 and eventually to D3. Rent gradients for urban areas also tend to decline at a decreasing rate from the city centre. The more intensely land is used, the higher the land value and *vice versa*.

The 'big picture' land value distribution illustrates why there has thus far not been a justifiable economic / financial imperative for higher rise mixed use developments in peripheral second economy environments.

Competition for Land and the Market Mechanisms

However, what must be borne in mind is that different land uses compete for land in the same urban areas. This is where the concept of **highest and best use** plays a role. In a free-market society, ongoing competition between different land uses is regulated by the market mechanism. Every site in the urban system has a highest and best economic use and equilibrium in the market will only be reached when the highest and best uses are allocated to the site.

This highest and best economic use is a function of physical and economic factors. Physical factors refer to the location of the site, the size thereof, visibility etc. Economic factors mainly refer to the productivity of the land use, including the return on investment and site rent achievable.

Each of the different urban markets, retail, office, industrial and residential, has different locational requirements, which are subsequently discussed.

Industrial and warehouse market - The decision to locate an industry in a specific geographic area is influenced by the following location factors:

- ✓ Needs to be in proximity to sufficient labour force with necessary skills and training.
- ✓ It must be accessible, referring to the forward and backward transportation of products and the accessibility of the labour force as well as the visibility of the site.
- ✓ Production factors relate to the availability and locality of input suppliers as well as the availability and location of the market for the final product
- ✓ Land availability referring to land market value and the lease value of the buildings
- ✓ Sufficient infrastructure services and communication systems form the basis of successful location of industrial uses.
- ✓ Agglomeration advantages provided by the site. Agglomeration advantages refer to the advantages experienced by economic activities having linkages with other economic activities within a geographical area. Linkages refer to the contact and flows between at least two agents, of various commodities, including products, services, information and goods.

Office market - The location factors influencing the establishment of offices in a specific area are inter alia, the following:

- ✓ Accessibility to the higher LSM labour force as well as clients
- ✓ Location of clients – office developments cannot be located in isolated areas far away from existing and potential clients

- ✓ Office clustering creates an environment which attracts new office developments to an area. Office clustering also encourages other economic activities due to the linkages between office and other economic activities.
- ✓ Adequate and quality infrastructural services (water, electricity, sewage etc.) and communication systems (telephone, email etc.) are critical for successful development
- ✓ Proximity to a labour force with the necessary professional qualification is an important aspect in the location of office developments
- ✓ Availability of land - referring to the land market values and the lease value of the building for the purpose of office development
- ✓ The image of the specific area is important. An area with a prestigious office image is generally a popular destination for new office developments.
- ✓ Office developments in general have linkages with other economic activities in various commodities such as services, information and goods.

Retail market - The location factors influencing the establishment of retail in a specific area are inter alia, the following:

- ✓ There needs to be sufficient buying power referring to disposable income per household in the catchment area of a retail facility
- ✓ Competition plays an important role due to sustainability and viability of a facility is higher with no competition in area
- ✓ Competitive shopping refers to the location of similar retail facilities in close proximity of each other, result in lower prices and improvement of services and products to the benefit of the customer
- ✓ Accessibility of the site is very important factor – with reference to the local labour force and consumer market.
- ✓ Land availability referring to land value and the lease value of structures. Lower values provide better development opportunities.
- ✓ Retail facilities in a given geographical area are ranked in a hierarchy that services a given portion of the consumer population.
- ✓ Stable investment environment
- ✓ Risk mitigation and land control also represent critical location factors – investors want to manage what happens around investments – especially in areas where demand thresholds are thin.

Residential Market - The residential market is not classified in the same economic market category as the preceding urban markets. The residential market is a complimentary urban market to various economic activities. For this reason residential development will not take place in the activity spine/core of a node/corridor but rather around the core.

To ensure successful residential development it is important that the location factors, which are considered by prospective home owners, are addressed by the development.

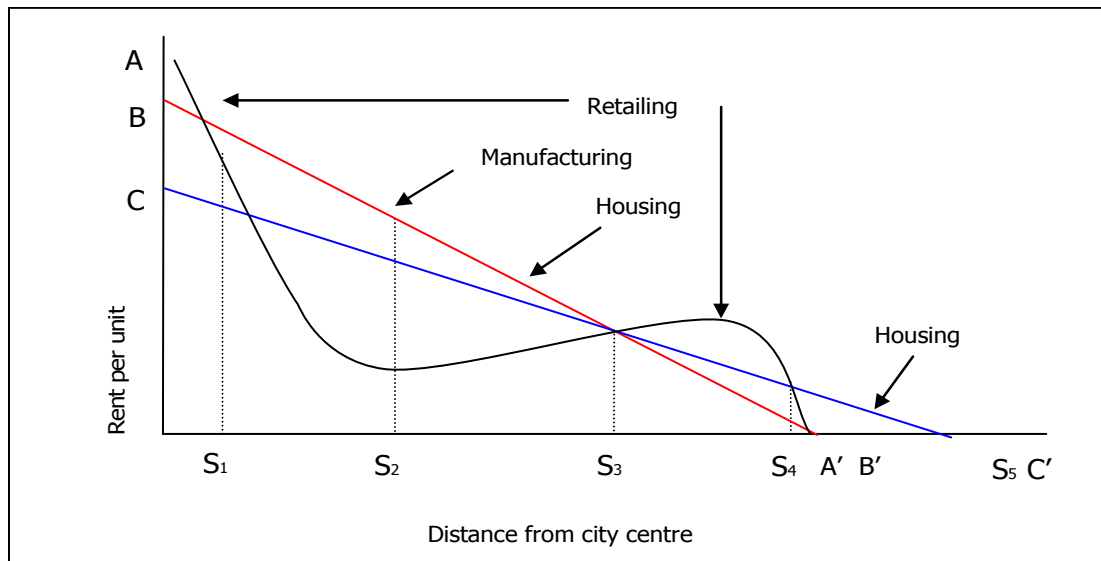
The location factors which are important for home owners include:

- ✓ Affordability and quality of housing
- ✓ Investment potential
- ✓ Safety and Security
- ✓ Proximity to the workplace
- ✓ Accessibility to educational and social facilities
- ✓ Proximity to retail facilities
- ✓ Socio-economic clustering.

Evidently, the **best-located land** will be offered to the land use with the **greatest potential site rent**. Land that is most accessible and visible will be offered for retail, office and industrial/warehousing uses due to the ability of these markets to pay higher rents for well located land. Higher profit can be obtained when land is allocated to the optimum economic use.

The free market mechanism will continuously adjust land uses on a specific site until equilibrium is achieved. This equilibrium is reached when the **highest and best use** is assigned to a **specific site**. This will also indicate that the site is optimally used. This concept is illustrated in terms of the Rent-Bid Curve (Refer to Figure 6.2).

Figure 6.2: Rent Bid Functions for Urban Land Uses



Source: Neeman, 1981

Figure 6.2 illustrates the highest land rent that would be bid by each of these economic activities at various distances from the CBD. An equilibrium land use pattern emerges from the above and land will be devoted to the land use that provides the highest rent and in which its productivity is the highest.

From this it is evident that suitable well-located land is, in most cases, not allocated to housing developments: in terms of economic value and returns of investment, residential land is relatively unproductive. Retail, offices and industrial uses represent more productive uses for valuable land.

Development Implications:

During the location decision process of Kleinfontein settlement careful consideration should be afforded in order to ensure the assignment of the highest and best use to specific sites. It is evident that the more productive uses require prime locations, whereas the less productive uses such as housing can be accommodated on less prime locations.

6.3 LOCATION DEVELOPMENT ASSESSMENT

Market potential is influenced not only by consumer income and expenditure, but in particular also by the characteristics of the area under consideration. Various property markets have specific location requirements and should subsequently be assessed in terms of selected location criteria. To this effect, a series of **Demacon Site Evaluation Models** © are utilised. The Demacon models are pragmatic and are based on the assignment of values to various location factors. Firstly, the site is evaluated on a ten-point scale, with ten being the highest.

Secondly, weights are attached to these factors, in order of importance (1 to 5, with 5 being the most important). A range of Site Evaluation Models were employed to determine the highest and best uses for each of the identified settlement nodes. The findings are summarised in the tables below.

6.3.1 Kleinfontein Location Assessment

Table 6.1: Kleinfontein Location Assessment Findings

Land Use	Score
Residential	75.2%
Retail	74.3%
Light Industrial	68.3%
Offices	66.3%
Private Medical Centre	61.2%
Private School	60.1%

Note: 80%+ indicates an exceptional site rating; a site rating of 70 – 80% is high and indicates that most important fundamentals for successful development are in place; a rating of 60 – 70% indicates some critical factors may be lacking but could possibly be addressed; projects with a sub 60% rating are not recommended for consideration.

Overall, it is evident that the most important fundamentals are in place for successful residential and retail development. Some critical factors may be lacking for successful development of offices, medical and private school uses. The emphasis should be on low-key facilities that cater to the needs of the local population.

These ratings seem very favourable to development in Kleinfontein. However, initial indicators and private sector investment prospects will be framed by local market size. Given the benchmark of 100 000 people within a 10km radius, and in the case of Kleinfontein only 980 people, it is anticipated that private sector investment potential will be extremely limited.

6.4 MARKET POTENTIAL ANALYSIS

Subsequent paragraphs address the growth trends for Kleinfontein. It commences with a gap analysis, followed by demand estimations for desired land uses, culminating into an estimated land use budget requirement.

6.4.1 Social facilities

Given the small population of Kleinfontein, demand for social facilities will be limited. Planning standards should therefore be applied in a flexible manner. Table 6.2 provides an overview of the social facility demand. It is evident that social facilities will not be sustainable within Kleinfontein.

Table 6.2: Social Facility Market Gap

	Parameter – Population per facility	Minimum	Maximum
Crèche	5000	0.20	0.00
Primary School	5000	0.20	0.10
Secondary School	6600	0.15	0.15
Clinic	5000	0.20	0.04
Day-Hospital	10000	0.10	0.05
Community Hospital	80000	0.01	0.02
Library	10000	0.10	0.00
Community Centre	10000	0.10	0.05
Sports Stadium	50000	0.02	0.06
Post Office	11000	0.09	0.00
Police Station	25000	0.04	0.01
Fire Station	60000	0.02	0.02
Sport Fields	7700	0.13	0.08
Public Open Space	1000	0.99	0.05

Note: Parameter reflects the number of people required to support development of a specific facility

Source: Demacon, 2011

Evidently, the Kleinfontein development with its further expansion potential does not warrant the imposing of conditions of social facility supply as the population threshold does not warrant sizable investment in this respect.

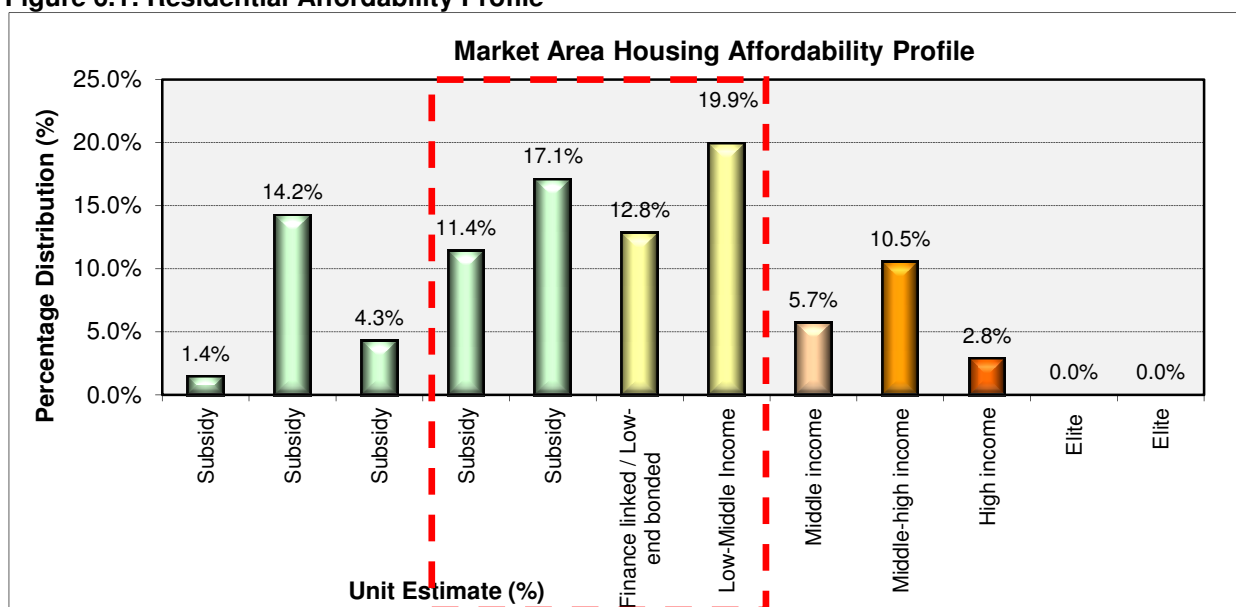
6.4.2 Residential

✓ Gap Analysis

Development Type	Effective Market Gap	Development Prospects
Credit-linked and low to middle income bonded residential units	Yes	Medium to High

✓ Residential Market Development Potential

Figure 6.1: Residential Affordability Profile



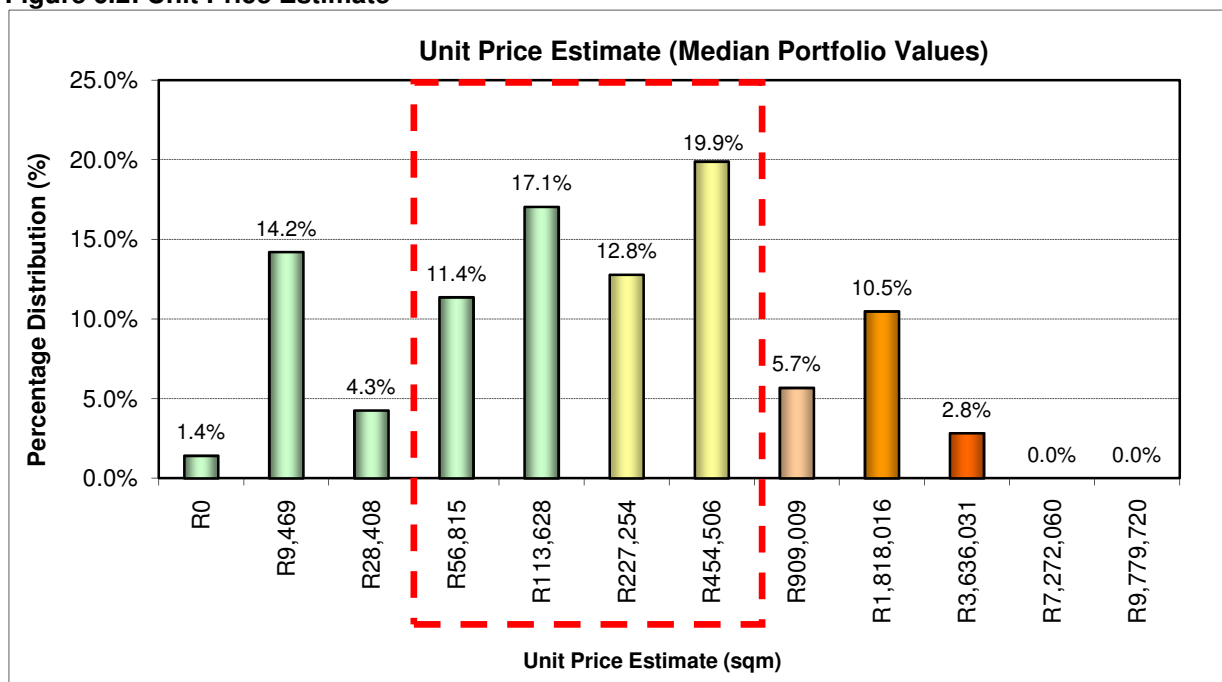
Source: Demacon, 2011

Table 6.3: Residential Affordability Profile

Income Midpoint 2011 (R)	House Price (Midpoint)	Distribution	Classification
R 0	R 0	48.3%	Freestanding low cost home
R 3,072	R 9,469		Freestanding low cost home
R 9,217	R 28,408		Freestanding low cost home
R 18,434	R 56,815		Freestanding low cost home
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R 73,734	R 227,254	12.8%	Gap & Entry level Economic Freestanding / Group
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R 2,359,452	R 7,272,060	0.0%	Elite
R 3,173,074	R 9,779,720		Gap & Entry level Economic Freestanding / Group

Source: Demacon, 2011

Figure 6.2: Unit Price Estimate



Source: Demacon, 2011

✓ **Project Size and Anticipated Take-Up**

Table 6.4 indicates the current market performance and the market share that the proposed project could attract.

Table 6.4: Summary of Market Recommendations

TOTAL MARKET			
A	Additional HH 2011 to 2016		285
B	Annualised Market growth (full housing spectrum)		48
C	Credit-linked and Bonded Segment		51.7%
D	Credit-linked and Bonded Segment take-up per annum		25
E	Annual secondary market contribution (units / annum)	Min	1
F		Max	1
G	Total annual new Credit-linked and Bonded Segment	Min	25
H		Max	25
PROJECT SPECIFIC			
I	Project Credit-linked and Bonded Segment Units		744
J	Forecast market share of total market sales	Min	100%
K		Max	100%
L		Min	25
M	Project forecast total annual take-up rate (units / annum)	Max	25
N	Years to 80% take-up (Credit-linked and Bonded Segment units)	Min	29.4
O		Max	29.6
P		Avg	29.5

Explanatory Notes:

A = increase in demand for new rental units, 2011 – 2016

B = Annualised market growth, i.e. of A/5

D = B x C

E & F = Annual secondary market contribution (i.e. the contribution made by re-sales in the target affordability income brackets)

G & H = Annual new credit-linked and bonded demand; D + E and D + F

I = Project credit-linked and bonded units

J & K = assumed market share of market area

L = G x J

M = H x K

N = I / L

O = I / M

✓ The modelling portrays demand and take-up based on market growth trends.

- ✓ Table 6.4 shows two sections, 1) total market and 2) project specific. Between 2011 and 2016 an estimated 285 new households will seek accommodation in the target geographic market area, resulting in an annual growth in demand of approximately 48 units per annum (across the full housing spectrum).
- ✓ Under present market conditions, the credit-linked and bonded segment (51.7%) will yield a take-up rate of 25 units per annum.
- ✓ Given a take-up rate of 10 years, it is estimated that 744 credit-linked and bonded units could be absorbed within Kleinfontein settlement – emphasis on long-term take-up prospects.

Phasing and Composition

- ✓ It is recommended that the project should be developed in phases. The first phase should focus on the first ten years – 200 units
- ✓ Top Structures: From 40m²
- ✓ Stand Sizes: From 150m² to 400m² - can also include a number of larger stands
- ✓ Value: Priced from R220K to R900K.

6.4.3 Retail Market Development Potential

✓ Gap Analysis

Development Type	Effective Market Gap	Development Prospects
Convenience Retail	Yes	Medium to High

✓ Recommendations

Based on the demand modelling results, the following table indicates the recommended retail options.

Table 6.5: Recommended centre options

	Community Centre (Rand / sqm)
Market size (2011) – annual consumer retail spend	R 54,205,171
Optimum retail size (m² GLA) – including banking & services	1 723m²
Annual sales potential	R35,214,072
Employment opportunities (on site)	57
Capital investment	R13,097,143
Parking bays required	69
Parking infrastructure & landscaping cost	R1,827,810

- ✓ It is recommended that the proposed centre should represent a convenience type centre of approximately 1 723m² GLA.
- ✓ The centre could have an annual sales potential of R37.2 million and could create ±57 permanent on-site jobs.
- ✓ It will represent a convenience type retail centre consisting of 5 to 25 shops
- ✓ Main tenants could include a supermarket and a few convenience stores
- ✓ Ample paved parking should be provided at a ratio of 4 bays per 100m² retail GLA.
- ✓ Performance will be dependent on, *inter alia*, appropriate tenant composition.

6.4.4 Office Market Development Potential

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
Small Office Component	Yes	Very Low

Table 6.6: Office Floor Space Demand (Kleinfontein Potential) - m² GLA (constant values)

Cumulative Additional Space Demand	Up to 2017	Up to 2022	Up to 2027
Finance & Insurance (sqm GLA)	5,844	12,636	18,773
Business services (sqm GLA)	58,235	125,524	187,794
TOTAL: Kungwini	64,079	138,160	206,567
Project Market Share (average development potential)	961	2,072	3,099

Source: Demacon Office Space Demand Model, 2011

Table 6.7: Recommended Size

Recommended Sizes	Rand per annum / m ²
Size of development (sqm) (up to 2017)	961m ²
Office Capital investment (2011 NPV)	R8,4 million
Employment opportunities	48
Parking bays required	38
Parking infrastructure & landscaping cost (2011 NPV)	R3,5 million
Point of Market Entry	2012 / 2013

Source: Demacon Office Space Demand Model, 2011

✓ **Recommendations:**

- ✓ Market demand for office floor space as part of the Kleinfontein settlement node increases cumulatively from **961m²GLA in 2017 to 2 072m²GLA in 2022**.
- ✓ It is recommended that the settlement should accommodate an office component of approximately **1 000m²GLA – 2 000m² GLA**, with point of market entry at approximately 2016/2017.
- ✓ This should represent a low-key office development (low rise office development) focused on accommodating small office functions predominantly servicing the community itself – example: professional services, business centre, estate agency, medical practitioners etc.
- ✓ This could be developed adjacent to the proposed retail centre.

6.4.5 Light Industrial Market Development Potential

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
Light Industrial, storage and warehousing	Yes	Medium

Table 6.8: Industrial Space Demand (Kleinfontein Potential) - m² GLA (constant values)

Cumulative Additional Space Demand	Up to 2017	Up to 2022	Up to 2027
Total Manufacturing (Hectares)	3.55	10.57	16.91
Total Warehousing (Hectares)	5.37	16.78	27.72
TOTAL: Kungwini	8.92	27.35	44.64
Project Market Share (average development potential)	0.67	2.05	3.35

Source: Demacon Office Space Demand Model, 2011

Table 6.9: Recommended Size

Recommended Sizes	Rand per annum / m ²
Size of development (sqm) (up to 2017)	10,257m² / 2.05ha
Industrial Capital investment (2011 NPV)	R46,1 million
Employment opportunities	293
Parking bays required	205
Parking infrastructure & landscaping cost (2011 NPV)	R18,9 million
Point of Market Entry	2017

Source: Demacon Light Industrial Space Demand Model, 2011

✓ **Recommendations:**

- ✓ Market demand for light industrial floor space as part of the Kleinfontein settlement node increases cumulatively from **0.67ha in 2017 to 2.05ha in 2022**
- ✓ It is recommended that the settlement should accommodate a light industrial component of approximately **10 257m²GLA/2.05ha**, with point of market entry at approximately 2016/2017.
- ✓ It should represent a combination of light industrial floor space, storage and warehousing opportunities.

6.4.6 School Market Development Potential

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
School	Yes	Medium

Table 6.10: School demand

Cumulative Additional Space Demand	2016	Up to 2021	Up to 2026
Ages 5 - 9	42	74	130
Ages 10 - 14	59	103	182
Ages 15 - 19	55	97	170
Project Market Share (Number of Pupils)	156	274	483

Source: Demacon School Demand Model, 2011

✓ **Recommendations:**

- ✓ It can be concluded that there is a demand for an additional school in Kleinfontein – average development potential reflect a school of 156 children to be accommodated in 2016
- ✓ It is recommended that a secondary phase be included as part of the development. The secondary phase could make provision for selected specialist services (for instance a specialist sport academy).

6.4.7 Private Medical Facility

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
Day Clinic	Yes	Medium

✓ **Recommendations:**

Table 6.11: Medical Market Potential Assessment

MARKET POTENTIAL ASSESSMENT			
MARKET DEMAND (LSM 6 - 10+)			
PRIMARY DEMAND	2011	2016	2021
2011 Medically insured population (people)	980	1,724	3,035
Additional units per annum		149	262
Population growth rate (% / annum - compound growth)	12%	12%	12%
beds / 1000 population medically insured (private beds) - LSM 6-10+	6.8	6.8	6.8
Private beds in demand (LSM 6-10+)	7	12	21
TOTAL MARKET DEMAND			
Number of beds (private beds)	7	12	21
MARKET POTENTIAL			
Net effective demand (residual market capacity - additional beds)	7	12	21
Market share (% market share of total beds for facility)	60%	60%	60%
Market potential (total number of viable beds for facility)	4	7	12
Project specific additional area requirement (sqm hospital floor space)	300	528	929

From the findings it is recommended that a **day clinic** be developed with a capacity of approximately **7 beds (2016)** and provide various levels of care as well as a series of services.

Development Considerations:

Independent Consulting Rooms:

- ✓ The facility could be part of the day clinic and could include one or more independent practitioners to see ambulatory patients for consultation, examination, investigation and treatment.
- ✓ Specialist consulting rooms – one or more professionals register as medical practitioners and who are registered as specialists deliver health services
- ✓ Registered practitioner consulting rooms – where one or more professionals registered in any of the allied health professions deliver health services

Level of Care:

- ✓ **Day Care:** Treatment, observation or assessment that requires an extended stay, usually beyond the treatment or consultation as an outpatient, but less than 1 day. Day care patients do not get counted in midnight bed count.

Frail Care Facility:

- ✓ Two, three and four bedded wards offering residents full 24 hour nursing care with all daily activities. A few single rooms offering resident more privacy.
- ✓ Caring matrons should be on duty each day to attend to the well being of each resident. Outings and entertainment could also be arranged. Temporary care should be available for residents and for non-residents wishing to recuperate or rehabilitate after an illness or surgery.
- ✓ 24 Hour nursing care facility with experienced nursing staff.
- ✓ **Features to be provided:**
 - Recreation centre
 - Library
 - Hairdresser
 - Tranquil gardens for residents to relax in
 - All meals and laundry provided

- Podiatrist and Physiotherapist visits
- Cozy lounges for residents to receive their visitors
- Weekly entertainment arranged.

6.4.8 Land budget

Table 6.12 illustrates the spatial recommendations for economic uses that could be included as part of the development.

Table 6.12: Land Budget

Land use	Size	Net demand up to 2016	Surplus buffer (20 - 30%)	Roads, etc (20%)
Economic Uses				
Residential	744 units	18.60	22.32	27.9
Retail	1,723	0.52	0.62	0.8
Offices	2,072	0.35	0.41	0.5
Industrial	10,257	2.05	2.46	3.1
Day Clinic	528	0.09	0.11	0.1
School	600	0.60	0.72	0.9
Hectare Take-up	15,180	22.20	26.64	33.3

Source: Demacon, 2011

6.5 SYNTHESIS

Chapter 6 provided an empirical assessment of the development potential of a range of suitable property market components within Kleinfontein. This was supported by a gap analysis of social facilities.

Given the rent bid functions and spatial rationale for nodal development, highest and best uses should be grouped together to ensure a sustainable and efficient economic node at the most appropriate locations – giving consideration to the location requirements of each of the property markets.

However, what must be borne in mind is that different land uses compete for land in the same urban areas. This is where the concept of **highest and best use** plays a role. In a free-market society, ongoing competition between different land uses is regulated by the market mechanism. Every site in the urban system has a highest and best economic use and equilibrium in the market will only be reached when the highest and best uses are allocated to the site.

Evidently, the **best-located land** will be offered to the land use with the **greatest potential site rent**. Land that is most accessible and visible will be offered for retail, office and industrial/warehousing uses due to the ability of these markets to pay higher rents for well located land. Higher profit can be obtained when land is allocated to the optimum economic use.

Overall, it is evident that the most important fundamentals are in place for successful residential and retail development. However, initial indicators and private sector investment prospects will be framed by local market size. Given the benchmark of 100 000 people within a 10km radius, and in the case of Kleinfontein only 980 people, it is anticipated that private sector investment potential will be extremely limited. Given the small population of Kleinfontein, demand for social facilities will be limited. Evidently, the Kleinfontein development with its further expansion potential does not warrant the imposing of conditions of social facility supply as the population threshold does not warrant sizable investment in this respect.

The subsequent chapter integrate the findings of previous chapters into a set of strategic development recommendations.

CHAPTER 7: DEVELOPMENT RECOMMENDATIONS

7.1 INTRODUCTION

The purpose of this chapter is to integrate the findings of the previous chapters into a set of strategic development recommendations that will guide the transformation of Kleinfontein into sustainable liveable settlements.

Summary of Characteristics of Metsweding District:

- ✓ District characterised by three dominant urban areas – Bronkhorstspuit, Cullinan and Rayton
- ✓ 80% of land focused towards agricultural activities – emphasis on areas to the north and south
- ✓ Relatively concentrated economic land use base
- ✓ The bulk of the major business activities occur in Silver Lakes, Bronkhorstspuit town, Roodeplaat, Cullinan and to a limited extent in Rayton
- ✓ Tourism opportunities vested in the development of the Dinokeng Project – Roodeplaat Dam as well as Bronkhorstspuit Dam
- ✓ Dominant Industrial Node vested in Ekandustria
- ✓ Demand for high and low income residential developments
- ✓ High density development zones vested within the district boundaries include; Bronkhorstspuit and Bronkhorstspuit Dam, Ekandustria, Cullinan/Refilwe, Rayton and Steve Bikoville
- ✓ External pressures from Tshwane and Ekurhuleni Borders – High-income and low-income residential developments, rural residential development and industrial development pressures.

Development Implications for Kleinfontein:

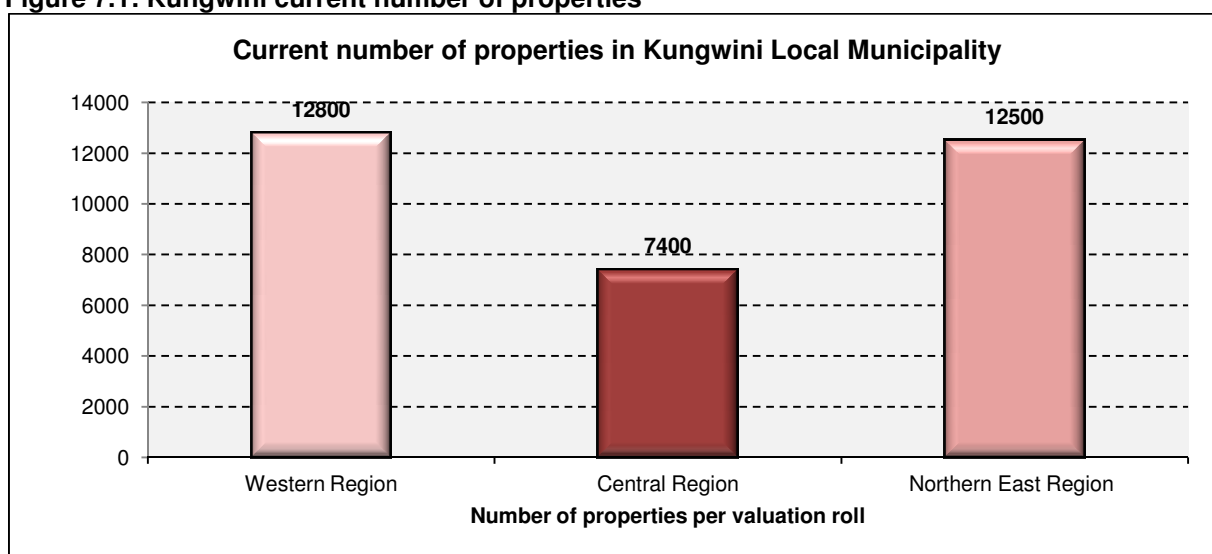
- ✓ From the spatial analysis it is evident that Kleinfontein falls within the West Region of Kungwini Local Municipal area. Population growth over the 2001 to 2009 period has resulted in the high growth of 52% for the West Region. The very high population growth in the West Region is due to the new residential developments occurring adjacent to the Tshwane and Ekurhuleni municipal boundaries.
- ✓ The proximity of the “economic hub” of Gauteng to the west of Kungwini is resulting in the strong growth of the western part of Kungwini. The Kungwini West region has been identified as a development concentration area and should be regarded as a residential nodal area. Very low levels of disposable income is evident in this sub-region and make sustainable development difficult. The main economic sectors currently contributing to local GDP are manufacturing, services, finance and trade.
- ✓ Business/Commercial activities within the area can be categorised as very limited. The bulk of the major business activities happen in Silver Lakes, Bronkhorstspuit town, Roodeplaat, Cullinan and to a limited extent in Rayton. Due to increased development pressure on the periphery of these towns, there is great demand for the development of new centres in these peripheries. These centres have the ability of becoming major centres and thus competing with the traditional urban centres.
- ✓ In conclusion, the district is divided into two distinct areas - the areas south of the N4, Bronkhorstspuit, Zithobeni, Ekandustria, Ekangala and rural areas to the North-East are predominantly characterised by higher LSM profiles, compared to the remainder of areas north of the N4. Given the location of Kleinfontein the area reflects moderate to high living standards. It is anticipated that this in conjunction with moderate population densities will result in moderate to high demand densities, resulting in high development potential within this area.

Building Plan Data

Overall it is evident that approximately **1 045 residential building plans are passed per annum within the Kungwini Local Municipal Area**, resulting in the **construction** of approximately **907 residential units** (excluding government subsidised housing). The amount of non-residential floor space approved and built is also indicative of low levels of commercial development pressure within the market area.

Kleinfontein falls within the **West Region of Kungwini Local Municipal** area. Population growth over the 2001 to 2009 period has resulted in the high growth of 52% for the West Region. The very **high population growth** in the West Region is due to the **new residential developments** occurring adjacent to the Tshwane and Ekurhuleni municipal boundaries. The Kungwini West region has been identified as a development concentration area and should be regarded as a **residential nodal area**. The Western Region of Kungwini Local Municipality has **high growth potential** due to its proximity to Tshwane and its access to services. The up-market western suburbs of Silver Lakes and Mooikloof play a **major role in the local economy of Kungwini (now part of Tshwane)**.

Figure 7.1: Kungwini current number of properties



Source: Demacon Ex. Kungwini Valuation Roll 2010

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Land Use	Score
Residential	75.2%
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7.2 MARKET POTENTIAL ANALYSIS

Social facilities

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Residential

✓ Gap Analysis

Development Type	Effective Market Gap	Development Prospects
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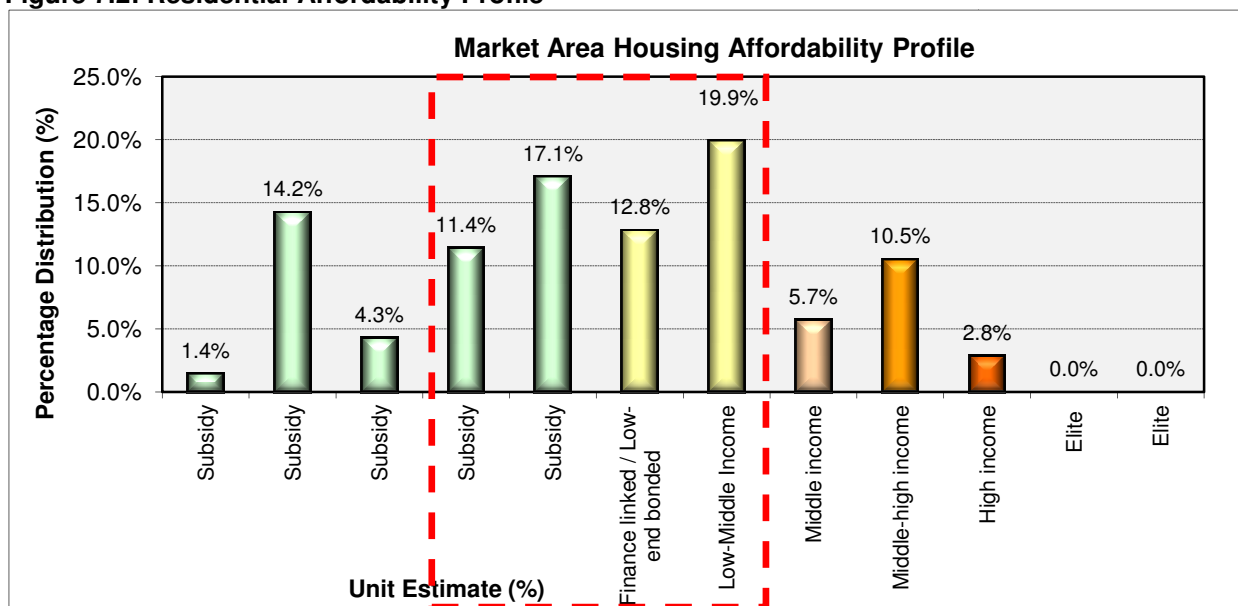
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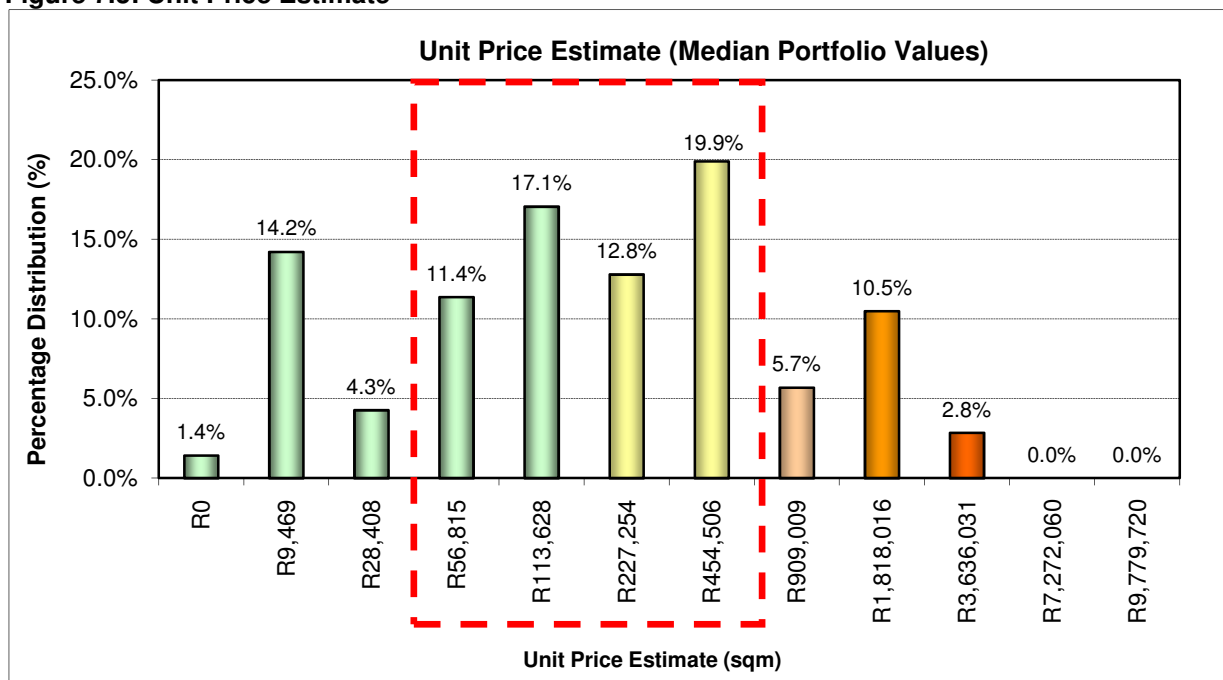
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Figure 7.3: Unit Price Estimate



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PROJECT SPECIFIC			
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P		Avg	29.5

Explanatory Notes:

A = increase in demand for new rental units, 2011 – 2016

B = Annualised market growth, i.e. of A/5

D = B x C

E & F = Annual secondary market contribution (i.e. the contribution made by re-sales in the target affordability income brackets)

G & H = Annual new credit-linked and bonded demand; D + E and D + F

I = Project credit-linked and bonded units

J & K = assumed market share of market area

L = G x J

M = H x K

N = I / L

O = I / M

- ✓ The modelling portrays demand and take-up based on market growth trends.
- ✓ Table 7.4 shows two sections, 1) total market and 2) project specific. Between 2011 and 2016 an estimated 285 new households will seek accommodation in the target geographic market area, resulting in an annual growth in demand of approximately 48 units per annum (across the full housing spectrum).
- ✓ Under present market conditions, the credit-linked and bonded segment (51.7%) will yield a take-up rate of 25 units per annum.
- ✓ Given a take-up rate of 10 years, it is estimated that 744 credit-linked and bonded units could be absorbed within Kleinfontein settlement – emphasis on long-term take-up prospects.

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- ✓ It is recommended that the project should be developed in phases. The first phase should focus on the first ten years – 200 units
- ✓ Top Structures: From 40m²
- ✓ Stand Sizes: From 150m² to 400m² - can also include a number of larger stands
- ✓ Value: Priced from R220K to R900K.

Retail Market Development Potential

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
Convenience Retail	Yes	Medium to High

✓ **Recommendations**

Based on the demand modelling results, the following table indicates the recommended retail options.

Table 7.5: Recommended centre options

	Community Centre (Rand / sqm)
Market size (2011) – annual consumer retail spend	R 54,205,171
Optimum retail size (m² GLA) – including banking & services	1 723m²
Annual sales potential	R35,214,072
Employment opportunities (on site)	57
Capital investment	R13,097,143
Parking bays required	69
Parking infrastructure & landscaping cost	R1,827,810

- ✓ It is recommended that the proposed centre should represent a convenience type centre of approximately 1 723m² GLA.
- ✓ The centre could have an annual sales potential of R37.2 million and could create ±57 permanent on-site jobs.
- ✓ It will represent a convenience type retail centre consisting of 5 to 25 shops
- ✓ Main tenants could include a supermarket and a few convenience stores
- ✓ Ample paved parking should be provided at a ratio of 4 bays per 100m² retail GLA.
- ✓ Performance will be dependent on, *inter alia*, appropriate tenant composition.

Office Market Development Potential

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
Small Office Component	Yes	Very Low

Table 7.6: Office Floor Space Demand (Kleinfontein Potential) - m² GLA (constant values)

Cumulative Additional Space Demand	Up to 2017	Up to 2022	Up to 2027
Finance & Insurance (sqm GLA)	5,844	12,636	18,773
Business services (sqm GLA)	58,235	125,524	187,794
TOTAL: Kungwini	64,079	138,160	206,567
Project Market Share (average development potential)	961	2,072	3,099

Source: Demacon Office Space Demand Model, 2011

Table 7.7: Recommended Size

Recommended Sizes	Rand per annum / m ²
Size of development (sqm) (up to 2017)	961m ²
Office Capital investment (2011 NPV)	R8,4 million
Employment opportunities	48
Parking bays required	38
Parking infrastructure & landscaping cost (2011 NPV)	R3,5 million
Point of Market Entry	2012 / 2013

Source: Demacon Office Space Demand Model, 2011

✓ **Recommendations:**

- ✓ Market demand for office floor space as part of the Kleinfontein settlement node increases cumulatively from **961m²GLA in 2017 to 2 072m²GLA in 2022.**

- ✓ It is recommended that the settlement should accommodate an office component of approximately **1 000m²GLA – 2 000m² GLA**, with point of market entry at approximately 2016/2017.
- ✓ This should represent a low-key office development (low rise office development) focused on accommodating small office functions predominantly servicing the community itself – example: professional services, business centre, estate agency, medical practitioners etc.
- ✓ This could be developed adjacent to the proposed retail centre.

Light Industrial Market Development Potential

✓ Gap Analysis

Development Type	Effective Market Gap	Development Prospects
Light Industrial, storage and warehousing	Yes	Medium

Table 7.8: Industrial Space Demand (Kleinfontein Potential) - m² GLA (constant values)

Cumulative Additional Space Demand	Up to 2017	Up to 2022	Up to 2027
Total Manufacturing (Hectares)	3.55	10.57	16.91
Total Warehousing (Hectares)	5.37	16.78	27.72
TOTAL: Kungwini	8.92	27.35	44.64
Project Market Share (average development potential)	0.67	2.05	3.35

Source: Demacon Office Space Demand Model, 2011

Table 7.9: Recommended Size

Recommended Sizes	Rand per annum / m ²
Size of development (sqm) (up to 2017)	10,257m² / 2.05ha
Industrial Capital investment (2011 NPV)	R46,1 million
Employment opportunities	293
Parking bays required	205
Parking infrastructure & landscaping cost (2011 NPV)	R18,9 million
Point of Market Entry	2017

Source: Demacon Light Industrial Space Demand Model, 2011

✓ Recommendations:

- ✓ Market demand for light industrial floor space as part of the Kleinfontein settlement node increases cumulatively from **0.67ha in 2017 to 2.05ha in 2022**
- ✓ It is recommended that the settlement should accommodate a light industrial component of approximately **10 257m²GLA/2.05ha**, with point of market entry at approximately 2016/2017.
- ✓ It should represent a combination of light industrial floor space, storage and warehousing opportunities.

School Market Development Potential

✓ Gap Analysis

Development Type	Effective Market Gap	Development Prospects
School	Yes	Medium

Table 7.10: School demand

Cumulative Additional Space Demand	2016	Up to 2021	Up to 2026
Ages 5 - 9	42	74	130
Ages 10 - 14	59	103	182
Ages 15 - 19	55	97	170
Project Market Share (Number of Pupils)	156	274	483

Source: Demacon School Demand Model, 2011

✓ **Recommendations:**

- ✓ It can be concluded that there is a demand for an additional school in Kleinfontein – average development potential reflect a school of 156 children to be accommodated in 2016
- ✓ It is recommended that a secondary phase be included as part of the development. The secondary phase could make provision for selected specialist services (for instance a specialist sport academy).

Private Medical Facility

✓ **Gap Analysis**

Development Type	Effective Market Gap	Development Prospects
Day Clinic	Yes	Medium

✓ **Recommendations:**

Table 7.11: Medical Market Potential Assessment

MARKET POTENTIAL ASSESSMENT			
MARKET DEMAND (LSM 6 - 10+)			
PRIMARY DEMAND	2011	2016	2021
2011 Medically insured population (people)	980	1,724	3,035
Additional units per annum		149	262
Population growth rate (% / annum - compound growth)	12%	12%	12%
beds / 1000 population medically insured (private beds) - LSM 6-10+	6.8	6.8	6.8
Private beds in demand (LSM 6-10+)	7	12	21
TOTAL MARKET DEMAND			
Number of beds (private beds)	7	12	21
MARKET POTENTIAL			
Net effective demand (residual market capacity - additional beds)	7	12	21
Market share (% market share of total beds for facility)	60%	60%	60%
Market potential (total number of viable beds for facility)	4	7	12
Project specific additional area requirement (sqm hospital floor space)	300	528	929

From the findings it is recommended that a **day clinic** be developed with a capacity of approximately **7 beds (2016)** and provide various levels of care as well as a series of services.

Development Considerations:

Independent Consulting Rooms:

- ✓ The facility could be part of the day clinic and could include one or more independent practitioners to see ambulatory patients for consultation, examination, investigation and treatment.
- ✓ Specialist consulting rooms – one or more professionals register as medical practitioners and who are registered as specialists deliver health services
- ✓ Registered practitioner consulting rooms – where one or more professionals registered in any of the allied health professions deliver health services

Level of Care:

- ✓ **Day Care:** Treatment, observation or assessment that requires an extended stay, usually beyond the treatment or consultation as an outpatient, but less than 1 day. Day care patients do not get counted in midnight bed count.

Frail Care Facility:

- ✓ Two, three and four bedded wards offering residents full 24 hour nursing care with all daily activities. A few single rooms offering resident more privacy.
- ✓ Caring matrons should be on duty each day to attend to the well being of each resident. Outings and entertainment could also be arranged. Temporary care should be available for residents and for non-residents wishing to recuperate or rehabilitate after an illness or surgery.
- ✓ 24 Hour nursing care facility with experienced nursing staff.
- ✓ **Features to be provided:**
 - Recreation centre
 - Library
 - Hairdresser
 - Tranquil gardens for residents to relax in
 - All meals and laundry provided
 - Podiatrist and Physiotherapist visits
 - Cozy lounges for residents to receive their visitors
 - Weekly entertainment arranged.

Land budget

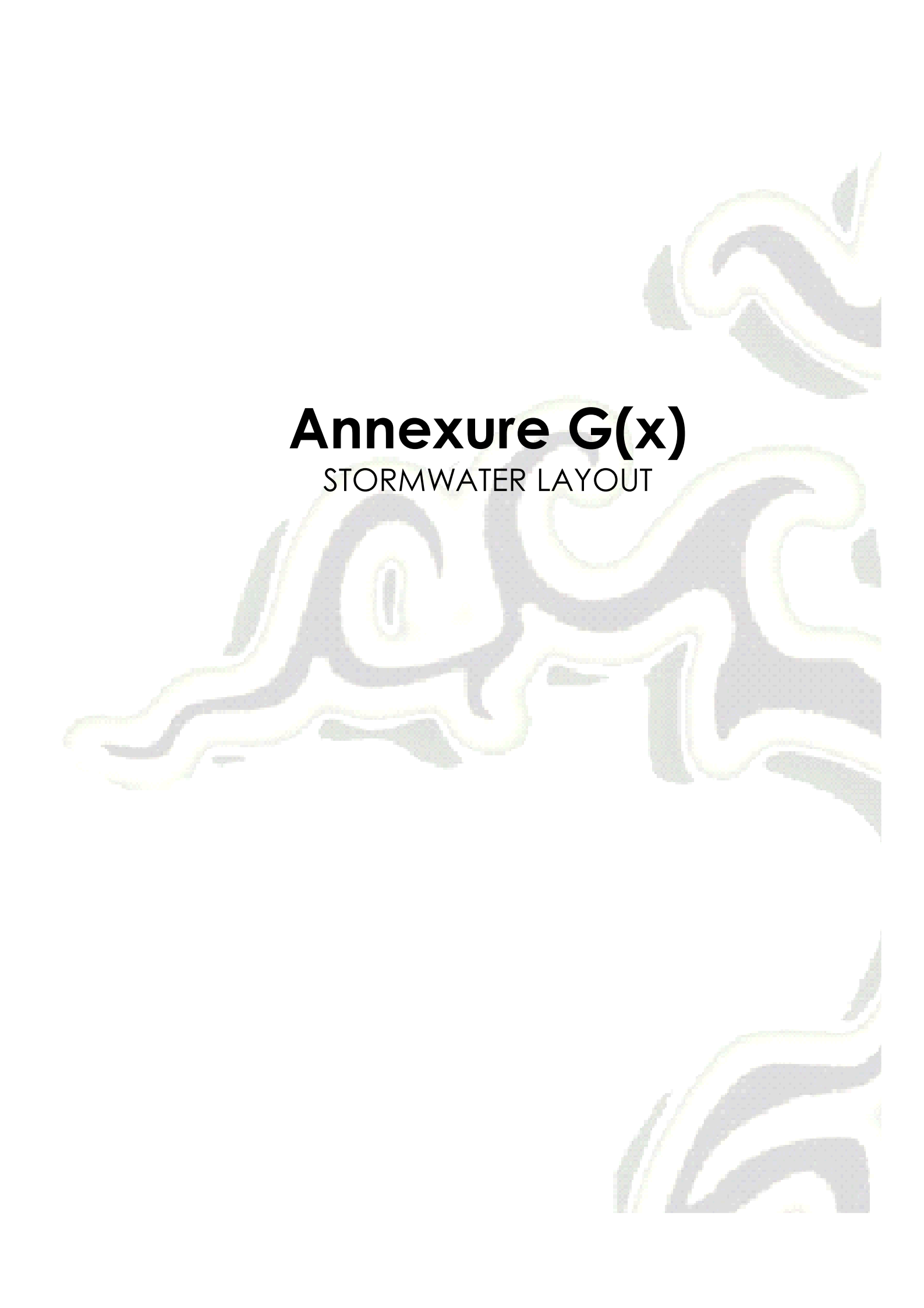
Table 7.12 illustrates the spatial recommendations for economic uses that could be included as part of the development.

Table 7.12: Land Budget

Land use	Size	Net demand up to 2016	Surplus buffer (20 - 30%)	Roads, etc (20%)
Economic Uses				
Residential	744 units	18.60	22.32	27.9
Retail	1,723	0.52	0.62	0.8
Offices	2,072	0.35	0.41	0.5
Industrial	10,257	2.05	2.46	3.1
Day Clinic	528	0.09	0.11	0.1
School	600	0.60	0.72	0.9
Hectare Take-up	15,180	22.20	26.64	33.3

Source: Demacon, 2011

In order to accommodate the economic uses a total of 33.3 ha will be required. Depending on residential density the proposed expansion will require a net area of at least 30ha – 35 ha.



Annexure G(x)

STORMWATER LAYOUT

DETAILS OF PLANNED SEWAGE TREATMENT WORKS FOR THE KLEINFONTEIN CULTURAL SETTLEMENT 09.11.14

1 Type of Treatment Works

The Process is a Sequential Batch Reactor Activated sludge (SBR) Sewage Treatment Works. The process is based on the total oxidation of the screened and degrittied raw sewage by the extended aeration principle of the activated sludge process. The aeration of the mixed liquor, settling and decanting of the treated effluent takes place in a single reactor. This is followed by final chlorination. Ferric chloride dosing may be included if required.

2 Process Capabilities of Plant

Once completed in full, the plant will be capable of not only delivering an effluent complying with the General Requirements of the Department of Water Affairs for Residential Developments, but also to the Departments requirements for Sensitive Areas. It is therefore possible with the planned plant to remove nitrates and phosphates to the levels required by the Department if so required.

3 Capacity of Treatment Works

The Treatment Works will be constructed in phases to suit the growth of the Residential Development. The first phase will have an average daily raw sewage capacity of 50 kl/d and the third and last phase a capacity of 150 kl/d.

4 Waste Sludge Handling

In view of the relative small development, no waste will be disposed off on site and all inlet screenings and waste activated sludge will be treated on site in a septic tank. Sludge accumulating in the septic tank will be regularly removed by a honey-sucker tank and deposited in the nearby municipal sewage treatment works.

5 Discharge of final treated water from the Sewage Treatment Works

The final treated water will be infiltrated in the soil downstream of the plant. The water will slowly filter through the soil towards the existing farm dam. Overflows from the dam occur only in the rainy season and flows to a further existing farm dam before leaving the Kleinfontein property, discharging as stormwater through the Rhenosterfontein road to finally feeding the existing streamlet.

Final treated water may in the future be recycled by means of a pump station back to the Residential Development for watering road side trees, parks, gardens as well as for maintenance and other non-potable uses. This will reduce the water demand of the development and conserve underground water reserves.

6 Location of Treatment Works

The Treatment Works will be constructed in the location shown on KBK drawing no GD04 and no.SW01 at L0 29 coordinates Y=50 639.5 X= 2 855 883.1. The location is above the 100 yr floodline of the nearest stream fed by the outflow of two existing farm dams.

7 Inflow and Outflow Monitoring

Raw sewage will be measured upstream of the Sewage Treatment Works and the final treated effluent just before it leaves the plant. Monitoring will be regular to ensure optimal operation of the plant and will include final effluent analysis as required by the Department of Water Affairs.

D.F.B. de Beer BSc, B.Eng, Pr.Eng.
9th December 2014.

KLEINFONTEIN BOEREBELANGE KOÖPERATIEF BEPERK

(Ingelyf as primêre handelskoöperasie in terme van Wet 91 van 1981)

Geregistreerde Adres: Adminkantoor, Uit en Tuis Sentrum, Kleinfonteinweg, Kleinfontein 368JR, Distr Cullinan.

☎ (012) 802 1583

E-pos: kleinadmin@kleinfontein.net

Faks (012) 802 1584

Direksie: Groenewald JJ (Voorsitter) Haasbroek AC (Ondervoorsitter)

Breytenbach AE De Beer DFB(snr) De Beer DFB(jnr) Du Preez PH Els CA Freyer B

Koekemoer DM Medlen CE(Prof) Nel JA Pretorius JLM Skarabis S

Posbus 925

Rayton

1001

Aan : Bokamoso Omgewingskonsultante

24 November 2014

Aandag: Lizelle Gregory
Anè Aggenbach

Geagte Konsultante,

Graag word hiermee bevestig dat die volgende stel elektroniese planne gister aan u gelewer is:

SW01	Kleinfontein Stormwater Beplanning	Nedersetting en Hoewe 63
SW02	Kleinfontein Stormwater Beplanning	Wildpark,Boordplaas, Tandem en Pioniers
SW03	Kleinfontein Stormwater Beplanning	Suidelike Ontwikkeling
SWO4	Kleinfontein Stormwater Beplanning	Stormwater vloei in- en uit Kleinfontein

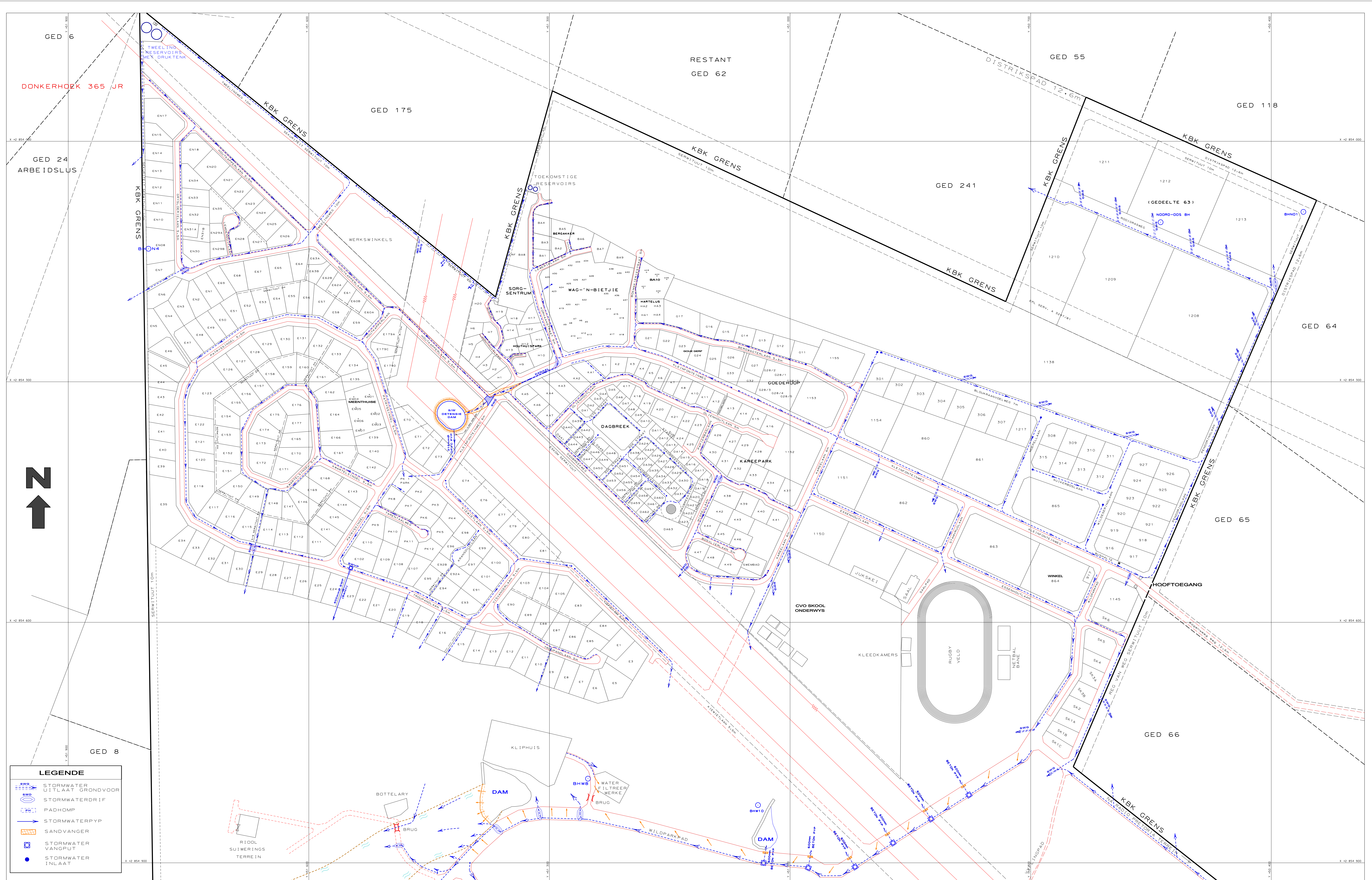
Soos bevestig met u sal Kleinfontein binne sy vermoë vootgaan om die bestaande stormwater infrastruktuur te onderhou, te verbeter en uit te brei om erosie en skade aan die omgewing en ander infrastruktuur te beperk. Opedateerde planne sal periodiek aan u voorsien word.

Die uwe,

Niël de Beer
Namens KBK Formaliseringskomitee.

Afskrifte:

- 1.PlanPractice Stadsbeplanners
- 2.KBK Direksie
- 3.Hoofbestuurder KBK.
- 4.Hoof Bou Afdeling
- 5.Werke Bestuurder



LEGENDE

- STORMWATER UITLAAT GRONDVOOR
- STORMWATERDRIF
- PADHOMP
- STORMWATERPYP
- SANDVANGER
- STORMWATER VANGPUT
- STORMWATER INLAAT

**KLEINFONTEIN BOEREBELANGE
KOÖPERATIEF BEPERK**

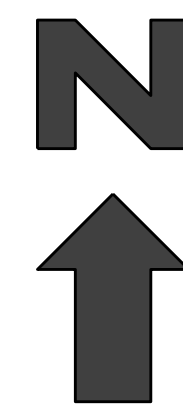
**KLEINFONTEIN STORMWATER BEPLANNING
NEDERSETTING EN HOEWE 63**

WYSIGINGS		NAGESIEN	DATUM	WYSIGINGS		NAGESIEN	DATUM
0	1STE KOPIE	NDB	28/11/14	3			
1				4			
2				5			

SKAAL 1:1 500

 GETEKEN: W van Romburgh

TEKENING NR.
SW01
 DATUM: 28/11/2014



LEGENDE

- SWD - - - - - STORMWATER UITLAAT GRONDVOOR
- SWD (circle) STORMWATERDRIF
- STORMWATERPYP
- STORMWATER INLAAT

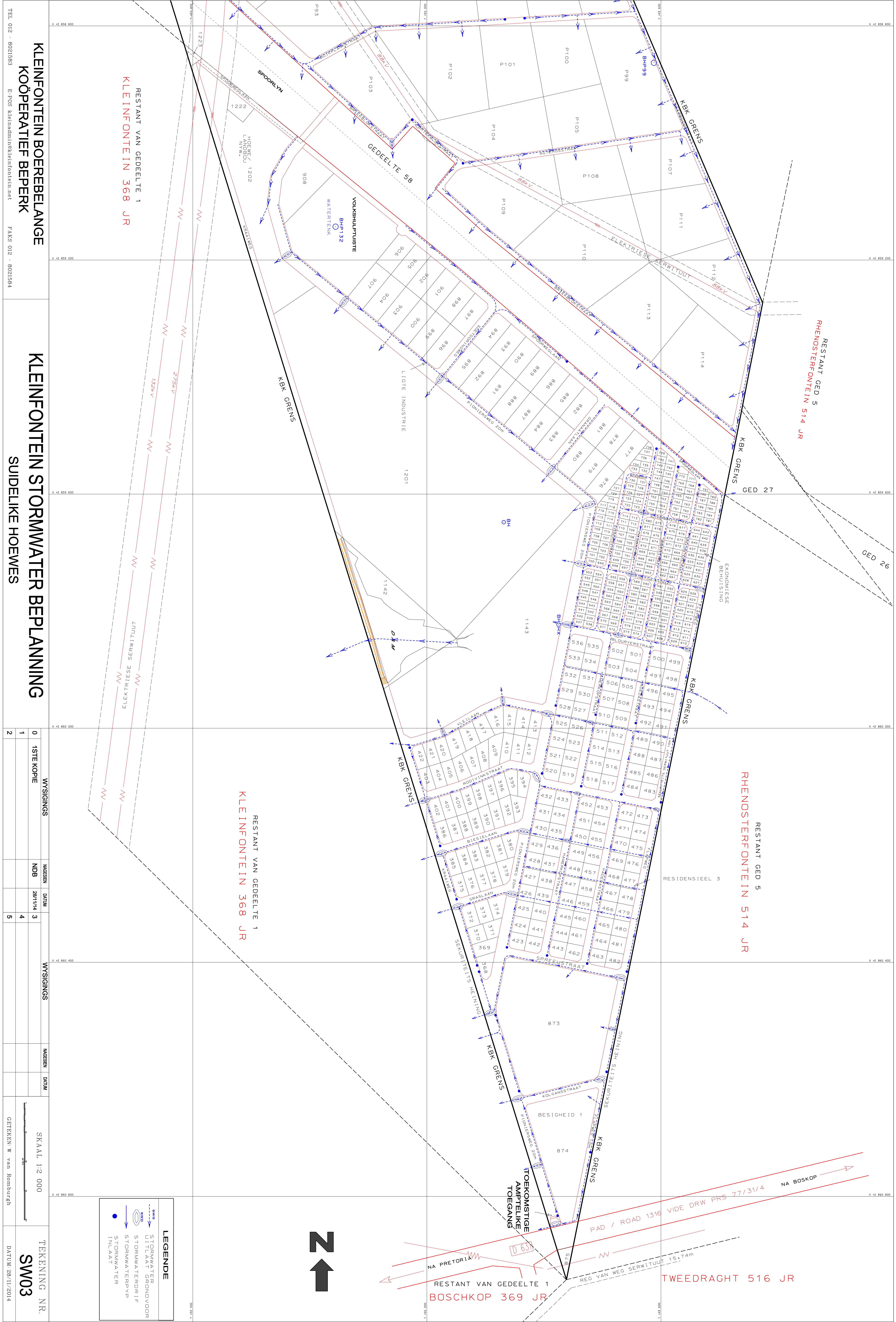
KLEINFONTEIN BOEREBELANGE
KOÖPERATIEF BEPERK
TEL 012 - 8021583 E-POS kleinadmin@kleinfontein.net FAKS 012 - 8021584

KLEINFONTEIN STORMWATER BEPLANNING
WILDPARK, BOORDPLAAS, TANDEM EN PIONIERS HOEWES

WYSIGINGS		NAGESIEN	DATUM	WYSIGINGS		NAGESIEN	DATUM
0	1STE KOPIE	NDB	28/11/14	3			
1				4			
2				5			

SKAAL 1:5 000
GETEKEN: W van Romburgh

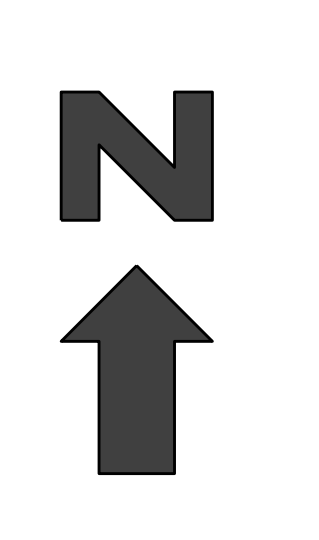
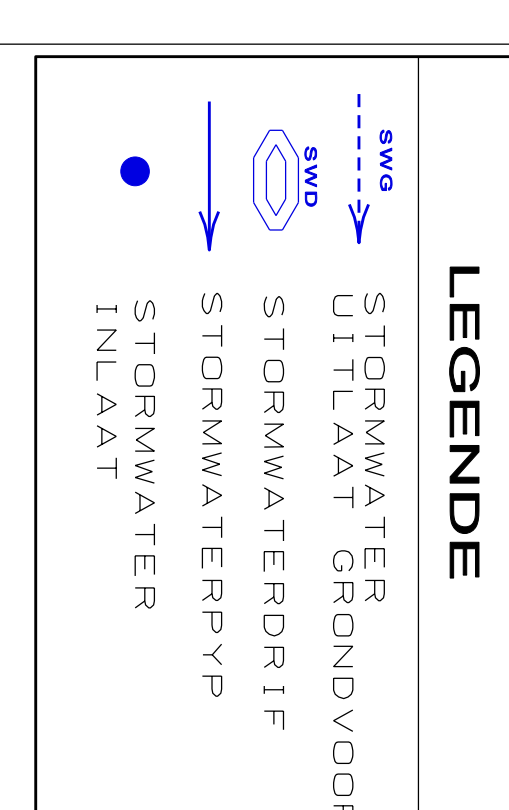
TEKENING NR.
SW02
DATUM: 28/11/2014



KLEINFONTEIN BOEREBELANGE
 KOÖPERATIEF BEPERK
 TEL. 012 - 8021563
 E-POS: kleinfontein@kleinfontein.net
 FAKS 012 - 8021594

KLEINFONTEIN STORMWATER BEPLANNING
 SUIDELIKE HOEWES

WYSIGINGS	WYSIGINGS	WYSIGINGS	WYSIGINGS
0	1STE KOPIE	MAESEN	DATUM
1		NDB	28/11/14
2			3
			4
			5



SKAAL 1:2 000



GEFTEKEN: W. van Romburgh

TEKENING NR. SW03

DATUM: 28/11/2014

RESTANT VAN GEDEELTE 1
 KLEINFONTEIN 368 JR

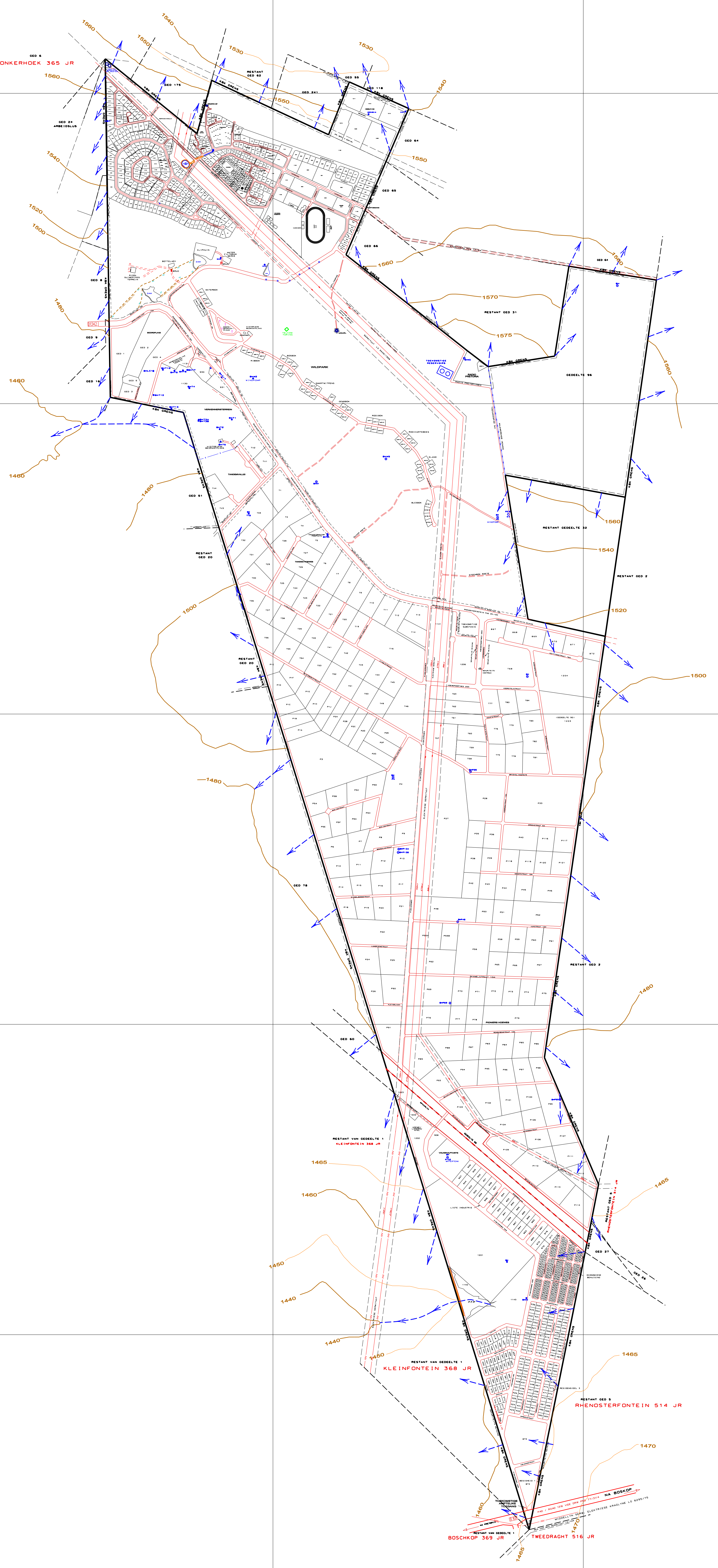
RESTANT GED 5
 RHENOSTERFONTEIN 514 JR

RESTANT VAN GEDEELTE 1
 BOSCHKOP 369 JR

TWEEDRAGHT 516 JR

PAD / ROAD 1316 VIDE DRW PRS 77/31/4
 NA BOSKOP

NA PRETORIA
 REG VAN WEG SERWITUIT 15,74m



KLEINFONTEIN BOEREBELANGE
 KOÖPERATIEF BEPERK
 E-POS: kleinfontein@kleinfontein.net
 TEL. 012 - 8021563
 FAKS 012 - 8021594

KLEINFONTEIN STORMWATER BEPLANNING
 STORMWATER VLOEI IN EN UIT KLEINFONTEIN

WYSIGINGS		MASES		DATUM		WYSIGINGS		MASES		DATUM	
		NDB									
0	1STE KOPIE			28/11/14	3						
1					4						
2					5						

SKAAL 1:7 500
 GEFEEKEN: W. van Rensburg
 TEKENING NR. SW/04
 DATUM: 28/11/2014



Annexure H

BIODIVERSITY INFORMATION
RECEIVED BY GDARD

Bianca

From: Bokamoso <ontvangs@bokamoso.net>
Sent: 28 January 2013 01:14 PM
To: user1@bokamoso.net
Subject: FW: Kleinfontein EIA
Attachments: image001.jpg; 113010710543300401.gif; 113010710543300601.gif; 113010710543300801.gif

From: GDARD Biodiversity Information (GDARD) [mailto:GDACE_BiodiversityInfo@gauteng.gov.za]
Sent: 28 January 2013 12:53 PM
To: Bokamoso
Subject: RE: Kleinfontein EIA

Dear Lizelle

With regard to the above project, specialist biodiversity studies are required to investigate the following aspects:

* Plants, with specific reference to

- 1) Eulophia coddii.
- 2) Brachycorithis conica.
- 3) Ceropegia decidua.
- 4) Argyrolobium campicola.
- 5) Habenaria bicolor.
- 6) Habenaria kraenzliniana.

* Mammals, with specific reference to Lutra maculicollis (Spotted-necked otter).

* Invertebrates, with specific reference to Ichnestoma stobbai (Stobbia's Fruit chafer).

* Vegetation.

* Wetlands.

* Rivers.

* Ridges.

Please note that this information is relevant solely for the study site specified in your request. Red/Orange Listed plant species information relevant to a wider geographic area can be obtained from Lorraine Mills (Lorraine.Mills@gauteng.gov.za).

All specialist studies must comply with GDARD Requirements for Biodiversity Assessments. The most recent version of this document (currently version 2) can be obtained by e-mailing

GDARD_BiodiversityInfo@gauteng.gov.za.

Should the environmental assessment practitioner be of the opinion that any of the above specialist studies are unnecessary for the site/activity in question, then an ecologically-based motivation justifying why the studies are deemed unnecessary must be submitted to GDARD as part of the application. This submission will be evaluated and either accepted or returned to the applicant for the completion of the necessary studies.

Please do not send follow up inquiries to this message as they will not be processed. For further queries please contact Phuti Matlamela (Phuti.matlamela@gauteng.gov.za).

Regards
EIA Unit

-----Original Message-----

From: Bokamoso [<mailto:lizelleg@mweb.co.za>]
Sent: Mon 1/7/2013 10:54 AM
To: GDARD Biodiversity Information (GDARD)
Subject: Kleinfontein EIA

Kleinfontein Settlement on Portions 38, 90, 96 and the Remaining Extent of the Farm Kleinfontein 368 JR and on Portions 63, 67, 68 and the Remaining Extent of Portion 14 of the Farm Donkerhoek 365 JR.

To whom it may concern

Attached please find the shapefiles for the above mentioned project.

Please confirm which specialist studies will be required for the project.

Sincerely,

Anè Agenbacht

Description: LATEST SIGNATURE LOGO

Disclaimer:

This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the content of this message, which arise as a result of e-mail transmission. The Gauteng Provincial Government does not take responsibility for Gauteng Provincial Government users' personal views. Gauteng Provincial Government services available online at: www.gautengonline.gov.za



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Hotline: 0860 4288364 | w



Annexure I

Comments from SAHRA

Letter

In terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999)

Attention: Kleinfontein Boerebelange Co-operative Ltd

Application is made for the establishment of the proposed Kleinfontein Nedersetting on Portion 38, 90, 96 and the Remaining extent of the Farm Kleinfontein 368 JR with a surface area of 678.6966 ha and portions 63, 67, 68 and Remaining extent of Portion 14 of the Farm Donkerhoek 365 JR with a surface area of 42.8267 ha. The properties are currently zoned as agricultural.

Thank you for your notification regarding this development.

In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a **Heritage Impact Assessment** is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required.

The quickest process to follow for the archaeological component is to contract an accredited specialist (see the web site of the Association of Southern African Professional Archaeologists www.asapa.org.za) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place.

The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.

Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources - or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. Please note that a nationwide fossil sensitivity map is now available on SAHRIS to assist with this.



If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority to indicate that there is no necessity for any further assessment.

Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewscapes must also be assessed.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully



Andrew Salomon
Heritage Officer: Archaeology
South African Heritage Resources Agency



Colette Scheermeyer
SAHRA Head Archaeologist
South African Heritage Resources Agency

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/150415>
(GDARD, Ref: 002/12-13/E0177)



Annexure J

Comments from Rand Water

User1

From: User9
Sent: Wednesday, May 02, 2012 12:07 PM
To: User3
Subject: FW: Registration as IAP: Kleinfontein Nedersetting
Attachments: Standard Conditions of Crossing RW Pipes_Way Leave.pdf; Kleinfontein Nedersetting.pdf; Untitled attachment 00010.txt

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ontvangs
Sent: 02 May 2012 11:49 AM
To: Mientjie Coetzee; User9
Subject: FW: Registration as IAP: Kleinfontein Nedersetting

From: Natalie Koneight [<mailto:nkoneigh@randwater.co.za>]
Sent: 02 May 2012 11:27 AM
To: lizelleq@myweb.co.za
Subject: Registration as IAP: Kleinfontein Nedersetting

Dear Sir/Madam

Rand Water is hereby registering as IAP for the above-mentioned project.
Kindly forward confirmation of registration as IAP to Natalie Koneight at nkoneigh@randwater.co.za

Attached is Rand Water's Wayleaves, for your information.
Rand Water would like to be sure that the development as per the BID have planned adequately for their sewerage removal off site.

Please provide Rand Water with :

1. The detail about the facility that will receive the sewerage.
2. An agreement that the identified sewerage facility is aware of the development and that they have the capacity to accept the sewerage from the site without overloading the facility.
3. Will there be any discharges other than the sewerage system that will increase storm water entering the environment. If so, has the development considered retention and stilling ponds to slow down high peak flows.

If the sewerage facility cannot accept the additional load into their facility then this will have a negative impact on the environment and the pollution load into the river systems

Natalie Koneight
Secretary to Lesika Hey

EMS Data:mesit, GSSE



RAND WATER

☎ +27-11-724-9065

☎ +27-11-900-2190

✉ nkonek@randwater.co.za

www.randwater.co.za

STANDARD CONDITIONS FOR CROSSING OF RAND WATER'S SERVICES

1. SERVICE CROSSINGS :

ANNEXURE "A" (OCT 2002)

- 1.1 The number of crossings of Rand Water's pipeline/s and servitude/s or proposed servitude/s shall be kept to a minimum; such crossings shall be as close to 90 degrees (right angles) as possible and the cover over its pipeline/s shall not be materially altered.
- 1.2 No service shall be less than one metre from a joint in Rand Water's pipeline/s and a space of not less than 300 mm shall be maintained between any service and Rand Water's pipeline/s at the point of crossing, or as separately specified. Where Rand Water's prestressed concrete pipeline is crossed, this space shall be measured from the lightning protection wires installed above and below the pipeline. For service crossings under those of Rand Water, where further larger diameter pipelines are installed in the servitude in the future, Rand Water may require the service owner, at its own cost, to lower its service to comply with the foregoing.
- 1.3 No service running parallel to Rand Water's pipeline/s, no box, manhole, structure supporting any service, footing of any pylon, pole or stay wire and no stormwater culvert and / or appurtenances shall be within two metres of Rand Water's pipeline/s or on Rand Water's servitude/s or proposed servitude/s unless the prior written permission of Rand Water has been obtained.
- 1.4 Half-round concrete pipes or other approved protection shall be placed over any cable that is within two metres of Rand Water's pipeline/s or on Rand Water's servitude/s or proposed servitude/s.
- 1.5 Where any service crosses Rand Water's servitude/s or proposed servitude/s, it shall be laid at minimum grade (sewers and stormwater) / at an even depth below ground level (all other services) over the entire servitude / proposed servitude width and its position where it intersects Rand Water's pipeline/s, servitude/s or proposed servitude/s shall be clearly indicated by suitable markers. Sewer crossings shall be designed to span over Rand Water's existing and proposed pipeline trenches.
- 2. ROADS AND RAILWAY LINE CROSSINGS :**
- 2.1 Rand Water shall have unimpeded vehicular access to its pipeline/s at all times for inspection and maintenance purposes. Culverts shall be provided at all railway line crossings to provide such access. Under roadways culverts will be required unless it can be proved to Rand Water that traffic density and the cover over the pipeline/s will not adversely affect Rand Water in the exercise of its rights and that excavation through the road layers to gain access to the pipeline/s is acceptable to the service owner. In general, the cover over Rand Water's pipeline/s may vary between 800 mm and 1 500 mm however, an undisturbed layer of at least 300 mm shall be maintained between the pipeline/s and the roadworks during construction unless relaxed by Rand Water in writing. Reinforced concrete box culverts with compartments having minimum internal dimensions as indicated on Rand Water's standard drawings No. B1933 and B1934 shall be provided for both existing and future pipelines. Culverts shall preferably be drained by a gravity system.
- 2.2 Long diagonal crossings of Rand Water's pipeline/s and servitude/s or crossings of bends in Rand Water's pipeline/s shall be avoided. If this is not possible, Rand Water's pipeline/s shall be deviated so as to cross the proposed road/railway line at approximately right angles.
- 3. PIPELINE PROTECTION AND / OR DEVIATION AT DESIGN STAGE :**
- 3.1 Where any development affects the discharge of water from Rand Water's scour valves, arrangements shall be made in collaboration with Rand Water's Manager Bulk Water Services to accommodate, channel or divert such flow.
- 3.2 Detailed proposals, including longitudinal sections along Rand Water's pipeline/s depicting the level of the road/railway line or other service in relation to the pipeline/s, shall be submitted for Rand Water's approval before the commencement of proposed construction work.
- 3.3 It may be necessary for Rand Water itself to strengthen the lead-caulked joints of its pipeline/s located under roadways or in culverts, by means of double tapors, the fabrication of which requires at least two months notice. Such strengthening shall extend to a distance of at least two metres beyond the road prism/kerb line, measured at right angles to the road direction. (The estimated cost of which is R 7 000 per joint). The actual cost of joint strengthening shall be borne by the service owner who shall be responsible for all excavation and backfilling.
- 3.4 Since lengthy delays can occur between the planning and construction stages, the proposed dimensions of the culverts shall be confirmed by Rand Water at least 12 months before construction work commences.
- 3.5 All planning, survey work, preparation of designs, specifications and drawings shall be undertaken by the service owner or its consulting engineers and submitted to Rand Water for approval. A copy / Copies of the relevant specification/s will be provided, on request, when more details of the work to be performed are known.
- 3.6 Contractors approved by Rand Water shall be engaged to undertake all construction work, including :
- (a) manufacture, supply and delivery of pipes;
 - (b) excavation and backfill of trenches etc;
 - (c) laying and jointing of pipes;
 - (d) recovery of redundant pipes; and
 - (e) construction of the necessary structures.
- 3.7 Rand Water shall be given reasonable notice prior to the commencement of the fabrication as well as the installation of pipes to enable it to undertake the necessary inspection work.
- 3.8 Except for the manufacture of pipes, which will be inspected by Rand Water or its agents, all work shall be supervised by the service owner or its consulting engineers who will also undertake all necessary negotiations with property owners and local authorities affected by any possible relocation of Rand Water's pipeline/s and obtain agreement from them in principle for the accommodation of Rand Water's pipeline/s in the proposed relocated position/s.

Continued overleaf

- 3.9 Where Rand Water is required to relocate its pipeline/s or servitude/s, the service owner shall bear the cost of the cancellation of Rand Water's servitude/s as well as the costs of acquiring, surveying and registering new servitudes that will provide Rand Water with rights equal to those provided by the servitudes to be cancelled.
- 3.10 Co-ordinates of the alignment of any proposed relocation/s shall be submitted to Rand Water to prepare the statutory notices for relocation/s of its pipeline/s. Relocation shall not take place until Rand Water has issued such statutory notices.
- 3.11 During the period April to August in any year, at a time suited to its water supply operations, Rand Water will, on receipt of 21 days notice, circumstances permitting, make the end connections from the deviations to the existing pipeline/s. Daywork rates shall be included in the pipelaying contract documents to allow for assistance to Rand Water.
- 3.12 Ownership of portions of the pipeline/s that become redundant as a result of relocations carried out at the service owner's cost will be transferred to it. If requested, Rand Water may take into stock pipes and / or valves recovered in good condition and credit the service owner with the value determined by Rand Water. Materials thus taken into stock shall be delivered to Rand Water's pipe yard at its Zwartkoppes pumping station by and at the cost of the service owner.
- 3.13 The service owner hereby indemnifies Rand Water against any claim arising from the non-removal and disposal of any portion of Rand Water's pipeline/s made redundant by a relocation.
- 3.14 No pipeline in its relocated position shall be subject to the provisions of the Advertising on Roads and Ribbon Development Act No 21 of 1940 or the National Roads Act No 54 of 1971 as amended.

4. PIPELINE PROTECTION AND / OR DEVIATION AT CONSTRUCTION STAGE :

- 4.1 Rand Water's Distribution Manager (Telephone (011) 900-1910) shall be notified and his permission obtained before any work is carried out within five metres of Rand Water's pipeline/s, servitude/s or proposed servitude/s and before backfilling any excavation exposing Rand Water's pipeline/s - Please quote inspection order No. as specified separately.
- 4.2 If detailed information of the positions or levels of the pipeline/s is required the pipeline/s may be exposed by the service owner or its consulting engineers, provided that the foregoing condition is complied with.
- 4.3 In terms of Regulation 10.17.1 of the Explosives Act No 26 of 1956, written confirmation of the measures proposed to protect Rand Water's pipeline/s shall be obtained from Rand Water for any blasting to be undertaken within 300 metres of its pipeline/s. The service owner shall be responsible for ensuring that the approved protection measures are complied with and that Rand Water's Distribution Manager is notified at least 24 hours in advance of each blast.
- 4.4 The pipeline/s shall be supported at not greater than five metre centres in culverts and where excavation takes place under the pipeline/s during construction.
- 4.5 No heavy earthmoving or compaction equipment shall be operated within two metres of the steel or five metres of the prestressed concrete pipeline/s unless specific proposals have been approved by Rand Water.
- 4.6 The prestressed concrete pipeline/s shall be haunched under the road or supported on pedestals where crossed by services located thereunder in accordance with the details depicted on Rand Water's drawing A3992, a print of which is available on request. Such haunching shall extend for a distance of two metres beyond the edge of the roadway on both sides, or to such greater length as may be required to complete the haunching of the nearest whole pipe length.

5. CATHODIC PROTECTION AT STEEL PIPELINE CROSSINGS :

- 5.1 Two 16 square millimetre leads or one 35 square millimetre lead appropriately marked must be provided at each crossing point and the crossing shall not be backfilled until Rand Water's staff have installed similar test leads on Rand Water's pipeline/s. The Electrolysis Section (011) 682-0239 or 0240) must be contacted for the connections to Rand Water's pipeline/s.
- 5.2 The pipe to ground potential of Rand Water's pipeline/s at the crossing point will be monitored before installation of the service owner's steel service and that potential must be maintained irrespective of the cathodic protection applied to the service owner's steel service after installation.

6. INDEMNITY :

- 6.1 The service owner shall indemnify Rand Water against all claims for damage arising out of, and will be held liable for any damage that may be caused to Rand Water's pipeline/s and/or appurtenances as a result of any crossing of during construction or the installation/construction and/or the presence of any service/road/railway line and/or appurtenances on Rand Water's servitude/s or within two metres of Rand Water's pipeline/s. Rand Water shall not be liable for any damage to any service/road/railway line and/or appurtenances that may be caused by it in the exercise of its rights, provided that Rand Water will remain liable for any damage that is proved to have resulted directly from the wrongful action of its employees.

7. COSTS :

- 7.1 The service owner shall bear the cost of any protective measure that may be necessary in order to prevent the exchange of stray direct currents between the cable/s or pipe/s and Rand Water's pipeline/s, the protection of existing installations and of making provision to accommodate future services, as outlined above as well as the cost of repairs to the lightning protection wires installed approximately 100 mm above and below Rand Water's prestressed concrete pipeline/s or to Rand Water's telemetering cable/s necessitated by the installation of the proposed service, and will be debited with all costs incurred by Rand Water on its behalf on the usual terms of actual cost plus 10% (ten per cent) for administration.

8. ACCEPTANCE OF CONDITIONS :

- 8.1 The above conditions together with Annexure B (Vaal Barrage Conditions) - if relevant, and any foregoing special requirements shall be accepted in writing by the service owner before any work may commence. If no reply is received within 60 days from date of Rand Water's written notification, the conditions will be deemed to have been accepted by the service owner.

REGISTRATION AS IAP

KLEINFONTEIN NEDERSETTING

First Name/s:	MPATI
Last Name:	NALE
Title: (Dr./ Miss/ Mr./ Mrs./ Prof. etc)	MRS
If representing an entity (i.e. company or organisation), name of entity:	RAND WATER
If representing an entity, position within entity (i.e. CEO, Chairperson, Secretary, Councilor, etc):	ENVIRONMENTAL ASSESSOR
Postal Address:	P.O. BOX 1127 JOHANNESBURG 2000
Physical Address	
E-mail Address:	mnale@randwater.coz.za
Phone Number:	(011) 724-9357
Cell Phone Number:	
Fax:	(011) 900-1208
Comments:	ALL TRAVERSING ALONG AND OVER RAND WATER PIPELINES. POSSIBLE LEAKS FROM OTHER SERVICES THAT COULD CAUSE GROUND STABILITY TO CHANGE. PLEASE KEEP US INFORMED REGARDING THE ABOVE ASPECTS.



Annexure K

Comments from COT



**CITY OF
TSHWANE**
IGNITING EXCELLENCE

Environmental Management Services Department

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Email: LivhuwaniS@tshwane.gov.za | www.tshwane.gov.za

My ref:	6/4/R/6	Tel:	012 358 7334
Your ref:	GAUT 002/11-12/E0177	Fax:	012 358 8934
Contact person:	K. Mofela	Email:	kemmorem@tshwane.gov.za
Section:	Environmental Planning and Open Space Management	Date:	23 January 2014

Bokamoso Landscape Architects and Environmental Consultants CC
P.O. Box 11375
Maroelana
0161

Attention: Lizelle Gregory
Tel: (012) 346 3810
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E-mail: lizelleg@mweb.co.za

Dear Madam,

DRAFT SCOPING REPORT FOR THE PROPOSED KLEINFONTEIN SETTLEMENT ON PORTIONS 38, 90, 96 AND REMAINING EXTENT OF THE FARM KLEINFONTEIN 368-JR AND ON PORTIONS 63,67,68 AND REMAINING EXTENT OF PORTION 14 OF THE FARM DONKERHOEK 365-JR

Your Report dated 02 December 2013 refers,

1. INTRODUCTION

The Environmental Management Services Department (the Department) has considered the Draft Scoping Report in respect of the above-mentioned application. The Draft Scoping Report is submitted to the Environmental Management Services Department of the City of Tshwane, hereafter referred to as "the City", as a commenting authority in terms of the National Environmental Management Act (NEMA) and EIA Regulations of August 2010.

2. PROJECT LOCATION AND DESCRIPTION

Bokamoso Landscape Architects and Environmental Consultants has been appointed by Kleinfontein Boerebelange Koöperasie Limited as an independent Environmental Assessment Practitioner (EPA) to undertake the environmental assessment for the proposed establishment of Land Development Area (LDA) on Portions 38, 90, 96 and the Remainder of the farm Kleinfontein 368-JR and on Portions 63, 67, 68 and the Remainder of Portion 14 of the farm Donkerhoek 365-JR to be known as Kleinfontein Settlement. The proposed development site is situated north of Cullinan just south of the N4 and west of the R515. The proposed development area is

approximately 796 ha in extent and is situated in the area of jurisdiction of the City of Tshwane Metropolitan Municipality. The proposed development on the farm Kleinfontein 368-JR covers 678, 6968 ha and Donkerhoek 365-JR covers 42, 8267 ha.

The proposed township establishment will consist of a 862 dwelling units (various typologies), 69 950m² business floor area, 104 400m² light industry, approximately 198 small agricultural holdings, a primary school, a site for religious activities, a cemetery, an institution (old age home and care centre), 14 private open spaces, a workshop, 6 sites for places of amusement/instruction/public office, a public garage, a telecommunication centre as well as access control sites.

The activity entails undertaking the following listed activity in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and Environmental Impact Assessment Regulation, 2010, under:

Listing Notice 1, R 544: Activities 1, 3, 4, 5, 8, 9, 10, 11, 13, 18, 21, 22, 29, 37, 47

Listing Notice 2, R 545: Activities 5, 15, 18

Listing Notice 3, R 546: Activities 2, 4, 10.

3. KEY FACTORS INFORMING THE COMMENTS

In making comments in respect of the proposed Activity the Department has taken, *inter alia*, the following into consideration:

- a) The information contained in the Draft Scoping Report dated 02 December 2013 compiled by Bokamoso Landscape Architects and Environmental Consultants
- b) Information obtained from the Section's information base including *inter alia*:
 - Geographic Information System (GIS); and
 - Gauteng Open Space Plan (GOSP).
- c) Compliance with applicable Municipal, Provincial, and National Policies and Guidelines including:
 - The National Environmental Management Act 1998 (Act 107 of 1998) (NEMA): its decision-making principles and Environmental Impact Assessment Regulations;
 - The Tshwane Integrated Environmental Policy (TIEP);
 - The Tshwane Open Space Framework (TOSF); and
 - The Bioregional Plan for the Gauteng Metropolitan Municipalities.

4. DISCUSSION

In reviewing the application the Department made the following findings:

- a) According to the Tshwane Open Space Framework the proposed site is situated within and in close proximity to the following open space typologies:
 - A **Green Way**, namely Magaliesberg Mountain Range. Green ways consist of ridge systems. Such ridges are defined as areas steeper than 5 degrees in which ecological systems processes and values are concentrated. Green Ways also represent important habitats for fauna and flora, areas representative of local biomes, vegetation types and high ecological sensitivity as well as areas of linkage and connectivity. The eastern part of the proposed development is situated on the class 2 ridge.
 - A **Blue Way**, watershed and their associated wetlands. Blue ways are the most important elements in the provisioning of environmental goods and services, the protection of biodiversity, endangered species and ecological systems as well as eco-based activity. Blue ways must therefore be conserved.

- A **Blue Node**, namely wetlands. Blue Nodes have secondary socio-economic and placemaking function, therefore they must be conserved.
- b) According to the GDARD C-Plan version 3 the proposed development route is situated on the continuum of **Irreplaceable, Important and Sensitive Ecological Areas**. Irreplaceable sites are essential in meeting targets set for conservation of biodiversity in Gauteng
- c) According to the Bioregional Plan for the Gauteng Metropolitan Municipalities, the proposed site is situated within the following areas:
- **Critical Biodiversity Area (CBA) 1 & 2.** Critical Biodiversity Area, in relation to the rivers and associated floodplain, wetlands, catchments, implies that the area is either natural or near natural terrestrial or aquatic as well as have some cultivated landscapes required to meet biodiversity pattern and/or thresholds. Critical Biodiversity Area One must obtain formal conservation protection where possible to avoid net loss of intact habitat or intensification of land-use.
 - **Ecological Sensitivity Area (ESA) 1. & 2.** Supporting zone required to prevent degradation of Critical Biodiversity Areas and Protected Areas. These include remaining corridor, catchment, wetland and other process areas that are required to prevent degradation of Critical Biodiversity Areas and formal Protected Areas; and areas which would otherwise have been identified as Critical Biodiversity Areas except that have been transformed or degraded, but which are currently or potentially still important for supporting ecological processes e.g. floodplain areas that have transformed or degraded. These areas are a focus for rehabilitation rather than the intensification of land uses.
 - **No Natural Remaining**
 - **Other Natural Areas.**
 - **No Natural Areas Remaining.**
- d) The report indicates that the proposed development site will be accessed from the R487 provincial road which intersects with the N4 national road, linking the towns of Rayton and Cullinan in the north to urban areas such as Bapsfontein and Germiston in the south.
- e) The Tshwane GIS map shows that there are underground electrical cables running the proposed development in the north-south direction.
- f) The report indicates that the surrounding areas are mostly agricultural and rural.
- g) The proposed development is situated within the Nokeng Agricultural Hub as informed by GDARD (2006) according to the report.
- h) The report indicates that eastern section of the proposed development site and the ridge area in the north are underlain by high agricultural potential soils as informed by GAPA 3.
- i) The report indicates that more than 80% of the high agricultural soils areas identified will be used for small scale agricultural purposes.
- j) According to the report, the existing Kleinfontein settlement is currently zoned Agricultural land in term of the Peri-Urban Planning Scheme, 1975.
- k) The report indicates that topography of the proposed development site is characterized by the undulating landscape with the higher lying east-west ridge at an elevation of 1577metres above mean sea level.
- l) The report indicates that the southern part of the proposed development site is underlain by the Silverton Formation consisting of shale with inter-embedded quartzite, hornfels and lime stone.
- m) The northern part of the proposed development site is overlain by Magaliesberg Formation which consists of the quartzite as indicated in the report indicates.

- n) The report indicates that there is well defined watershed in the northern part of the proposed development site.
- o) The main drainage flows to the south-west as tributary to the Pionars River as indicated in the report.
- p) The report indicates that aquifers present on the proposed development site are classified as an intergranular and fractured type as informed by the 1:50 000 gehydrological map.
- q) The report indicates that of the five wetland areas identified onsite, one large wetland system situated in the north consists of two dams. The other three wetlands are situated in the south as well as a low lying pan in the north of the southern section.
- r) According to the report, the proposed development site is situated within the two vegetation units namely the threatened Gold Reef Mountain Bushveld and the endangered Rand Highveld Grassland as informed by Mucina and Rutherford (2006).
- s) The proposed development site is known for its cultural significance along the Anglo-Boer War (1899 – 1902) with specific reference to the Battle of Donkerhoek/Diamond Hill Military Cemetery.
- t) According to the Ishwane GIS map, the proposed application site is located **outside the urban edge** as determined by the Gauteng Spatial Development Framework (2000).
- u) The report indicates that domestic water is currently harvested from the existing boreholes and fountain.
- v) The presently used French drains cause high ground water pollution as indicated in the report.
- w) The report indicates that currently Eskom is the main electricity supplier via the Tweedracht/Donkerhoek 11kV overhead feeder.

5. RECOMMENDATIONS

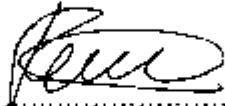
The Department cannot support the proposed development due to the following:

- a) The Gauteng Urban Edge as documented within the Gauteng Spatial Development Framework (2000) is identified to curb and prevent urban sprawl and further to protect the natural environment. Allowing developments, such as the proposed Kleinfontein Settlement development outside the delineated Urban Edge, will allow for other similar applications to be established. This will cause a precedent approval and additional impacts associated with Residential developments to increase such as the construction and implementation of services which are not currently available within the direct vicinity.
- b) According to the Kungwini Spatial Development Framework as informed by the Metsweding Agricultural Development Strategy and Implementation Plan (2009), the proposed development falls within the identified Agricultural Hub 6 which, amongst others, entails the Endangered Rand Highveld Grassland, environmentally sensitive areas and high potential agricultural lands which must be protected. Sensitive grasslands areas including possible red data fauna and flora as well as high potential agricultural lands will be lost by the proposed development.
- c) The proposed development and population increase will impact on the natural flow and functioning of the river and its associated wetland systems as well as contribute to increase of negative geomorphologically-associated impacts.

6. CONCLUSION

Based on the above, the Department cannot support the proposed Kleinfontein Settlement development.

Yours faithfully



.....
Mr Livhuwani Siphuma

EXECUTIVE DIRECTOR: ENVIRONMENTAL MANAGEMENT DIVISION

Letter signed by: Rudzani Mukheli

Designation: Deputy Director: Environmental Planning and Open Space Management Section

23/01/2014

.....
Date:

CC Gauteng Department of Agriculture and Rural Development

Attn:

Mr Teboho Loku

Tel:

(011) 240 2500

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(011) 240 1000



**CITY OF
TSHWANE**
IGNITING EXCELLENCE

Environmental Management Services Department

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Contact person:	K. Mofela	Email:	kemmonem@tshwane.gov.za
Section:	Environmental Planning and Open Space Management	Date:	23 July 2014

Bokamoso Landscape Architects and Environmental Consultants CC
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Mamelona
0181

Attention: Lizelle Gregory
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E-mail: lizelleg@mweb.co.za

Dear Madam,

FINAL SCOPING REPORT FOR THE PROPOSED KLEINFONTEIN SETTLEMENT ON PORTIONS 38, 90, 96 AND REMAINING EXTENT OF THE FARM KLEINFONTEIN 368-JR AND ON PORTIONS 63,67,68 AND REMAINING EXTENT OF PORTION 14 OF THE FARM DONKERHOEK 366-JR

Your Report dated 18 June 2014 refers,

1. INTRODUCTION

The Environmental Management Services Department (the Department) has considered the Final Scoping Report in respect of the above-mentioned application. The Final Scoping Report is submitted to the Environmental Management Services Department of the City of Tshwane, hereafter referred to as "the City", as a commenting authority in terms of the National Environmental Management Act (NEMA) and EIA Regulations of August 2010.

2. PROJECT LOCATION AND DESCRIPTION

Bokamoso Landscape Architects and Environmental Consultants has been appointed by Kleinfontein Boerebelange Koöperasie Limited as an Independent Environmental Assessment Practitioner (EPA) to undertake the environmental assessment for the proposed establishment of Land Development Area (LDA) on Portions 38, 90, 96 and the Remainder of the farm Kleinfontein 368-JR and on Portions 63, 67, 68 and the Remainder of Portion 14 of the farm Donkerhoek 366-JR to be known as Kleinfontein Settlement. The proposed development site is situated north of Gullinan, just south of the N4 and west of the R515. The proposed development area is

approximately 796 ha in extent and is situated in the area of jurisdiction of the City of Tshwane Metropolitan Municipality. The proposed development on the farm Kleinfontein 368-JR covers 678, 6968 ha and Donkerhoek 365-JR covers 42, 8267 ha.

The proposed township establishment will consist of a 862 dwelling units (various typologies), 69 950m² business floor area, 104 400m² light industry, approximately 198 small agricultural holdings, a primary school, a site for religious activities, a cemetery, an institution (old age home and care centre), 14 private open spaces, a workshop, 6 sites for places of amusement/instruction/public office, a public garage, a telecommunication centre as well as access control sites.

The activity entails undertaking the following listed activity in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and Environmental Impact Assessment Regulation, 2010, under:

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Listing Notice 2, R 545: Activities 5, 15, 18

Listing Notice 3, R 546: Activities 2, 4, 10.

3. KEY FACTORS INFORMING THE COMMENTS

In making comments in respect of the proposed Activity the Department has taken, *inter alia*, the following into consideration:

- a) The information contained in the Final Scoping Report dated 18 June 2014 compiled by Bekamoso Landscape Architects and Environmental Consultants
- b) Information obtained from the Section's information base including *inter alia*:
 - Geographic Information System (GIS); and
 - Gauteng Open Space Plan (GOSP).
- c) Compliance with applicable Municipal, Provincial, and National Policies and Guidelines including:
 - The National Environmental Management Act 1998 (Act 107 of 1998) (NEMA): its decision-making principles and Environmental Impact Assessment Regulations;
 - The Tshwane Integrated Environmental Policy (TIEP);
 - The Tshwane Open Space Framework (TOSF); and
 - The Bioregional Plan for the Gauteng Metropolitan Municipalities.

4. DISCUSSION

In reviewing the application the Department made the following findings:

- a) The Tshwane GIS map shows that the possible developable area outside sensitive areas (irreplaceable, important site, ridges, watercourses, etc) are situated at the Remainder of farm Kleinfontein 368JR north of the railway line up to south of the existing gravel road (labeled "security servitude 10m wide" on Portion 38 of the same farm in the locality plan).
- b) During a departmental site inspection, a dense forest of tall trees and a wetland were discovered along the southern part of the existing gravel road.

5. RECOMMENDATIONS

In light of the discussion above, the Department request that the following be effected:

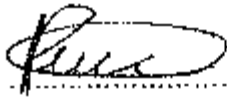
- a) A revised Layout Plan showing proposed development outside sensitive areas as determined by the irreplaceable map informed by CPLAN3 (GDARD, 2012) must be compiled and included in the EIA report.
- b) A detailed Fauna and Flora study should be conducted and included in the EIA report. The report should aim to conserve the sensitive grassland areas, possible red data flora and floral species and their associated habitats.
- c) A detailed Traffic Impact Assessment report should be conducted and included in the EIA report. The report should aim to determine the impacts related to the traffic flow, traffic pressure handling capacity and associated mitigation measures on the existing road infrastructure.
- d) A Stormwater Management Plan for the proposed development should be conducted and included in the EIA report. The plan should aim to prevent groundwater contamination as well as sedimentation and siltation thereof. It must also aim to prevent further deterioration of the nearby stream and its associated wetlands.
- e) Service Report (water, electricity, storm water and sewage) from relevant service providers must be included in the EIA report.
- f) A detailed Stability and Geotechnical Investigation report should be conducted and included in the EIA report. The report should aim to prevent erosion where storm water enters the drainage channel as well as secondary geomorphological processes. Moreover, the report should confirm the stability of the geology and soil profile as well as groundwater levels on the proposed development site.
- g) A detailed Heritage Impact Study should be conducted to ascertain the presence of any features of cultural and historical significance found on the proposed development area. The study should aim to protect any such features discovered onsite as guided by the National Heritage Resources Act, 1999 (Act No. 25 of 1999).
- h) Comments from the public including interested and affected parties must be sought and included in the EIA report.
- i) According to the City of Tshwane Green Building By-laws (2013) , the proposed development should adhere to the following greening guidelines and be included in the EIA report:
 - Provide a site plan that indicates the external hard surface areas (including car parking areas and roofing of more than 500m²). Annotate the plan to indicate the type of surface, the area and the absorption value (below 0.6). Also tabulate all that information as indicated on the site plan.
 - Provide a table of internal spaces that indicates the number of light fittings and their respective power ratings. The sum of the total lighting power divided by the total area of internal spaces should be provided.
 - Provide a table of indicating the number of switches and the maximum area per switch for each identified internal spaces
 - Provide a table that contains all external light fittings and type of controls.
 - Provide a table that contains the area, the number and type of external light fittings, the type of switching, the power rating of the light fittings and the total lighting power. The sum of the total lighting power divided by the gross floor area should also be provided.

- Provided a table that indicates all the flush toilets in the building. This should include the manufacturer and product type, the flush volumes and their respective numbers.
- Provide a table that indicates all hand wash basin taps in the building. This should include the manufacturer and the product type, the flow rate and the respective numbers.
- Drawing(s) of all bathrooms with baths (or representative bathroom if similar) and which also indicates showers.
- Provide a table that indicates all the showers in the building. This should include the manufacturer and product type, the flow rate and the respective numbers.
- Provide a site plan that indicates recycling storage area and distance (in metres) to the nearest public highway. Also provide table that indicates gross floor area of buildings, the minimum recycling storage areas per gross floor area, the minimum recycling storage area required and the actual recycled storage area provided.
- Provide a site plan indicating bicycle parking. Also provide a table that indicate the size of a building and the required and actual bicycle parking.

6. CONCLUSION

The Department will deliver final comments upon the review of the EIA report addressing the above-mentioned recommendations.

Yours faithfully



Mr Livhuwani Siphuma

25/07/2014
Date:

EXECUTIVE DIRECTOR: ENVIRONMENTAL MANAGEMENT DIVISION

Letter signed by: Rudzani Mukheli

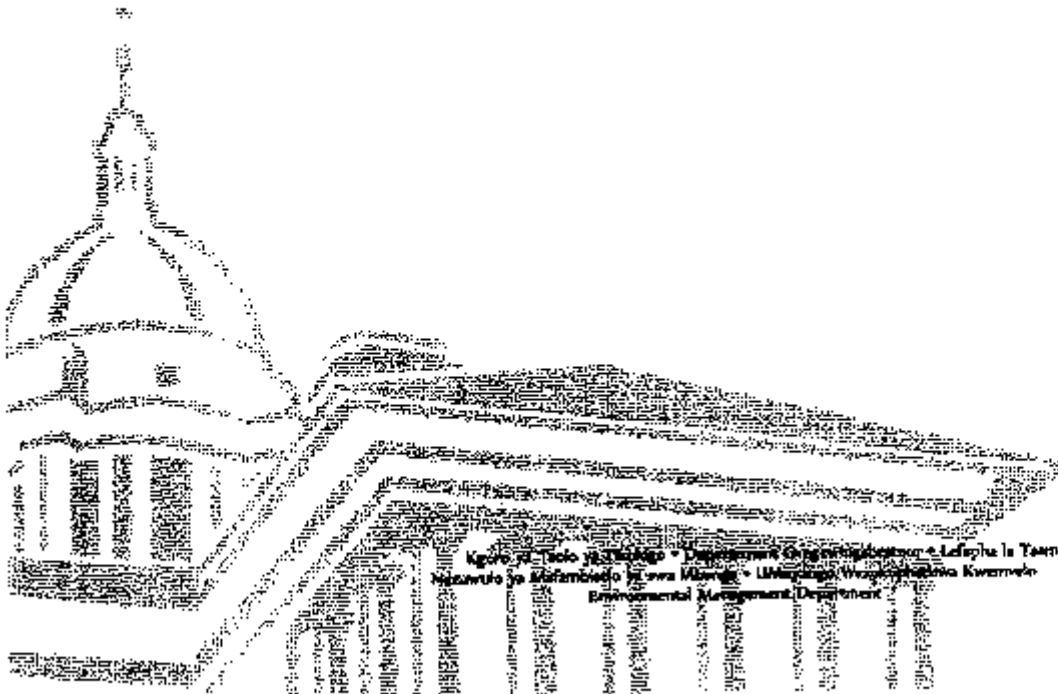
Designation: Deputy Director: Environmental Planning and Open Space Management Section

CC Gauteng Department of Agriculture and Rural Development

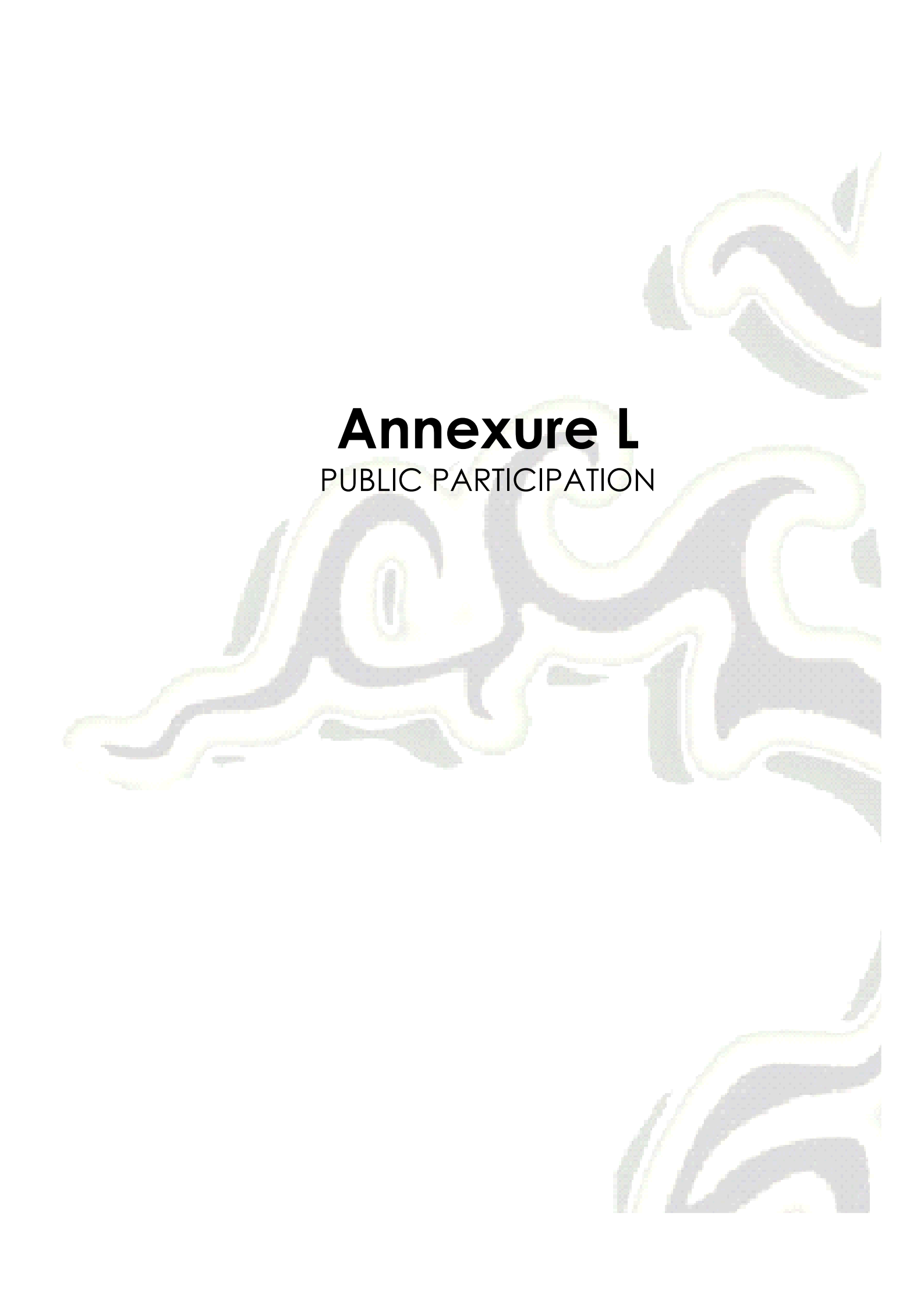
Attn:

Mr Teboho Leku

Tel: (011) 240 2500
Fax: (011) 240 1000



Kgale ya Talo ya Tshimoloko • Department of Environmental Planning and Open Space Management • Lefisohe la Taamano ya Tshimoloko
Mazantsi ya Mafanibele la nwa Maseru • Umhlaba- Wazokhetho KwaMaseru
Environmental Management Department



Annexure L

PUBLIC PARTICIPATION



Annexure L(i)

SITE NOTICE

NOTICE OF APPLICATION FOR RECTIFICATION IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT AMENDMENT ACT (ACT NO. 8 OF 2004); NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998); NOTICE FOR SECTION 21 WATER – USE LICENSE IN TERMS OF SECTION 21 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998)

Project Name: Kleinfontein Nedersetting

Property Description: Portions 38, 90 & 96 of the Farm Kleinfontein 368 JR and Portions 63, 67, 68 and the remainder of Portion 14 of the Farm Donkerhoek 365 JR

Proponent Name: Kleinfontein Boerebelange Koöperasie Beperk

Location: The study area is situated south of Cullinan, just south of the N4 and west of the R515.

EIA Reference No: Gaut 002/12-13/E0177	WULA Reference No: Not available yet
S24G Reference No: S24G/05/12-13/0034	

Following Listing Activities Applied for an Environmental Impact Assessment Process:

GNR 544 (Listing Notice 1), 18 June 2010	Activity 1, 3, 4, 5, 8, 9, 10, 11, 13, 18, 21, 22, 29, 37, 47 & 55A
GNR 545 (Listing Notice 2), 18 June 2010	Activity 5, 15, 18 & 20
GNR 546 (Listing Notice 3), 18 June 2010	Activity 2, 3, 4, 10, 14, 16, 19 & 24

Following Listing Activities Applied for Section 24G Application:

ECA listed activities: Activity 1(d), 1 (i), 1(l), 2 & 10
GNR 386 listed activities: Activity 1(k), 1(m) & 16
GNR 544 activities: Activity 11 & 37
NEMWA Category A: Activity 2 & 3

Following Listing Activities Applied for the Water-Use License Application:

Section 21 (a) Water Use – Taking water from a water resource	Section 21 (b) Water Use – Storing of water
Section 21 (c) Water Use – Impeding or diverting the flow of water in a watercourse	Section 21 (e) Water Use - Engaging in a controlled activity
Section 21 (f) Water Use – Discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit	Section 21 (g) Water Use – Disposing of waste in a manner which may detrimentally impact on a water resource
Section 21 (i) Water Use – Altering the bed, banks, course or characteristics of a watercourse	

Date of Notice: 17 October – 25 November 2014

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants CC

Public Participation registration and inquiries: **Juanita De Beer**

Project Inquiries: **Anè Agenbacht**

P.O. Box 11375

Maroelana 0161

www.bokamoso.biz

Tel: (012) 346 3810

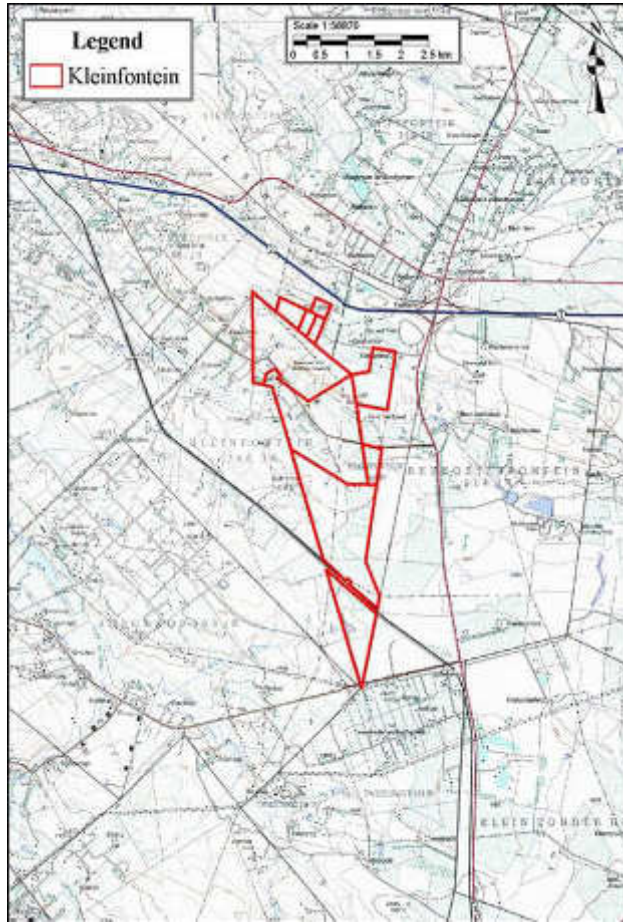
Fax: (086) 570 5659

E-mail: lizelle@mweb.co.za

In order to ensure that you are identified as an Interested and/or Affected Party (I&AP) please submit your name, contact information and interest in the matter, in writing, to the contact person given above **within 40 days of this Notice.**

Kleinfontein Nedersetting

NOTICE OF APPLICATION FOR RECTIFICATION IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT AMENDMENT ACT (ACT NO. 8 OF 2004); NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998); NOTICE FOR SECTION 21 WATER – USE LICENSE IN TERMS OF SECTION 21 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998)



Locality Map



Date of Notice: 17 October – 25 November 2014
Queries regarding this matter should be referred to:
 Bokamoso Landscape Architects and Environmental Consultants CC
 Public Participation registration and inquiries: **Juanita De Beer**
 Project inquiries: **Anè Agenbacht** Tel: (012) 346 3810
 P.O. Box 11375 Fax: (086) 570 5659
 Maroelana 0161 E-mail: lizelleg@mweb.co.za
 www.bokamoso.biz

Project Name: Kleinfontein Nedersetting

Property Description: Portions 38, 90 & 96 of the Farm Kleinfontein 368 JR and Portions 63, 67, 68 and the remainder of Portion 14 of the Farm Donkerhoek 365 JR

Proponent Name: Kleinfontein Boerebelange Koöperasie Beperk

Location: The study area is situated south of Cullinan, just south of the N4 and west of the R515.

EIA Reference No: Gaut 002/12-13/E0177	WULA Reference No: Not available yet
S24G Reference No: S24G/05/12-13/0034	

Following Listing Activities Applied for an Environmental Impact Assessment Process:

GNR 544 (Listing Notice 1), 18 June 2010	Activity 1, 3, 4, 5, 8, 9, 10, 11, 13, 18, 21, 22, 29, 37, 47 & 55A
GNR 545 (Listing Notice 2), 18 June 2010	Activity 5, 15, 18 & 20
GNR 546 (Listing Notice 3), 18 June 2010	Activity 2, 3, 4, 10, 14, 16, 19 & 24

Following Listing Activities Applied for Section 24G Application:

ECA listed activities: Activity 1(d), 1(i), 1(l), 2 & 10
GNR 386 listed activities: Activity 1(k), 1(m) & 16
GNR 544 activities: Activity 11 & 37
NEMWA Category A: Activity 2 & 3

Following Listing Activities Applied for the Water-Use License Application:

Section 21 (a) Water Use – Taking water from a water resource	Section 21 (b) Water Use – Storage of water
Section 21 (c) Water Use – Impeding or diverting the flow of water in a watercourse	Section 21 (e) Water Use – Engaging in a controlled activity
Section 21 (f) Water Use – Discharging waste of water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit	Section 21 (g) Water Use – Disposing of waste in a manner which may detrimentally impact on a water resource
Section 21 (i) Water Use – Altering the bed, banks, course or characteristics of a watercourse	

In order to ensure that you are identified as an Interested and/or Affected Party I&AP please submit your name, contact information and interest in the matter, in writing, to the contact person given above **within 40 days of this Notice.**

Notice of DFA Environmental Scoping Process

Notice is given in terms of Regulation 31 of the Development Facilitation Act, 1995 (Act No. 67 of 1995) of an Environmental Scoping Process. Application is made for the establishment of a Land Development Area.

Name of project: Kleinfontein Nedersetting

Property description: Application is made for the establishment of the proposed Kleinfontein Nedersetting on Portions 38, 90, 96 and the remaining extent of the farm Kleinfontein 368 JR with a surface area of 678.6966 ha and portions 63, 67, 68 and remaining extent of portion 14 of the farm Donkerhoek 365 JR with a surface area of 42.8267 ha. The properties are currently zoned as agricultural.

Proposed Zoning Information:

Proposed Zoning: *Dwelling houses and block of flats, industrial uses, agricultural buildings, shops, offices and professional rooms, private open space, cemetery and funeral parlour, institutions, place of public worship and place of instruction, social halls, place of amusement, public office, public garage and shop, workshop, maintenance and storage, engineering services including reservoir, pump station, electrical substation and associated maintenance facilities and sewerage treatment plant, telecommunications centre, access structure and gatehouse.*

Total Surface Area: 721.5233 ha

Name of the proponent: Kleinfontein Boerebelange Co-operative Ltd

Location: The subject property is located south of Cullinan, just south of the N4 and west of the R515.

Date of Notice: 21 November 2011

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants

George Gericke

P.O. Box 11375

Maroelana

0161

www.bokamoso.net

Tel: (012) 346 3810

Fax: (086) 570 5659

E-mail: lizelleg@mweb.co.za

In order to ensure that you are identified as an interested and/or affected party, please submit your name, contact information and interest in the matter to the contact person given above within 30 days of the date of notice.

NOTICE OF APPLICATION FOR RECTIFICATION IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT AMENDMENT ACT (ACT NO. 8 OF 2004); NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998); NOTICE FOR SECTION 21 WATER – USE LICENSE IN TERMS OF SECTION 21 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998)

Project Name: Kleinfontein Nedersetting

Property Description: Portions 38, 90 & 96 of the Farm Kleinfontein 368 JR and Portions 63, 67, 68 and the remainder of Portion 14 of the Farm Dankerhoek 365 JR.

Proponent Name: Kleinfontein Boerebelange Koöperasie Bepark

Location: The study area is situated south of Cullinan, just south of the N4 and west of the R515.

EIA Reference No: Gaut 002/12-13/E0177

S24G Reference No: S24G/05/12-13/0034

WULA Reference No: Not available yet

Following Listing Activities Applied for an Environmental Impact Assessment Process:

GNR 544 (Listing Notice 1), 18 June 2010	Activity 1, 3, 4, 5, 8, 9, 10, 11, 13, 18, 21, 22, 29, 37, 47 & 55A
GNR 545 (Listing Notice 2), 18 June 2010	Activity 5, 15, 18 & 20
GNR 546 (Listing Notice 3), 18 June 2010	Activity 2, 3, 4, 10, 14, 16, 19 & 24

Following Listing Activities Applied for Section 24G Application:

ECA listed activities: Activity 1 (a), (b), (c), (d), 2 & (d)
GNR 386 listed activities: Activity 1 (a), (b) & (c)
GNR 544 activities: Activity 11 & 37
NEMWA Category A:

Following Listing Activities Applied for the Water-Use License Application:

Section 21 (a) Water Use – Taking water from a water resource	Section 21 (b) Water Use – Storing of water
Section 21 (c) Water Use – Impeding or diverting the flow of water in a watercourse	Section 21 (e) Water Use – Engaging in a controlled activity
Section 21 (f) Water Use – Discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit	Section 21 (g) Water Use – Disposing of waste in a manner which may detrimentally impact on a water resource
Section 21 (i) Water Use – Altering the bed, banks, course or characteristics of a watercourse.	

Date of Notice: 17 October – 26 November 2014.

Queries regarding this matter should be referred to:
Solomase Landscape Architects and Environmental Consultants CC
 Public Participation registration and inquiries: **Juanita De Beer**

Project inquiries: **Ana Agenbacht**
 P.O. Box 11373
 Worcester 6117
 www.bolan.co.za
 Tel: (022) 344 3810
 Fax: (022) 370 2429
 E-mail: info@solomase.co.za

In order to ensure that you are notified as an interested and/or Affected Party, please assist your estate. Contact information and interest in this matter, in writing, to the contact person given above, within 30 days of this Notice.

17.10.2014 10:14



17.10.2014 10:13

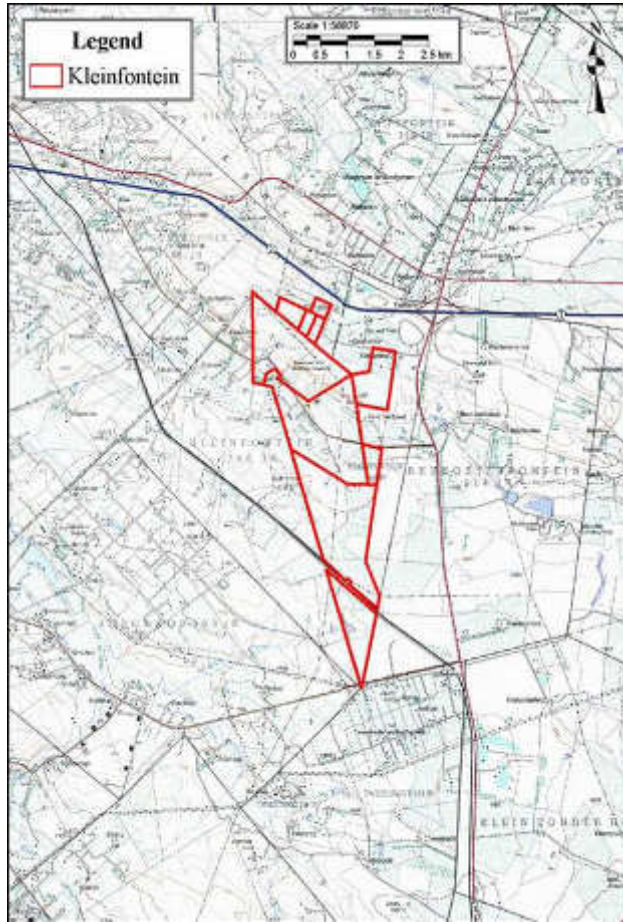


Annexure L(ii)

NOTICE/FLYERS DISTRIBUTED
TO I&AP'S

Kleinfontein Nedersetting

NOTICE OF APPLICATION FOR RECTIFICATION IN TERMS OF SECTION 24G OF THE NATIONAL ENVIRONMENTAL MANAGEMENT AMENDMENT ACT (ACT NO. 8 OF 2004); NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998); NOTICE FOR SECTION 21 WATER – USE LICENSE IN TERMS OF SECTION 21 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998)



Locality Map



Date of Notice: 17 October – 25 November 2014
Queries regarding this matter should be referred to:
 Bokamoso Landscape Architects and Environmental Consultants CC
 Public Participation registration and inquiries: **Juanita De Beer**
 Project inquiries: **Anè Agenbacht** Tel: (012) 346 3810
 P.O. Box 11375 Fax: (086) 570 5659
 Maroelana 0161 E-mail: lizelleg@mweb.co.za
 www.bokamoso.biz

Project Name: Kleinfontein Nedersetting

Property Description: Portions 38, 90 & 96 of the Farm Kleinfontein 368 JR and Portions 63, 67, 68 and the remainder of Portion 14 of the Farm Donkerhoek 365 JR

Proponent Name: Kleinfontein Boerebelange Koöperasie Beperk

Location: The study area is situated south of Cullinan, just south of the N4 and west of the R515.

EIA Reference No: Gaut 002/12-13/E0177	WULA Reference No: Not available yet
S24G Reference No: S24G/05/12-13/0034	

Following Listing Activities Applied for an Environmental Impact Assessment Process:

GNR 544 (Listing Notice 1), 18 June 2010	Activity 1, 3, 4, 5, 8, 9, 10, 11, 13, 18, 21, 22, 29, 37, 47 & 55A
GNR 545 (Listing Notice 2), 18 June 2010	Activity 5, 15, 18 & 20
GNR 546 (Listing Notice 3), 18 June 2010	Activity 2, 3, 4, 10, 14, 16, 19 & 24

Following Listing Activities Applied for Section 24G Application:

ECA listed activities: Activity 1(d), 1(i), 1(l), 2 & 10
GNR 386 listed activities: Activity 1(k), 1(m) & 16
GNR 544 activities: Activity 11 & 37
NEMWA Category A: Activity 2 & 3

Following Listing Activities Applied for the Water-Use License Application:

Section 21 (a) Water Use – Taking water from a water resource	Section 21 (b) Water Use – Storage of water
Section 21 (c) Water Use – Impeding or diverting the flow of water in a watercourse	Section 21 (e) Water Use – Engaging in a controlled activity
Section 21 (f) Water Use – Discharging waste of water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit	Section 21 (g) Water Use – Disposing of waste in a manner which may detrimentally impact on a water resource
Section 21 (i) Water Use – Altering the bed, banks, course or characteristics of a watercourse	

In order to ensure that you are identified as an Interested and/or Affected Party I&AP please submit your name, contact information and interest in the matter, in writing, to the contact person given above **within 40 days of this Notice.**

Kleinfo nte in Ne d e rse tting

Notice of DFA Environmental Scoping Process

Notice is given in terms of Regulation 31 of the Development Facilitation Act, 1995 (Act No. 67 of 1995) of an Environmental Scoping Process. Application is made for the establishment of a Land Development Area.

Name of project: Kleinfo nte in Ne d e rse tting

Property description: Application is made for the establishment of the proposed Kleinfo nte in Ne d e rse tting on Portions 38, 90, 96 and the remaining extent of the farm Kleinfo nte in 368 JR with a surface area of 678.6966 ha and portions 63, 67, 68 and remaining extent of portion 14 of the farm Donkerhoek 365 JR with a surface area of 42.8267 ha. The properties are currently zoned as agricultural.

Proposed Zoning Information:

Proposed Zoning: *Dwelling houses and block of flats, industrial uses, agricultural buildings, shops, offices and professional rooms, private open space, cemetery and funeral parlour, institutions, place of public worship and place of instruction, social halls, place of amusement, public office, public garage and shop, workshop, maintenance and storage, engineering services including reservoir, pump station, electrical substation and associated maintenance facilities and sewage treatment plant, telecommunications centre, access structure and gate house.*

Total Surface Area: 721.5233 ha

Name of the proponent: Kleinfo nte in Boerebelange Co-operative Ltd

Location: The subject property is located south of Cullinan, just south of the N4 and west of the R515.

Date of Notice: 25 November 2011

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants

George Genicke

P.O. Box 11375

Marolana

0161

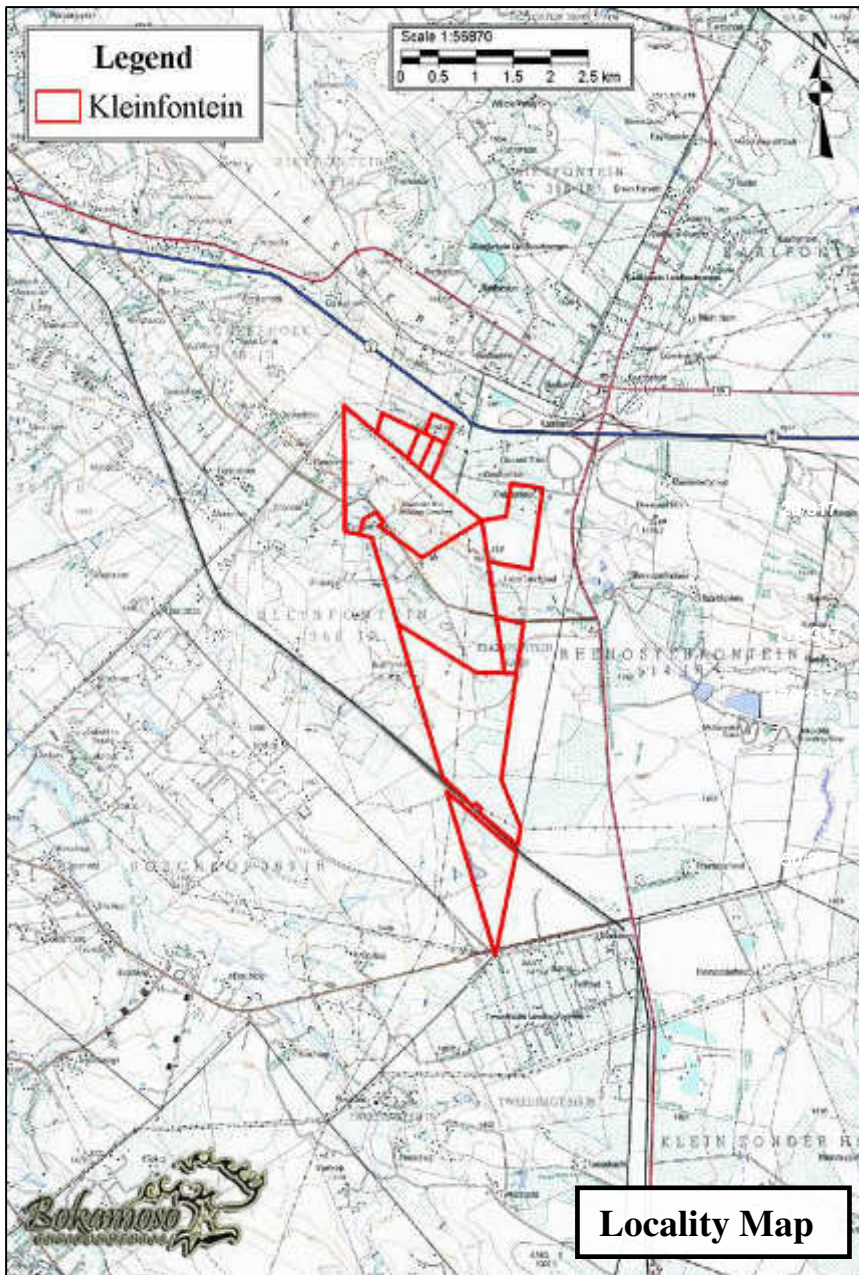
Tel: (012) 346 3810

Fax: (086) 570 5659

E-mail: lizeleg@mweb.co.za

www.bokamoso.net

In order to ensure that you are identified as an interested and/or affected party, please submit your name, contact information and interest in the matter to the contact person given above on or before **31 January 2012**.



List of REGISTERED LETTERS Kleintoutcien
Lys van GEREGISTREERDE BRIEWE
 (With an insurance option/met 'n versekeringsopsie)



Full tracking and tracing/Volledige volg en spoor

Name and address of sender: Bobamase PO Box 11 375,
 Naam en adres van afsender: Marceloná 0161

Enquiries/Navas
 Toll-free number
 Tolvry nommer
0800 111 502

No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-klëntafskrif
1	F. Prinsloo PO Box 4375, 29028, Sunnyside, Pretoria, 002					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 304 ZA CUSTOMER COPY 301028R
2	Mathulusi Service Station CC PO Box 599, White River, 1240					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 318 ZA CUSTOMER COPY 301028R
3	W.A Potgieter PO Box 2076, Zwafelpoort, 0036					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 281 ZA CUSTOMER COPY 301028R
4	I.S Store PO Box 1712, Bronkhorstspuit, 1020					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 295 ZA CUSTOMER COPY 301028R
5	A.D. de Villiers PO Box 100602, Moreleta Plaza, 0167					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 349 ZA CUSTOMER COPY 301028R
6	S.G. Vosloo PO Box 119, Ruyton, 1001					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 352 ZA CUSTOMER COPY 301028R
7	Wichamör Beleggings CC PO Box 2408, Brooklyn Square, 0075					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 366 ZA CUSTOMER COPY 301028R
8	R.J. Groenewald PO Box 912-1049, Silverton, 0127					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 370 ZA CUSTOMER COPY 301028R
9	D.J. Prinsloo PO Box 258, Pretoria, 0001					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 383 ZA CUSTOMER COPY 301028R
10	G.E. Steyn PO Box 3376, Pretoria, 0001					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 397 ZA CUSTOMER COPY 301028R
Total Totaal		R	R	R	R	

Number of letters posted
 Getal briewe gepos

Signature of client
 Handtekening van klient

Signature of accepting officer
 Handtekening van aanneembeampte

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100,00. No compensation is payable without documentary proof. Optional insurance of up to R2 000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100,00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000,00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.

Date stamp

 Datumstempel

List of REGISTERED LETTERS Lys van GEREGISTREERDE BRIEWE (With an insurance option/met 'n versekeringsopsie)



Full tracking and tracing/Volledige volg en spoor

Name and address of sender
Naam en adres van afsender: Bobamoso PO Box 11 375,
Mercedesná 0161

Enquiries/Navan
Toll-free number
Tolvry nommer
0800 111 502

No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-kliefatfskriif
1	M 2 D Eiendomme (Pty) Ltd PO Box 16949, Pretoria North, 0182					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 641 183 874 ZA
2	S. Vorster PO Box 828, Rayton, 1001					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 641 183 888 ZA
3	B.R. Minndar PO Box 249, Rayton, 1001					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 220 ZA
4	J.J.P. Botha PO Box 124, Rayton, 1001					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 247 ZA
5	Ariano 424 CC PO Box 11384, Hatfield, Pretoria, 0028					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 264 ZA
6	J.A.E. Van der Walt PO Box 179, Silverton, 0127					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 278 ZA
7	Mulvan Beleggings (Pty) Ltd PO Box 1821, Groenkloof, 0027					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 255 ZA
8	S.J. Niemann 1206, Starkey Ave, Waverley, 0186					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 233 ZA
9	Pat's Farming Enterprises CC PO Box 929, Wierdapark, 0149					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 321 ZA
10	A.M. Spies PO Box 1266, Rayton, 1001					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 693 134 335 ZA
Total Totaal		R	R	R	R	

Number of letters posted
Getal briewe gepos

Signature of client
Handtekening van klient

Signature of accepting officer
Handtekening van aanneembeampte

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100,00. No compensation is payable without documentary proof. Optional insurance of up to R2 000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100,00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000,00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.

Date stamp

Contact Information



STEYN, GERTRUIDA ELIZABETH

GENERAL INFORMATION

Date Requested 2011/11/25 10:41:25
Reference

PERSON INFORMATION

Surname STEYN
Forename(s) GERTRUIDA ELIZABETH
Date of Birth 1948/06/17
ID Number(s) 4806170011080

CONTACT INFORMATION

Phone (home) 0121344946
(Last updated: 2007/03/28)

Phone (work) Not available

Mobile Number Not available

Residential Address TWEEDRACHT 14, BRONKHORSTSPRUIT, 1020
(Last updated: 2006/09/22)

Postal Address P O BOX 3376, PRETORIA, 0001
(Last updated: 2006/09/22)

DISCLAIMER

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Contact Information



PRINSLOO, DIRK JACOBUS

GENERAL INFORMATION

Date Requested 2011/11/25 09:35:55
Reference

PERSON INFORMATION

Surname PRINSLOO
Forename(s) DIRK JACOBUS
Date of Birth 1933/09/08
ID Number(s) 3309085010082

CONTACT INFORMATION

Phone (home) 0128020620
(Last updated: 2009/04/13)

Phone (work) Not available

Mobile Number Not available

Residential Address GEDEELTE 166, DONKERHOEK, CULLINAN, 1000
(Last updated: 2009/01/01)

Postal Address P O BOX 258, PRETORIA, 0001
(Last updated: 2009/01/01)

DISCLAIMER

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Contact Information



GROENEWALD, REINHARD JURGENS

GENERAL INFORMATION

Date Requested 2011/11/25 09:13:41
Reference

PERSON INFORMATION

Surname GROENEWALD
Forename(s) REINHARD JURGENS
Date of Birth 1979/03/12
ID Number(s) 7903125213080

CONTACT INFORMATION

Phone (home) 0123037657
 (Last updated: 2008/07/17)

Phone (work) 0123037657
 (Last updated: 2007/07/19)

Mobile Number Not available

Residential Address PLAAS KLEINFONTEIN 368, RAYTON, RAYTON, 1001
 (Last updated: 2009/01/01)

Postal Address P O BOX 912-1049, SILVERTON, 0127
 (Last updated: 2009/01/01)

DISCLAIMER

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).



Enquiry by Company

as at 10:47 on 25/11/2011

Name **Wichamor Beleggings CC**
Status **Conversion CO/CC or CC/CO**
Reg. Number **1992/023568/23**
Reg. Date **19920828**

Information

Registered Address **Plot 7
Tweedraght
Pretoria
0002**

Postal Address **P O Box 2408
Brooklyn Square
0075**

Region **Gauteng**
Tax Number **9960457647**
Business Start Date **19920828**
Fin. Effective Date **19920828**
Financial Year End **2**
Withdrawn Public **No**
Old Reg. Number **2235/6823/23**
Conv. Enterprise No. **M2003019773**
SIC Code **Financial intermediation, insurance, real estate and business services**

Members

1 of 5

Name **Kriel, Vicus**
ID Number **6604045017087**
Status **Active**
Type **Member**
Appointment Date **20011122**
Contribution (R) **15.00**
Interest (%) **50.00**
Residential Address **128 Abercrombiestraat
Pretoria Noord
0182**

Postal Address **Posbus 2408
Brooklyn
0002**

2 of 5

Name **Kruger, Jacobus Christoffel**
ID Number **5411155101086**
Status **Active**
Type **Member**
Appointment Date **20020910**
Contribution (R) **15.00**
Interest (%) **50.00**
Residential Address **Plot 7
Tweedraght
Cullinan
1000**

Postal Address **Posbus 2408
Brooklyn Square
0075**

3 of 5

Name **Erasmus, Francina Wilhelmina**
ID Number **3803020006080**
Status **Resigned**
Type **Member**
Appointment Date **20011203**
Resignation Date **20011122**
Contribution (R) **30.00**
Interest (%) **100.00**
Residential Address **Hoewe 7
Tweedracht**

Postal Address **2528**
Posbus 676
Rayton
1001

4 of 5
Name **Hollauby, Theo**
ID Number **7106225295086**
Status **Resigned**
Type **Member**
Appointment Date **20020430**
Resignation Date **20020813**
Contribution (R) **15.00**
Interest (%) **50.00**
Residential Address **3 Jacelyn Mews**
40 Ladd Road
Escombe
4093

Postal Address **3 Jacelyn Mews**
40 Ladd Road
Escombe
4093

5 of 5
Name **Kuhn, Johannes Albertus**
ID Number **6709235110087**
Status **Resigned**
Type **Member**
Appointment Date **20011122**
Resignation Date **20020430**
Contribution (R) **15.00**
Interest (%) **50.00**
Residential Address **149 Banketstraat**
Waterkloof
0181

Postal Address **Posbus 2408**
Brooklyn
0002

Accounting Officers

1 of 1
Name **A E Kuhn**
Postal Address **P O Box 2408**
Brooklyn Square
0075
Status **Current**
Type **ACC**
Prof. Code **PA-SA**
Prof. Number **007037**

History

1 of 16
Effective Date **20030818**
Change Type **Conversion Cc/Co Or Co/Cc**
Details

2 of 16
Effective Date **20030818**
Change Type **Auditor/Acc Officer Change**
Details **Add Record Name : = A E Kuhn Status : = Current**

3 of 16
Effective Date **20030818**
Change Type **Auditor/Acc Officer Change**
Details **Change Record Name : = Lloyd Viljoen Status : = Resign**

4 of 16
Effective Date **20030818**
Change Type **Registered Address Change**
Details **601 Walker Street Muckleneuk Pretoria 0002**

5 of 16
Effective Date **20030818**
Change Type **Postal Address Change**
Details **P O Box 1452 Groenkloof 0027**

6 of 16
Effective Date **20020813**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**

7 of 16
 Effective Date 20020813
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Add Record Surname/Instit : = Kruger First Names : = Jacobus
 Christoffel Status : = Active

8 of 16
 Effective Date 20020430
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Add Record Surname/Instit : = Hollauby First Names : = Theo Status : =
 Active

9 of 16
 Effective Date 20020430
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Change Record Surname/Instit : = Kriel First Names : = Vicus Status : =
 Active

10 of 16
 Effective Date 20020430
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Change Record Surname/Instit : = Kuhn First Names : = Johannes
 Albertus Status : = Resigned

11 of 16
 Effective Date 20020306
 Change Type Auditor/Acc Officer Change
 Details Add Record Name : = Lloyd Viljoen Status : = Current

12 of 16
 Effective Date 20020306
 Change Type Registered Address Change
 Details Hoewe 7 Tweedracht 2528

13 of 16
 Effective Date 20020306
 Change Type Postal Address Change
 Details Posbus 52365 Wierda Park 0149

14 of 16
 Effective Date 20011122
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Add Record Surname/Instit : = Kriel First Names : = Vicus Status : =
 Active

15 of 16
 Effective Date 20011122
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Add Record Surname/Instit : = Kuhn First Names : = Johannes Albertus
 Status : = Active

16 of 16
 Effective Date 20011122
 Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
 Details Change Record Surname/Instit : = Erasmus First Names : = Francina
 Wilhelmina Status : = Resigned

End of Report

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by lizelleg of Bokamoso Landscape cc

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Contact Information



VOSLOO, STEVEN GERHARDUS

GENERAL INFORMATION

Date Requested 2011/11/25 09:25:29
Reference

PERSON INFORMATION

Surname VOSLOO
Forename(s) STEVEN GERHARDUS
Date of Birth 1954/05/08
ID Number(s) 5405085094080

CONTACT INFORMATION

Phone (home) 0128020201
(Last updated: 2009/09/10)

Phone (work) 0128020201
(Last updated: 2007/02/11)

Mobile Number Not available

Residential Address PLOT 254, R104, PRETORIA, 0002
(Last updated: 2009/01/01)

Postal Address P O BOX 119, RAYTON, 1001
(Last updated: 2009/02/15)

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Contact Information



DE VILLIERS, ANDRE DIEDERICH

GENERAL INFORMATION

Date Requested Reference	2011/11/25 10:48:31
---------------------------------	---------------------

PERSON INFORMATION

Surname	DE VILLIERS
Forename(s)	ANDRE DIEDERICH
Date of Birth	1962/11/11
ID Number(s)	6211115056084

CONTACT INFORMATION

Phone (home)	0129972310 (Last updated: 2007/03/28)
Phone (work)	0128094410 (Last updated: 2009/12/05)
Mobile Number	Not available
Residential Address	9 MURPHY PLACE, MORELETAPARK, 0181 (Last updated: 2009/01/01)
Postal Address	P O BOX 100602, MORELETA PLAZA, 0167 (Last updated: 2009/01/01)

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Contact Information



STORE, IAN STUART

GENERAL INFORMATION

Date Requested 2011/11/25 09:29:09
Reference

PERSON INFORMATION

Surname STORE
Forename(s) IAN STUART
Date of Birth 1952/09/12
ID Number(s) 5209125181083

CONTACT INFORMATION

Phone (home) 0128021364
(Last updated: 2008/02/03)

Phone (work) Not available

Mobile Number Not available

Residential Address 12 PORTION 10, PLAAS KLEINFONTEIN, JR 365 CULLINAN DIST, BRONKHORSTSPRUIT, 1020
(Last updated: 2009/01/01)

Postal Address P O BOX 1712, BRONKHORSTSPRUIT, 1020
(Last updated: 2009/01/01)

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Contact Information



W A POTGIETER, W A POTGIETER ADRIAAN

GENERAL INFORMATION

Date Requested 2011/11/25 10:50:11
Reference

PERSON INFORMATION

Surname W A POTGIETER
Forename(s) W A POTGIETER ADRIAAN
Date of Birth 1961/10/22
ID Number(s) 6110225005009

CONTACT INFORMATION

Phone (home) 0127362898
(Last updated: 2009/04/21)

Phone (work) 0123133597
(Last updated: 2009/04/21)

Mobile Number Not available

Residential Address TWEEDRAGT 9, ZWAVELPOORT, 0081
(Last updated: 2008/07/02)

Postal Address P O BOX 2076, ZWAVELPOORT, 0036
(Last updated: 2009/01/01)

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Enquiry by Company

as at 10:52 on 25/11/2011

Name **Mathulusi Service Station CC**
Status **In Business**
Reg. Number **2000/050753/23**
Reg. Date **20000828**

Information

Registered Address **13 Maluti Street
White River
1240**
Postal Address **P O Box 599
White River
1240**
Region **Mpumalanga**
Tax Number **9716026142**
Business Start Date **20000828**
Fin. Effective Date **20000828**
Financial Year End **11**
Old Reg. Number **00507/5323/23**
SIC Code **Wholesale and retail trade; repair of motor vehicles, motor cycles and personal and household goods; hotels and restaurants**

Members

1 of 1

Name **Buys, Petrus Albertus**
ID Number **7606215053080**
Status **Active**
Type **Member**
Appointment Date **20000828**
Contribution (R) **100.00**
Interest (%) **100.00**
Residential Address **Gedeelte 27
Plaas Blinkwater
Distrik Plaston
1240**
Postal Address **Posbus 599
Witrivier
1240**

Accounting Officers

1 of 2

Name **Pieter Boshoff**
Postal Address **P O Box 2343
Nelspruit
1200**
Status **Current**
Type **ACC**
Prof. Code **PA-SA**
Prof. Number **17136**

2 of 2

Name **Lukas Johannes Swart**
Postal Address **Posbus 2343
Nelspruit
1200**
Status **Resign**
Type **ACC**
Prof. Code **PA-SA**
Prof. Number **8049**

History

1 of 7

Effective Date **20110821**

Change Type Details	Cancellation Of Deregistration Process
2 of 7	
Effective Date	20110821
Change Type Details	Cancellation Of Deregistration Process
3 of 7	
Effective Date	20070309
Change Type Details	Auditor/Acc Officer Change Add Record Name : = Pieter Boshoff Status : = Current
4 of 7	
Effective Date	20070309
Change Type Details	Auditor/Acc Officer Change Change Record Name : = Lukas Johannes Swart Status : = Resign
5 of 7	
Effective Date	20070309
Change Type Details	Registered Address Change Marlothstraat 19 Nelspruit 1200
6 of 7	
Effective Date	20070309
Change Type Details	Postal Address Change Posbus 599 Witrivier 1240
7 of 7	
Effective Date	20070309
Change Type Details	Nature Of Business Change (Sic Code) 6

End of Report

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Contact Information



PRINSLOO, FRAUKE

GENERAL INFORMATION

Date Requested	2011/11/25 09:31:09
Reference	

PERSON INFORMATION

Surname	PRINSLOO
Forename(s)	FRAUKE
Date of Birth	1945/05/06
ID Number(s)	4505060072083

CONTACT INFORMATION

Phone (home)	Not specified
Phone (work)	Not available
Mobile Number	Not available
Residential Address	Not available
Postal Address	P O BOX 29028, SUNNYSIDE, PRETORIA, 0002 (Last updated: 2006/09/22)

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Contact Information



SPIRES, ANNA-MAGARETHA

GENERAL INFORMATION

Date Requested 2011/11/25 10:10:12
Reference

PERSON INFORMATION

Surname SPIRES
Forename(s) ANNA-MAGARETHA
Date of Birth 1969/04/27
ID Number(s) 6904270215087

CONTACT INFORMATION

Phone (home) 0128021229
(Last updated: 2008/08/22)

Phone (work) 0123614229
(Last updated: 2008/08/19)

Mobile Number Not available

Residential Address PLOT 20, BENONI, 1501
(Last updated: 2007/02/10)

Postal Address P O BOX 1266, RAYTON, 1001
(Last updated: 2009/01/01)

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Enquiry by Company

as at 09:10 on 25/11/2011

Name **Pat's Farming Enterprises CC**
Status **Deregistration Final**
Reg. Number **1998/043649/23**
Reg. Date **19980729**

Information

Registered Address **Willem Botha 100
Eldoraigne
0157**
Postal Address **Posbus 929
Wierdapark
0149**
Region **Gauteng**
Tax Number **9799014643**
Business Start Date **19980729**
Fin. Effective Date **19980729**
Financial Year End **2**
Withdrawn Public **No**
Old Reg. Number **8436/4923/23**
SIC Code **Agriculture hunting forestry and fishing**

Members

1 of 5

Name **Els, Douglas Gordon**
ID Number **6907235028081**
Status **Active**
Type **Member**
Appointment Date **19980729**
Contribution (R) **50.00**
Interest (%) **50.00**
Residential Address **Plot 24
368 Jr Farm
Kleinfontein
0127**
Postal Address **P O Box 350
Silverton
0127**

2 of 5

Name **Pieterse, Anita Vanessa**
ID Number **6907230022089**
Status **Active**
Type **Member**
Appointment Date **19980729**
Contribution (R) **50.00**
Interest (%) **50.00**
Residential Address **Plot 24
268 Jr Farm
Kleinfontein
0127**
Postal Address **P O Box 350
Silverton
0127**

3 of 5

Name **Els, Andrew Peter**
ID Number **6507085020087**
Status **Resigned**
Type **Member**
Appointment Date **19980729**
Resignation Date **20001211**
Contribution (R) **20.00**
Interest (%) **20.00**
Residential Address **122 Meeu Street
Jan Niemand Park
Pretoria**

Postal Address 0186
122 Meeu Street
Jan Niemand Park
Pretoria
0186

4 of 5

Name Els, Kevin Ivor
ID Number 6706195022088
Status Resigned
Type Member
Appointment Date 19980729
Resignation Date 20090716
Contribution (R) 33.34
Interest (%) 33.40
Residential Address Farm Kleinfontein Portion 368 Jr
District Bronkhorstspuit
1020
Postal Address P O Box 350
Silverton
0127

5 of 5

Name Els, Robert Joe
ID Number 6606185023080
Status Resigned
Type Member
Appointment Date 19980729
Resignation Date 20001211
Contribution (R) 20.00
Interest (%) 20.00
Residential Address Plot 313
Kameeldrift
Pretoria North West
0183
Postal Address Plot 313
Kameeldrift
Pretoria North West
0183

Accounting Officers

1 of 2

Name J M N Ras
Postal Address Posbus 929
Wierdapark
0149
Status Current
Type ACC
Prof. Code PA-SA
Prof. Number 7053

2 of 2

Name Privewaterhouse Coopers
Postal Address P O Box 1093
Pretoria
0001
Status Resign
Type ACC
Prof. Code CA

History

1 of 17

Effective Date 20110224
Change Type Final Deregistration Of Cc/Co
Details Final Deregistration For Annual Return Non Compliance

2 of 17

Effective Date 20110224
Change Type Final Deregistration Of Cc/Co
Details Final Deregistration For Annual Return Non Compliance

3 of 17

Effective Date 20101019
Change Type In Deregistration Cc/Co (A-List Or B-List)
Details Deregistration For Annual Return Non Compliance. Registration Month =
7 - Ar Non Compliance Date = 01/09/2009 - 6 Months After = 04/05/2010.

4 of 17

Effective Date 20090716
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Pieterse First Names : = Anita
Vanessa Status : = Active

5 of 17
Effective Date 20090716
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Els First Names : = Douglas Gordon
Status : = Active

6 of 17
Effective Date 20090716
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Els First Names : = Kevin Ivor Status
: = Resigned

7 of 17
Effective Date 20090716
Change Type Nature Of Business Change (Sic Code)
Details 1

8 of 17
Effective Date 20001211
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Pieterse First Names : = Anita
Vanessa Status : = Active

9 of 17
Effective Date 20001211
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Els First Names : = Robert Joe Status
: = Resigned

10 of 17
Effective Date 20001211
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Els First Names : = Douglas Gordon
Status : = Active

11 of 17
Effective Date 20001211
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Els First Names : = Kevin Ivor Status
: = Active

12 of 17
Effective Date 20001211
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Els First Names : = Andrew Peter
Status : = Resigned

13 of 17
Effective Date 20000824
Change Type Auditor/Acc Officer Change
Details Add Record Name : = J M N Ras Status : = Current

14 of 17
Effective Date 20000824
Change Type Auditor/Acc Officer Change
Details Change Record Name : = Privewaterhouse Coopers Status : = Resign

15 of 17
Effective Date 20000824
Change Type Registered Address Change
Details 3rd Floor Leopont Building Church Street East 451 Arcadia Pretoria
0001

16 of 17
Effective Date 20000824
Change Type Postal Address Change
Details P O Box 1093 Pretoria 0001

17 of 17
Effective Date 19980729
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details

End of Report

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Contact Information



NIEMANN, SYBRAND JACOBUS

GENERAL INFORMATION

Date Requested Reference 2011/11/25 09:50:11

PERSON INFORMATION

Surname NIEMANN
Forename(s) SYBRAND JACOBUS
Date of Birth 1929/06/21
ID Number(s) 2906215012085

CONTACT INFORMATION

Phone (home) 0123321887
(Last updated: 2008/09/14)

Phone (work) Not available

Mobile Number Not available

Residential Address 1206 STARKEY AV, WAVERLEY, WAVERLEY, 0186
(Last updated: 2009/01/01)

Postal Address Not available

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Enquiry by Company

as at 10:38 on 25/11/2011

Name **Mulvan Beleggings (Pty) Ltd**
Status **Conversion CO/CC or CC/CO**
Reg. Number **1982/005064/07**
Reg. Date **19820525**

Information

Registered Address **Blok A
Momentum Park
Nicolsonstraat 105
Brooklyn
0181**
Postal Address **Posbus 1821
Groenkloof
0027**
Region **Gauteng**
Tax Number **9570205642**
Business Start Date **19820525**
Fin. Effective Date **19820525**
Financial Year End **2**
Withdrawn Public **No**
Old Reg. Number **2050/6407/07**
Conv. Enterprise No. **B2005008629**
SIC Code **Other business activities**

Directors

1 of 8
Name **Janse Van Vuuren, Philippus Theunis**
ID Number **2803045022089**
Status **Active**
Type **Director**
Appointment Date **19980813**
Residential Address **Gedeelte 32
'n Gedeelte Van Gedeelte 15
Plaas Kleinfontein
1001**
Postal Address **Posbus 305
Rayton
1001**

2 of 8
Name **Robbs, Veronica Yvonne**
ID Number **4511040000000**
Status **Active**
Type **Director**
Appointment Date **19820525**
Residential Address **Valley Mews 27
Glenwoodweg 141
Faerie Glen
Pretoria
0001**
Postal Address **Posbus 28537
Sunnyside
0132**

3 of 8
Name **Muller, Marienes Leonard**
ID Number **530806**
Status **Resigned**
Type **Director**
Appointment Date **19820525**
Resignation Date **19831007**
Residential Address **Enkeldoring 12
Sprokielaan
Faerie Glen
0043**
Postal Address **Posbus 208**

4 of 8
Name **Faerie Glen**
ID Number **200808**
Status **Resigned**
Type **Director**
Appointment Date **19831007**
Resignation Date **19891115**
Residential Address **Sappers Contour 458**
Lynnwood
Pretoria
0040
Postal Address **Sappers Contour 458**
Lynnwood 0040
Pretoria
0040

5 of 8
Name **Van Zyl, Johannes Hendrik**
ID Number **440324**
Status **Resigned**
Type **Director**
Appointment Date **19820525**
Resignation Date **19891115**
Residential Address **Dannystraat 318**
Lynnwood Park
Pretoria
0040
Postal Address **Dannystraat 318**
Lynnwood Park
Pretoria
0001

6 of 8
Name **Van Zyl, Joseph Michael**
ID Number **500714**
Status **Resigned**
Type **Director**
Appointment Date **19820525**
Resignation Date **19891115**
Residential Address **Arcadiastraat 1134**
Hatfield
Pretoria
0001
Postal Address **Posbus 23570**
Innesdal
0031

7 of 8
Name **Wannenburg, Cornelia Magrieta**
ID Number **4507230000000**
Status **Resigned**
Type **Director**
Appointment Date **19891115**
Resignation Date **19980813**
Residential Address **Sappers Contour 458**
Lynnwood
0040
Postal Address **Posbus 305**
Rayton
1001

8 of 8
Name **Wannenburg, Louis**
ID Number **4506260000000**
Status **Resigned**
Type **Director**
Appointment Date **19891115**
Resignation Date **19980813**
Residential Address **Burgerlaan 114**
Lyttelton Manor
0157
Postal Address **Posbus 305**
Rayton
1001

Capital (None)

Auditors

1 of 2

Name **Van Zuydam Van Rensburg**
Business Address **3 King Straat**
Winterton
3340
Postal Address **P O Box 22**
Winterton
3340
Status **Current**
Type **Auditor**
Prof. Code **CA**

2 of 2

Name **Pim Goldby**
Business Address **Van Der Walt Straat 32**
Pretoria
Postal Address **Posbus 2142**
Pretoria
0001
Status **Resign**
Type **Auditor**
Prof. Code **CA**

History

1 of 19

Effective Date **20050127**
Change Type **Conversion Cc/Co Or Co/Cc**
Details

2 of 19

Effective Date **19990617**
Change Type **Auditor/Acc Officer Change**
Details **Add Record Name : = Van Zuydan Van Rensburg Status : = Current**

3 of 19

Effective Date **19990412**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**
Details **Change Record Surname/Instit : = Wannenburg First Names : = Louis**
Status : = Resigned

4 of 19

Effective Date **19990412**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**
Details **Change Record Surname/Instit : = Wannenburg First Names : = Cornelia**
Magrieta Status : = Resigned

5 of 19

Effective Date **19990412**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**
Details **Add Record Surname/Instit : = Janse Van Vuuren First Names : =**
Philippus Theunis Status : = Active

6 of 19

Effective Date **19970707**
Change Type **Registered Address Change**
Details **Grondloer Spooral Park Lenchenlaan-Suid 2007 Centurion 0157**

7 of 19

Effective Date **19970707**
Change Type **Postal Address Change**
Details **Posbus 1756 Pretoria 0001**

8 of 19

Effective Date **19960419**
Change Type **Registered Address Change**
Details **Sappers Contour 458 Lynnwood Pretoria 0040**

9 of 19

Effective Date **19960419**
Change Type **Postal Address Change**
Details **Sappers Contour 458 Lynnwood Pretoria 0081**

10 of 19

Effective Date **19901107**
Change Type **Auditor/Acc Officer Change**
Details **Change Record Name : = Pim Goldby Status : = Resigned**

11 of 19

Effective Date **19900601**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**

details
Add Record Surname/Instit : = Wannenburg First Names : = Cornelia
Magrieta Status : = Active

12 of 19
Effective Date 19900601
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname/Instit : = Wannenburg First Names : = Louis Status : = Active

13 of 19
Effective Date 19900601
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Van Zyl First Names : = Johan George Wilhelm Status : = Resigned

14 of 19
Effective Date 19900601
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Van Zyl First Names : = Joseph Michael Status : = Resigned

15 of 19
Effective Date 19900601
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Van Zyl First Names : = Johannes Hendrik Status : = Resigned

16 of 19
Effective Date 19831019
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname/Instit : = Van Zyl First Names : = Joseph Michael Status : = Active

17 of 19
Effective Date 19831019
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname/Instit : = Van Zyl First Names : = Johan George Wilhelm Status : = Active

18 of 19
Effective Date 19831019
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname/Instit : = Van Zyl First Names : = Johannes Hendrik Status : = Active

19 of 19
Effective Date 19831019
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Muller First Names : = Marienes Leonard Status : = Resigned

End of Report

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by lizelle of Bokamoso Landscape cc

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Contact Information



VAN DER WALT, FRANCINA ANNA ELIZABETH

GENERAL INFORMATION

Date Requested	2011/11/25 10:28:33
Reference	

PERSON INFORMATION

Surname	VAN DER WALT
Forename(s)	FRANCINA ANNA ELIZABETH
Date of Birth	1926/10/18
ID Number(s)	2610180031084

CONTACT INFORMATION

Phone (home)	Not specified
Phone (work)	Not available
Mobile Number	Not available
Residential Address	Not available
Postal Address	P O BOX 179, SILVERTON, 0127 (Last updated: 2006/09/21)

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Enquiry by Company

as at 09:33 on 25/11/2011

Name **Ariano 424 CC**
Status **In Business**
Reg. Number **2005/007139/23**
Reg. Date **20050124**

Information

Registered Address **Ged 51 Kleinfontein
Boskop
Rayton
1001**
Postal Address **P O Box 11384
Hatfield
Pretoria
0028**
Region **Gauteng**
Tax Number **9498548156**
Business Start Date **20050124**
Fin. Effective Date **20050124**
Financial Year End **2**
Old Reg. Number **//23**
SIC Code **Other business activities**

Members

1 of 2

Name **Gouws, Jan Gerhadus Christoffel**
ID Number **7611015002089**
Status **Active**
Type **Member**
Appointment Date **20050224**
Contribution (R) **10.00**
Interest (%) **100.00**
Residential Address **Ged 51 Kleinfontein
Boskop
Rayton
1001**
Postal Address **Suite 51
Private Bag X30
Lynnwood Ridge
0040**

2 of 2

Name **Gouws, Christian**
ID Number **5908285147004**
Status **Resigned**
Type **Member**
Appointment Date **20050124**
Resignation Date **20050225**
Contribution (R) **10.00**
Interest (%) **100.00**
Residential Address **329 Anchella Street
Ferie Glen
0043**
Postal Address **P O Box 35465
Menlo Park
0102**

Accounting Officers

1 of 4

Name **Tlt Accountants CC**
Business Address **Building 8 Ground Floor
Tijgervallei Office Park
Silver Lakes
Pretoria**

Postal Address 0081
Pobox 11384
Hatfield
Pretoria
0028
Status Current
Type Auditor
Prof. Code SAIPA
Prof. Number 15625

2 of 4

Name Tlt Accountants CC
Business Address 88d 2nd Floor
Tijgervallei Office Park
Silver Lakes
Pretoria
0056

Postal Address PO Box 11384
Hatfield
0028

Status Removed
Type Auditor
Prof. Code SAIPA
Prof. Number 15625

3 of 4

Name Malherbe Lourens
Postal Address P O Obx 4590
Randburg
2125

Status Resign
Type ACC
Prof. Code CA
Prof. Number 955361

4 of 4

Name Schoombie Ouditeure
Postal Address Posbus 52298
Wierda Park
Centurion
0046

Status Resign
Type ACC
Prof. Code ACCA
Prof. Number 920894A

History

1 of 16

Effective Date 20110111
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname: = Gouws First Names: = Jan Gerhadus Christoffel
Status: = Active

2 of 16

Effective Date 20110111
Change Type Auditor/Acc Officer Change
Details Add Record Name: = Tlt Accountants CC Status: = Current

3 of 16

Effective Date 20110111
Change Type Auditor/Acc Officer Change
Details Change Record Name: = Tlt Accountants CC Status: = Removed

4 of 16

Effective Date 20110111
Change Type Auditor/Acc Officer Change
Details Change Record Name: = Schoombie Ouditeure Status: = Resign

5 of 16

Effective Date 20090814
Change Type Postal Address Change
Details P O Box 52298 Wierda Park Centurion 0046

6 of 16

Effective Date 20090814
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname: = Gouws First Names: = Jan Gerhadus Christoffel
Status: = Active

7 of 16

Effective Date 20090814
Change Type Auditor/Acc Officer Change

details
8 of 16
Effective Date 20090814
Change Type Registered Address Change
Details 17 Philirene Avenue Raslouw Estate Centurion 0046

9 of 16
Effective Date 20070125
Change Type Auditor/Acc Officer Change
Details Add Record Name : = Schoombie Ouditeure Status : = Current

10 of 16
Effective Date 20070125
Change Type Auditor/Acc Officer Change
Details Change Record Name : = Malherbe Lourens Status : = Resign

11 of 16
Effective Date 20070125
Change Type Registered Address Change
Details 287 Lynnwood Road Menlo Park 0081

12 of 16
Effective Date 20070125
Change Type Postal Address Change
Details P O Box 35465 Menlo Park 0102

13 of 16
Effective Date 20070125
Change Type Nature Of Business Change (Sic Code)
Details 88

14 of 16
Effective Date 20050225
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname/Instit : = Gouws First Names : = Jan Gerhadus Christoffel Status : = Active

15 of 16
Effective Date 20050225
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname/Instit : = Gouws First Names : = Christian Status : = Resigned

16 of 16
Effective Date 20050225
Change Type Nature Of Business Change (Sic Code)
Details 88

End of Report

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Contact Information



BOTHA, JACOBUS JOHANNES PIETERS

GENERAL INFORMATION

Date Requested 2011/11/25 09:39:05
Reference

PERSON INFORMATION

Surname BOTHA
Forename(s) JACOBUS JOHANNES PIETERS
Date of Birth 1962/07/27
ID Number(s) 6207275058084

CONTACT INFORMATION

Phone (home) 0128021006
(Last updated: 2009/02/03)

Phone (work) 0124216316
(Last updated: 2008/07/16)

Mobile Number Not available

Residential Address PLOT, 75 RIETFONTEIN, RAYTON, RAYTON, 1001
(Last updated: 2009/04/26)

Postal Address P O BOX 124, RAYTON, 1001
(Last updated: 2009/04/26)

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Contact Information



MINNAAR, BERNARDUS RUDOLF

GENERAL INFORMATION

Date Requested 2011/11/25 09:37:41
Reference

PERSON INFORMATION

Surname MINNAAR
Forename(s) BERNARDUS RUDOLF
Date of Birth 1952/05/17
ID Number(s) 5205175126085

CONTACT INFORMATION

Phone (home) 0139333188
(Last updated: 2007/05/16)

Phone (work) 0119748161
(Last updated: 2007/03/10)

Mobile Number Not available

Residential Address PLOT DONKER HOEK 62, PRETORIA, RAYTON, 0002
(Last updated: 2009/01/20)

Postal Address P O BOX 249, RAYTON, 1001
(Last updated: 2008/07/15)

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Contact Information



VORSTER, SONJA

GENERAL INFORMATION

Date Requested Reference	2011/11/25 09:43:37
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PERSON INFORMATION

Surname	VORSTER
Forename(s)	SONJA
Date of Birth	1968/06/23
ID Number(s)	6806230198081

CONTACT INFORMATION

Phone (home)	0123613267 (Last updated: 2010/03/17)
Phone (work)	0123491068 (Last updated: 2007/04/09)
Mobile Number	Not available
Residential Address	64 PORTJON STREET, DONKERHOEK, RAYTON, 1001 (Last updated: 2009/04/21)
Postal Address	P O BOX 828, RAYTON, 1001 (Last updated: 2007/02/16)

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Enquiry by Company

as at 09:45 on 25/11/2011

Name **M 2 D Eiendomme (Pty) Ltd**
Status **Conversion CO/CC or CC/CO**
Reg. Number **1996/014403/07**
Reg. Date **19961022**

Information

Registered Address **260 Jack Hindon Street
Pretoria North
0182**
Postal Address **PO Box 16949
Pretoria North
0182**
Region **Gauteng**
Tax Number **9044026640**
Business Start Date **19961022**
Fin. Effective Date **19961022**
Financial Year End **2**
Withdrawn Public **No**
Old Reg. Number **6144/0307/07**
Conv. Enterprise No. **B2010077572**
SIC Code **Financial intermediation, insurance, real estate and business services**

Directors

1 of 4

Name **Joubert, Annemarie**
ID Number **6512250062088**
Status **Active**
Type **Director**
Appointment Date **20020630**
Residential Address **Plot 65
Donkerkhoek
Pretoria
1001**
Postal Address **Posbus 995
Rayton
1001**

2 of 4

Name **Myburg, Johannes Lodewicus**
ID Number **5004205099085**
Status **Active**
Type **Director**
Appointment Date **19961022**
Residential Address **Tiendelaan 151
Cullinan
1000**
Postal Address **Posbus 1060
Rayton
1001**

3 of 4

Name **Thomson, Renee**
ID Number **5804040149080**
Status **Active**
Type **Director**
Appointment Date **20020630**
Residential Address **Plot 65,
Donkerhoek
Pretoria
0002**
Postal Address **Posus 26193
Gezina
0031**

4 of 4

Name **Myburg, Casper Hendrik**
ID Number **5212275118087**

Status	Resigned
Type	Director
Appointment Date	19961022
Resignation Date	20020630
Residential Address	Sorayastraat 673
	Floraudia
	Pretoria
	0182
Postal Address	Posbus 15507
	Lynneast
	0039

Capital (None)

Auditors

1 of 7

Name	Mareu Registered Auditors
Business Address	Mareu Building
	5 Samuel Road
	Delmas
	2210
Postal Address	PO Box 842
	Delmas
	2210
Status	Current
Type	Auditor
Prof. Code	CA
Prof. Number	958-905

2 of 7

Name	Mareu Openbare Rekenmeesters & Ouditeure
Business Address	Mareu Gebou
	Samuelweg 5
	Delmas
	2210
Postal Address	Posbus 842
	Delmas
	2210
Status	Name Change
Type	Auditor
Prof. Code	CA
Prof. Number	900-808

3 of 7

Name	D Swart
Business Address	Colesberg Weg 445
	Faerie Glen
	Pretoria
	0043
Postal Address	Posbus 2142
	Pretoria
	0001
Status	Resign
Type	Auditor
Prof. Code	INV

4 of 7

Name	Faure Bosman
Status	Resign
Type	Auditor
Prof. Code	CA
Prof. Number	961973

5 of 7

Name	Foure Bosman Ca (Sa)
Business Address	886 C Clots Street
	Rietfontein
	Pretoria
	0084
Postal Address	P O Box 31898
	Totiusdal
	0134
Status	Resign
Type	Auditor
Prof. Code	CA

6 of 7

Name **Lubbes Chartered Accountants**
Business Address **3a Sanwood Park**
379 Queens Crescent
Lynwood
0081
Postal Address **P O Box 1353**
Pretoria
0001
Status **Resign**
Type **Auditor**
Prof. Code **CA**
Prof. Number **950688**

7 of 7
Name **Mareu Openbare Rekenmeesters & Ouditeure**
Business Address **Mareu Gebou**
Samuelweg 5
Delmas
2210
Postal Address **Posbus 842**
Delmas
2210
Status **Resign**
Type **Auditor**
Prof. Code **CA**
Prof. Number **958-905**

History

1 of 26
Effective Date **20100528**
Change Type **Conversion Cc/Co Or Co/Cc**
Details

2 of 26
Effective Date **20100218**
Change Type **Cancellation Of Deregistration Process**
Details **Annual Return Non Compliance - Cancellation Of Deregistration**

3 of 26
Effective Date **20100218**
Change Type **Auditor/Acc Officer Change**
Details **Mareu Registered Auditorsmareu Building 5 Samuel Road Delmas 2210 PO Box 842 Delmas 2210 Status : Address Change**

4 of 26
Effective Date **20091112**
Change Type **In Deregistration Cc/Co (A-List Or B-List)**
Details **Annual Return Non Compliance - Deregistration Registration Date: 22/10/1996 Ar Due Date: 01/10/2008 Ar Late Date: 01/12/2008 Deregistration Commence Date: 01/06/2009 Deregistration Action Date: 12/11/2009**

5 of 26
Effective Date **20090728**
Change Type **Postal Address Change**
Details **PO Box 16949 Pretoria North 0182**

6 of 26
Effective Date **20090728**
Change Type **Registered Address Change**
Details **260 Jack Hindon Street Pretoria North 0182**

7 of 26
Effective Date **20090707**
Change Type **Auditor/Acc Officer Change**
Details

8 of 26
Effective Date **20080516**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**
Details **Surname=thomson Full Forenames=renee Id No=5804040149080 Status :Activenature Of Change=verander Besigheidsadres**

9 of 26
Effective Date **20080516**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**
Details **Surname=joubert Full Forenames=annemarie Id No=6512250062088 Status :Activenature Of Change=verandering Van Adresse**

10 of 26
Effective Date **20080516**
Change Type **Directors/Member Change/Secretary/Trust/Both Dir And Office**
Details **Surname=myburg Full Forenames=johannes Lodewicus Id No=5004205099085**

11 of 26
Effective Date 20080516
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Surname=thomson Full Forenames=renee Id No=5804040149080 Status :Activenature Of Change=verandering Naam En Adresse

12 of 26
Effective Date 20071127
Change Type Auditor/Acc Officer Change
Details Mareu Gebou Samuelweg 5 Delmas 2210 Posbus 842 Delmas 2210 Status : Current

13 of 26
Effective Date 20071127
Change Type Auditor/Acc Officer Change
Details Mareu Openbare Rekenmeesters & Ouditeuremareu Gebou Samuelweg 5 Delmas 2210 Posbus 842 Delmas 2210 Status : Name Change

14 of 26
Effective Date 20070227
Change Type Postal Address Change
Details Posbus 842 Delmas 2210

15 of 26
Effective Date 20070227
Change Type Registered Address Change
Details Mareu Gebou Samuelweg 5 Delmas 2210

16 of 26
Effective Date 20070206
Change Type Auditor/Acc Officer Change
Details

17 of 26
Effective Date 20070206
Change Type Auditor/Acc Officer Change
Details Posbus 842 Delmas 2210 Status : Address Change

18 of 26
Effective Date 20041101
Change Type Auditor/Acc Officer Change
Details Add Record Name : = Lubbes Chartered Accountants Status : = Current

19 of 26
Effective Date 20041101
Change Type Auditor/Acc Officer Change
Details Change Record Name : = Faure Bosman Status : = Resign

20 of 26
Effective Date 20041101
Change Type Auditor/Acc Officer Change
Details Change Record Name : = Foure Bosman Ca (Sa) Status : = Resign

21 of 26
Effective Date 20031212
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname = Thompson First Names = Rene Status = Active

22 of 26
Effective Date 20031212
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Add Record Surname = Joubert First Names = Annemarie Status = Active

23 of 26
Effective Date 20031212
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname = Myburg First Names = Casper Hendrik Status = Resigned

24 of 26
Effective Date 20031212
Change Type Directors/Member Change/Secretary/Trust/Both Dir And Office
Details Change Record Surname = Myburg First Names = Johannes Lodewicus Status = Active

25 of 26
Effective Date 20011017
Change Type Auditor/Acc Officer Change
Details Add Record Name : = Foure Bosman Ca (Sa) Status : = Current

26 of 26
Effective Date 20011017
Change Type Auditor/Acc Officer Change
Details Change Record Name : = D Swart Status : = Resign

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