

Swellendam

Munisipaliteit

Munisipale Kantoor
Posbus 20
SWELLENDAM, 6740
Tel. (028) 5148500
Faks No. (028) 5142694



Municipality

Municipal Office
P.O. Box 20
SWELLENDAM, 6740
Tel. (028) 5148500
Fax No. (028) 5142694

e-pos / e-mail : info@swellenmun.co.za

Date: 01 June 2018

Reference: 7\14

Eco Impact Legal Consulting (Pty) Ltd
P.O.Box 45070
Claremont
7735

ATTENTION: Jessica Hansen

PROPOSED HOUSING DEVELOPMENTS – REMAINDER ERF 1, SWELLENDAM

The Swellendam Municipality hereby confirm that there is sufficient housing need in Swellendam with the housing demand of 2193 beneficiaries waiting for a housing opportunity.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'A.M. Groenewald', is written over the typed name and title. The signature is stylized and extends across the width of the name.

A.M. GROENEWALD
MUNICIPAL MANAGER

~~CONFIRMED/CONFIRMED AS AMENDED/~~
~~REFERRED BACK/WITHDRAWN/~~
~~DEFERRED/NOTED~~

HEAD OF DEPARTMENT: HUMAN SETTLEMENTS
MR T MGULI
DATE: 31 March 2016

16/34. THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS CONFIRMS THE APPROVAL FOR:
OVERBERG: SWELLENDAM MUNICIPALITY: RAILTON SURROUNDS: 950 SITES:
APPLICATION FOR [i] PLANNING APPROVAL AND [ii] RELEASE OF TRANCHE PAYMENT 1.1
IN TERMS OF THE INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP),
PROJECT NO. 2079/3276

Resolved that approval be granted for:

- (a) The release of Tranche Payment 1.1, in terms of the Integrated Residential Development Programme (IRDP), in the amount of R 1 036 003.50 (based on the 2014/2015 subsidy quantum) as set out below:

Description	Number of Sites	Amount per Tranche	Total Rounded off
Tranche 1.1	950	R 1 090.53	R 1 036 003.50
	Total Tranche Payment		R 1 036 003.50

WITH THE FOLLOWING CONDITIONS:

- (b) The Developer to note that Tranche 1.2 would only be released upon receipt and approval of a fully completed and detailed Feasibility Report / Application. This funding will enable the Developer to conduct detailed Planning and Design studies to prepare and submit to the Department a comprehensive Feasibility Report / Application for assessment and consideration.
- (c) The actual subsidy amount to be approved for the project will be determined by the Department upon receipt of a comprehensive Project Implementation Readiness Report / Application, prepared in accordance with the new Enhanced norms and standards 2014/2015 and Chapter 3, Part 3 of the National Housing Code, 2009, for assessment and consideration.
- (d) The Developer to submit a Phase 1 Geo-Technical Report (for the installation of civil engineering services) in accordance with the Chapter 3 of the National Housing Code, carried out by a competent person to assess the site for development and to determine the extent of additional subsidy variation, if any;
- (e) The Developer to ensure that the normal process of township development in terms of applicable legislation (including advertising and public participation process) is followed;
- (f) The Developer to comply with all relevant Environmental and Town Planning Legislation and to ensure that all relevant environmental authorisations are obtained prior to construction;
- (g) The developer to ensure that the Expanded Public Works Programme is being implemented on this housing development;
- (h) The Tranche payment 1.1 to be released on signing of the agreement between the Developer and the Department, which agreement will guide the payment milestones; and
- (i) **The Developer to implement and manage the project within their Indicative allocation.**