



AGRICULTURE, CONSERVATION AND ENVIRONMENT

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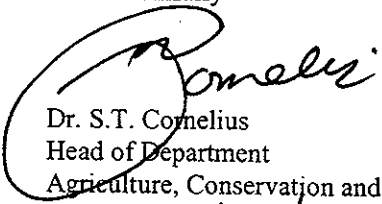
BY FACSIMILE/REGISTERED MAIL

Dear Sir,

**GRANTING OF CONDITIONAL AUTHORISATION FOR PROJECT REFERENCE
GAUT 002/05-06/0135: PROPOSED CHANGE OF LAND USE OF A PORTION OF
PORTION 153 AND A PORTION OF PORTION 190 OF THE FARM
KLIPRIVIERSBERG 106 J.R, ALBERTON**

Please find attached the Record of Decision in respect of your application for authorisation in terms of Regulations R1182 and R1183 (as amended) promulgated under sections 21, 22, 26 and 28 of the Environment Conservation Act, 1989 (Act 73 of 1989).

Yours faithfully


Dr. S.T. Cornelius
Head of Department
Agriculture, Conservation and Environment

Date: 17/03/2006

CC: Environomics

Attn: Paul Claassen
Fax: (012) 549-2483

Ekurhuleni Metropolitan Municipality

Attn: D. Ramalope
Fax: (011) 456-0114

Attn: Deon Claassen
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RECORD OF DECISION FOR PROJECT REFERENCE GAUT 002/05-06/0135, PROPOSED CHANGE OF LAND USE OF A PORTION OF PORTION 153 AND A PORTION OF PORTION 190 OF THE FARM KLIPRIVIERSBERG 106 J.R, ALBERTON (MEYERSDAL NATURE ESTATE PHASE 2).

By virtue of the powers delegated by the Minister in terms of Section 22 of the Environment Conservation Act (Act 73 of 1989) ("the Act"), the Department of Agriculture, Conservation and Environment ("the Department") hereby authorises Home Talk Developments (Pty) Ltd to undertake the activity specified / detailed below.

1. DESCRIPTION, EXTENT AND LOCATION OF THE ACTIVITY:

The proposed activity involves the change of land use of a portion of portion 153 and a portion of portion 190 of the farm Klipriviersberg 106 J.R from 'Agriculture' to 'Residential 1 including a clubhouse with sport/recreation activities', 'Residential 3', 'Special for Residential 3 or Offices' and "Open Space" which falls within the ambit of sub regulation 2(c) of Government Notice R1182 (as amended) promulgated under sections 21, 26 and 28 of the Act.

In addition, the envisaged activity involves the erection of a fuel storage tank and the construction of roads which respectively falls within the ambit of sub regulations 1(c) & 1(d) of Government Notice R1182 (as amended) promulgated under sections 21, 26 and 28 of the Act.

The activity will primarily be undertaken south of Michelle Avenue with a small development portion north of Michelle Avenue. The southern portion of the site is located adjacent to Meyersdal extension 11 and abuts the Rand Water servitude that bisects the site. The northern portion of the site borders Hennie Alberts street to the east and Michelle Avenue to the south. The site falls within the jurisdiction of Alberton Service Delivery Centre of the Ekurhuleni Metropolitan Municipality.

2. KEY FACTORS INFORMING THE DECISION:

2.1 In reaching its decision to grant authorisation, the Department took, *inter alia*, the following into consideration:

a) The information contained in the:

- Plan of Study for Scoping dated 02 June 2005;
- Scoping Report prepared by Environomics Environmental Consultants dated August 2005;
- The Provincial Management Policy for the Klipriviersberg, dated 2001 (Strategic Environmental Focus);
- The Klipriviersberg Development Management Guidelines and Management Framework (1999);
- The Investigation into the feasibility of the proposed Meyersdal Nature Area, dated June 2001 (Environomics Environmental Consultants);

- The Environmental Economics Analysis of Ecosystems Goods and Services on the farm Klipriviersberg, 106 J.R, Meyersdal (Independent Economic Researches), dated April 2003;
 - The results of the Conservation Planning Analysis using GIS linked C-Plan software for the Meyersdal Nature Estate Township, April 2003; and
 - Comments received during the public participation process undertaken by Environomics Environmental Consultants.
- b) Relevant information obtained from the Departmental information base including *inter alia*:
 - GIS (Buffer Zones, Geology, Open Space Value, Soil Capability).
 - GOSP [Cover, Heritage Provincial Environmental Importance (PEI) and Agricultural PEI].
 - c) The objectives and requirements of relevant government legislation, policies and guidelines, including the Act and section 2 of the National Environmental Management Act ("NEMA").
 - d) Compliance with applicable departmental, provincial and national legislation and policies including:
 - The objectives and requirements of the Act;
 - The principles set out in section 2 of the National Environmental Management Act (Act 107 of 1998);
 - The Development Facilitation Act (DFA);
 - The Departmental Ridges Policy (April 2001); and
 - The Departmental Red Data Plant Policy (August 2001).
 - e) The site-specific merits of the application, the acceptability of the potential environmental impacts related to the proposal and the desirability of the development in the local and regional context.
 - f) The findings of the site inspection undertaken by Jacqueline Maswakhomu, Malcolm Roods, Chris Rakuambo and the environmental consultant on 02 November 2005.
 - g) The Metropolitan Spatial Development Framework (MSDF) for the Ekurhuleni Metropolitan Municipality 2005/2006.
 - h) The Integrated Development Plan for the Greater Alberton Area.

2.2 In reviewing this information, the Department made the following findings:

- I. Based on the issues (II) listed below, the Department is of the view that the beneficial impacts of the development, seen in the context of the bigger area, would outweigh the detrimental impacts provided that the conditions outlined in 3 below are strictly adhered to. The development will result in *inter alia* the following undesirable environmental impacts:
 - a) The loss of conservation value of the site.
 - b) Potential disturbance of heritage sites.
 - c) The loss of potential habitat for both Red Data species and protected species.
 - d) A loss of potential foraging ground for faunal species.
 - e) A loss of potential habitat for indigenous species adapted to the specific soil, climate, topography, altitude and geology of the area.
 - f) A loss of untransformed highveld grassland, which is highly threatened in the province and South Africa.
 - g) The disturbance of the most intact watershed left in Johannesburg that provides important ecological services.
 - h) A change of character and 'sense of place' of a predominantly open space area.
 - i) A negative visual impact on the area.
 - j) The permanent destruction of 58.5 hectares of prime open space.
- II. After careful consideration, the Department is of the view that authorisation can be granted for the following reasons:
 - The development will generate the funds necessary for fencing, maintenance and management of the nature area.
 - The most sensitive parts of the Meyersdal area will be conserved. Habitats for Red Data plant species will be protected and preserved through appropriate fencing, access restriction and implementation of an ecological management and monitoring plan.

- Late Iron Age Sites including sites that have been identified as important for scientific research will be preserved.
- This development will form part of the greater Meyersdal Nature Area and be used to benefit the broader community in southern Gauteng, with emphasis on environmental education, active enjoyment of the area by hiking, stocking of the area with wildlife (subject to obtaining permits from Nature Conservation) and the promotion of the Rietvlei Zoo farm as a regional recreation and tourism focus point.
- The development concept relies on private development that will ensure the long term conservation of the most important parts of the eastern section of the Klipriviersberg.
- Illegal dumping of construction and domestic waste on the site as well as on the remaining extent of the site will be prevented / reduced by the implementation of access control (i.e. a boom) for the development.
- The implementation of mitigation measures and the Environmental Management Plans for the Meyersdal Nature Estate will result in managed protection of the proposed Meyersdal Nature Estate site by:
 - a) preventing harvesting of medicinal plants.
 - b) preventing illegal theft and removal of sensitive plant species.
 - c) preventing access for off road vehicles and quad bikes.
 - d) preventing current dust pollution at the entrance of the site and on the gravel road bisecting the conservation area.
 - e) preventing the current informal activities taking place on the conservation area
- The development proposal submitted in the Scoping Report (with its proposed ecological footprint) would not pose a significant detrimental threat to the Klipriviersberg with proper mitigation measures in place.
- Although there will be edge effects in the area, illegal dumping will be prevented and quad bike and off road vehicle routes will be rehabilitated (refer to condition CIII).
- Although the proposed development does not comply with the Klipriviersberg Provincial Management Policy or the Departmental Ridges Policy (5% coverage as in line with the Gauteng Ridges Policy), the Department is of the view that the proposal on the less sensitive area should be allowed in view of the special circumstances of this case, whereby negative impacts resulting from easy public access to the site will be eliminated through this compromise. Furthermore, consolidation of this property into the larger Meyersdal Nature Area will contribute to the conservation of an area of significant size (1 070ha) situated within an irreplaceable and highly sensitive region of the province.
- The proposed development is clustered on the edge of the Klipriviersberg site and therefore supports ecological design principles in minimizing fragmentation and edge effects.
- The site falls within the Provincial Urban Development Edge which is a spatial development guideline aimed at promoting infill and densification. The proposed development therefore is in line with the objectives of the urban edge policy.
- The proposed activity is in line with the Greater Alberton Integrated Development Plan which makes provision for the protection of sensitive environmental areas.
- Given the current location of the proposal in relation to existing and approved townships in close vicinity of the site, the proposed development will be a natural extension of already approved townships within this area.
- The proposed development does not require a significant extension of services (i.e. sewerage and water provision) outside of the existing network.
- The consultant adequately addressed objections received from I&APs regarding the proposed development.
- According to Departmental policies and guidelines, the area to be developed is less environmentally sensitive (in terms of the location of Red Data plant and animal species) compared to areas that would remain open space and undeveloped.

Based on the above, the Department's conclusion is that this activity would prevent / reduce substantial detrimental impacts on the environment, alternatively, that the potential detrimental impacts resulting from this activity can be mitigated to acceptable levels and that the principles contained in Section 2 of NEMA can be upheld.

The Department has accordingly decided to grant Home Talk Developments (Pty) Ltd a conditional authorisation for the proposed development.

3. CONDITIONS

3.1 Description and extent of the activity

The authorisation applies in respect of the change of land use from 'Agriculture' to 'Residential 1 including a clubhouse with sport/recreation activities', "Residential 3", "Special for Residential 3 or Offices" and "Open Space" for the construction of approximately 370 residential stands with associated infrastructure and services, a clubhouse and an area to be zoned for Residential 3 or offices.

The above activity falls within the ambit of sub regulation 2(c) of Government Notice R1182 (as amended) promulgated under sections 21, 26 and 28 of the Act.

In addition, the envisaged activity also involves the erection of a fuel storage tank with the capacity to store 23m³ of diesel for the refuelling of construction vehicles at the Contractors' site office and the construction of roads to provide vehicular access to the residential township which respectively falls within the ambit of sub regulations 1(c) & 1(d) of Government Notice R1182 (as amended) promulgated under sections 21, 26 and 28 of the Act.

3.2 Specific conditions

- i. The site is to be developed at a gross density of 8.93 units per hectare and covers an area of approximately 58.58 ha. The layout plan provided in the Scoping Report for the Meyersdal Nature Estate phase 2 (map 10, pg 50) is approved and the following applies:

Zone	Area in ha	Density in units/ha
Res 1 (north of Michelle Ave)	1.37	6.85
Res 3 (Western ptn north of Michelle Ave)	1.9	40
Res 3 (Eastern ptn north of Michelle Ave)	1.97	40
Special (North of Michelle Ave)	0.94	1 business / office complex
Res 1 & clubhouse (South of Michelle Ave)	52.40	6.85

- ii. All recommendations outlined in the Environmental Management Plan, dated August 2005, are considered as an extension of the conditions of this authorisation and must be adhered to. Non-compliance with the above will constitute non-compliance with the conditions of this authorisation.
- iii. A stakeholder agreement must be drawn up within 6 months of this authorisation which outlines the responsibilities and the development limitations of the area. This agreement must be for the signature of all the identified parties involved. The stakeholder agreement must *inter alia* address the following aspects pertinent to this phase of the development:
 - Erection and maintenance of the perimeter fence
 - Zoning of public / private use areas within the MNA
 - Management of visitor's access to the site
 - Maintenance of the nature areas
 - Rehabilitation of disturbed areas; and
 - The form and format of the managing body.

- iv. The open space system must be registered against the title deeds as conservation servitude.
- v. An appropriate management authority (e.g. the body corporate) that is contractually bound to implement the EMP and RoD must be identified.
- vi. No Red Data species of flora or fauna may be removed, relocated, destroyed or disturbed without written authorisation from the Department.
- vii. Grasses used in hydro seeding may only include species indigenous to highveld grassland.
- viii. Only porous paving material may be used in order to reduce stormwater runoff, except if approved by the Department.
- ix. Lighting associated with development and roads must be of such nature that does not unnecessarily attract night-flying insects. The Lepidopterist Society of South must be contacted for advice in this regard. Recommendations made by the Society must form part of the EMP.
- x. Implementation and adherence to all recommendations outlined in the following:
 - Vertebrate, Fauna and Habitat Survey – MNA compiled by Riaan Marais and the Galago Team dated August 2002;
 - Vegetation Study of the MNA – Enviroguard Ecological Services dated April 2002;
 - Vascular flora, vertebrate and butterfly habitat survey – Galago Ventures dated September 2004;
 - Traffic Impact Study undertaken by VSA Civil Engineering Projects cc dated August 2005; and
 - Geotechnical Report done by Johann Van Der Merwe Engineering Geologist dated 10 July 2005.
- xi. To ensure that noise does not constitute a disturbance during construction, construction equipment may only operate between the hours of 8h00 and 17h00 on weekdays and Saturdays, operation being prohibited on Sundays and public holidays.
- xii. Solid waste must be removed to a recognised waste disposal site. No solid waste may be disposed of on site. The storage of solid waste on site, until such time as it may be disposed of, must be in a manner acceptable to the Local Authority and the Department of Water Affairs and Forestry.
- xiii. Dust generated by construction activities must be minimised by appropriate dust suppression techniques such as the use of water sprinklers.
- xiv. A record of all environmental incidents related to the development must be maintained.
- xv. A copy of the records mentioned in (xiv) above must be available to the Department within 7 days of written request by the Department for such records.
- xvi. The development must be fenced off (using palisade fencing, which allows the movement of smaller fauna) from the planned open space system to control access and reduce negative impacts on sensitive areas.
- xvii. All areas earmarked for development must be fenced off from the open space system before construction is initiated. All construction related impacts must be contained within the fenced off development areas.

xviii. In order to ensure effective environmental management throughout the life cycle of the development, the following is required:

A) Pre-construction phase

- I. An Environmental Control Officer (ECO) must be appointed prior to commencement of construction activities and is responsible for monitoring compliance with the EMP and conditions of this letter. The appointed ECO will be responsible for liaising with GDACE and for reporting related to the construction phase.
- II. A Mitigation Monitoring Committee (MMC) must be established prior to commencement with construction activities and must remain in place until the completion of construction of the entire development. The MMC must be coordinated by the ECO and must include representatives from the Department of Environmental Planning and Development of the Ekurhuleni Metropolitan Municipality and the Gauteng Department of Agriculture, Conservation and Environment.
- III. A Waste Disposal Management Plan for the development in order to comply with the requirements of the Department and all relevant legislation pertaining to waste disposal during the construction and operational phase of the development.
- IV. The estimated time frame/s for the construction.

B) Construction phase

- I. A signed agreement stating that the developer knows and understands the contents of the revised EMP and that he/she is able and shall comply with all legislation pertaining to the nature of the work to be done and all matters incidental thereto.
- II. Proposed layout of the sewerage system and location of the proposed pump stations (if any). Please note that the construction or upgrading of sewerage treatment plants and associated infrastructure (including pump stations) are listed under sub regulation 1 (n) of Government Notice R1182 promulgated under Section 21 of the Act, as amended and will require a separate authorisation from the Department.
- III. A Stormwater Management Plan aimed at the mitigation of increased runoff conditions in to the drainage channel as well as the receiving Kliprivier catchments. Specific attention must be given to:
 - Stormwater control measures to prevent erosion and stormwater related damage to the area during the construction phase.
 - Mitigation measures preventing an increase in silt levels, if no sub-surface stormwater drainage is proposed for the development.
 - The location and the number of stormwater distribution points along the site and measures to be implemented to reduce velocity and capture pollutants.
 - Mitigation measures regarding the cumulative impacts on the surface water and drainage lines in the operational phase of the development.
- IV. Responsibilities for the implementation of the prescribed management and mitigation measures must be clearly defined.
- V. A copy of the service agreements for waste, water, stormwater, electricity and sewage must be forwarded to the Department prior to the commencement of construction activities.

C) Operational phase

In addition to the recommendations submitted in the EMP, it must make provision for *inter alia* the following:

I. Landscaping

An environmental best practice landscaping programme must be compiled by a suitably qualified specialist and agreed to in writing by Home Talk Developments (Pty) Ltd as well as the beneficiaries and the body corporate (when established). The management programme must pay attention to *inter alia*:

- The use of environmentally friendly fertilisers and pest control products;
- The use of indigenous plants for landscaping (a list of plants for landscaping must be approved by the Department: Directorate of Conservation and must include forage and host plants required by pollinators but exclude plants that would result in genetic pollution of Red Data populations);
- Measures for controlling weeds and minimising other edge effects around the site border (fence) of the development;
- Colour schemes to be used to reduce the visual impact of cluster units;
- A greening programme; and
- An alien control programme in order to continuously prevent and eradicate alien vegetation from the site.

II. Sensitivity

- Measures to prevent any unwanted impacts on the undeveloped areas as a direct / indirect result of the operation of the authorised activity. Specific attention must be afforded to uncontrolled vehicle movement and access of people to the site from the Meyersdal Nature Estate site.

III. Ecological Management

An ecological management and monitoring plan must be prepared and agreed to in writing by Home Talk Developments (Pty) Ltd. as well as the beneficiaries and the body corporate (when established). This document, as well as annual reports, must be submitted for approval to the Gauteng Directorate of Conservation. The ecological management plan must pay attention to *inter alia*:

- the establishment of management objectives which reflect management priorities identified by the current version of the Gauteng Conservation Plan version 2;
- fire management;
- control and eradication of invasive and exotic species; and
- The rehabilitation of areas affected by dumping, quad bike and off road vehicle roads.

The monitoring plan must pay attention to *inter alia*:

- the ecological integrity of the site;
- veld condition;
- Red Data populations;
- Ensuring for the persistence of all Red Listed species; and
- Facilitation / augmentation of natural ecological processes.

- xix. Where possible, indigenous trees growing within development areas should be retained as part of the landscaping and cared for appropriately during construction to ensure their survival. A map clearly indicating all indigenous trees that will be retained must be submitted to the Department before the commencement of construction activities.

- xx. A signed agreement stating that the Body Corporate knows and understands the contents of the EMP and that it is able to and shall comply with the requirements stipulated in the EMP and all legislation pertaining to the nature of the work to be done and all matters incidental thereto.
- xxi. The EMP is binding on all residents, the body corporate (or alternative management authority) as well as managers and contractors operating on the premises.
- xxii. The ECO will be held responsible for managing the implementation of the EMP for the construction phase. On completion of Home Talk Developments (Pty) Ltd and the ECO's involvement in the development, a dedicated member of the Body Corporate will be responsible for keeping records of all environmental incidents and ensuring compliance to the RoD for the life cycle of the development or until it can be proven (to the satisfaction of the GDACE) that such function is no longer required.
- xxiii. The removal, exhuming, destruction, altering or any other disturbance of heritage sites must be authorized by South African Heritage Resources Agency (SAHRA) in terms of the National Heritage Resources Act (Act No. 25 of 1999). The archaeological sites identified must not be disturbed before the South African Heritage Agency (SAHRA) has made a decision in this regard.
- xxiv. No materials used during the construction or rehabilitation phases of the project may be disposed of on site.
- xxv. Compliance with Provincial noise requirements as outlined in Provincial Notice No. 5479 of 1999: Gauteng Noise Control Regulations.
- xxvi. No cats are allowed.
- xxvii. No exotic flora may be introduced to the site (including private properties) at any time without a written authorisation from the Gauteng Directorate of Conservation.
- xxviii. No natural stone from the site or the surrounding area may be used as building material or for gardens as this will disturb and destroy unique ecosystems and heritage value.
- xxix. This authorisation is subject to the objectives, guidelines, controls and recommendations contained in the Report "Investigation and Feasibility of the proposed Meyersdal Nature Area", July 2001 (Report), unless it is in conflict with any other condition in this RoD.
- xxx. Any proposals and changes to the xxix above may be subjected to further investigations and studies.
- xxxi. Development in the nature area is confined to the approved "footprint". No other land, excluding the Crusher site (approximately 4-5 ha), will be considered for development in future.
- xxxii. This development must form part of the greater Meyersdal Nature Area and portions thereof must be used/ made available to benefit the broader community of southern Gauteng, with emphasis on environmental education, active enjoyment of the area by hiking, stocking of the area by wildlife and the promotion of the Rietvlei Zoo farm as a regional recreation and tourism focus point.
- xxxiii. Public access to the site must be negotiated between the relevant stakeholders (Ekurhuleni Metropolitan Municipality and all land-owners within the greater Meyersdal Nature Area) within 6 months of this authorisation. A management body must thereafter be established which must function as the decision making body in respect of all the actions that will be necessary to establish the greater nature area.

- xxxiv. A copy of the Record of Decision, the site layout plan, the Environmental Management Plan and the implications thereof must be provided and explained to each interested investor (including private households) prior to signature of the purchase agreement of any property. Home Talk Developments (Pty) Ltd. will be held responsible for compliance to the above unless agreed upon differently by the Department.
- xxxv. In order to establish environmental awareness with lessees, a copy of the Record of Decision, a site layout plan and the Environmental Management Plan must be made available to all lessees and the contents and implications thereof explained.
- xxxvi. A permit must be obtained from the Department before any game is introduced to the area.

3.3 General conditions

- a) The conditions of this authorisation are binding on the applicant [Home Talk Developments Pty Ltd.] developer, private property owners and the Ekurhuleni Metropolitan Municipality and any agents acting on behalf of both the applicant and the Metropolitan Council.
- b) Any changes to, or deviations from, the project description set out in this letter must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations.
- c) This Department may review the conditions contained in this letter from time to time and may, by notice in writing to the applicant, amend, add or remove a condition.
- d) The applicant must notify the Department, in writing, at least 10 (ten) days prior to the change of ownership, project developer or the alienation of any similar rights for the activity described in this letter. The applicant must furnish a copy of this document to the new owner, developer or person to whom the rights accrue and inform the new owner, developer or person to whom the rights accrue that the conditions contained herein are binding on them.
- e) Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
- f) Authorisation for the activity is granted in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) only and does not exempt the holder from compliance with other relevant legislation.
- g) The applicant shall be responsible for ensuring compliance with the conditions contained in this letter by any person acting on his behalf, including but not limited to, an agent, servant, or employee or any person rendering a service to the applicant in respect the activity, including but not limited to, contractors and consultants.
- h) Departmental officials shall be given access to the property referred to in 1 above for the purpose of assessing and/ or monitoring compliance with the conditions contained in this document at all reasonable times.
- i) The applicant must notify the Department within 24 (twenty four) hours if any condition of this authorisation cannot, or is not, adhered to. The notification must be supplemented with reasons for non-compliance.

3.4 Reporting requirements

In addition to the reports required above, the following must be submitted to GDACE at the intervals or alternatively on the dates prescribed below:

- a) The ECO must submit the following reports to the Department quarterly (the first submission is due 4 months from the date of signature of this authorisation):
 - I. Compliance with the conditions of the Rod as applicable (excluding those related to the EMPs).
 - II. Compliance with the EMP. This must include *inter alia*:
 - > the reports of the MMC
 - > Measures taken or to be taken to rectify non-compliance with the EMP or unforeseen environmental impacts.
 - III. Progress of the implementation of the project in relation to the Management Plans contemplated in the specified conditions above.
- b) An environmental status report for Meyersdal Nature Estate must be submitted to the Department annually with the first report being due 4 months from the date of signature of this authorisation. This report must as a minimum:
 - I. report on the state of the ecological, social and cultural features earmarked for protection and preservation.

3.4 Duration of authorisation

If the activity authorised by this letter does not commence within 5 years from the date of signature of this letter, the authorisation will lapse and the applicant will need to reapply for exemption or authorisation in terms of the above legislation or any amendments thereto.

4. DURATION OF DECISION:

The applicant shall be entitled to reapply for authorisation in terms of the Act or any succeeding legislation after a period of 3 (Three) years from the date of this Record of Decision or prior to the expiry of this period if the applicant believes that a material change in the factors which influenced the decision of the Department has occurred.

5. APPEALS:

Appeals in respect of this decision must be directed to the MEC, Mr. K. Mosunkutu, Agriculture, Conservation and Environment, Gauteng Provincial Government within 30 (Thirty) days of the date of this decision. Appeals can be submitted utilizing one of the following methods:


By facsimile: (011) 333 0620;
By post: P.O. Box 8769, Johannesburg 2000;
By hand: 16th Floor, Diamond Corner Building, 68 Eloff Street, Johannesburg.

The applicant is required to inform all registered interested and affected parties of the decision contained in this Record of Decisions as well as the process for appeal described above within 7 (Seven) calendar days of the date of signature of this Record of Decision. Failure to inform interested and affected parties within the stipulated time period may result in the MEC considering requests from such parties for condonation to submit a late appeal favourably.

Should the applicant wish to appeal this decision, or any aspect of this decision, the applicant must notify and furnish copies of the appeal which will be submitted to the MEC and to all registered interested and affected parties. Proof of such notification must be submitted to the MEC with the appeal. Failure to comply with this provision may result in the MEC refusing to consider the appeal.

Please note that any development that commences prior to the expiry of the time period allowed for the submission of appeals, or before the MEC has reached a decision on an appeal submitted, is done so solely at the applicant's risk.

Yours faithfully


Dr. S.T. Cornelius
Head of Department
Agriculture, Conservation and Environment
Date: 17/03/2006