



Sembcorp Siza Water (Pty) Ltd.
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Date: 14 March 2017

Tongaat Hulett Developments
P.O Box 22319
Glenashley
4001

Attention: Mr H Makwabe

Dear Sir,

RE: Tinley Manor South Banks – Confirmation of Provision of Bulk Services

This letter serves to confirm that Sembcorp Siza Water (SSW) will make provision for water supply and sewer treatment for the abovementioned development.

Although it is understood that the development will be phased, the following upgrades will be required to service the development:

- a) Tafeni Reservoir upgrade and construction of 3 x 4.5 ML cells. The full upgrade of the Tafeni Reservoir will include 4 x 4.5 ML cells, with the fourth cell to be set aside for other developments in the area and will be constructed as the last cell. The first 4.5 ML cell to be funded by THD and constructed and commissioned prior to a Water supply being provided for the proposed Development.
- b) Provision of a new 600mm steel bulk water main from the Tafeni Reservoir to the Tinley Manor South Banks development.
- c) Sheffield Waste Water Treatment Works (WWTW) Upgrades which will include but not limited to an Aeration Tank, Clarifiers, drying beds etc. to accommodate sewer from phases 5 to 10 and to commence construction prior to the Bulk Sewer Connection being provided for these phases of the development. Failure to do so will render the Services Agreement Null and Void.
- d) Water for irrigation purposes for the Tinley Manor South Banks Development will be made available from the Sheffield WWTW effluent alternatively if there is an active Borehole on the WWTW premises, as an interim supply. Availability of this effluent water from the treatment works is dependent on the inflow rate into the facility and will only be available if SSW constructs a Reverse Osmosis plant, which is only anticipated after Phase 5 of the Tinley Manor South Banks development.

The first Phase of the Tafeni Reservoir upgrade will commence immediately after the signing of the Services Agreement whilst the Sheffield WWTW upgrades will commence prior to the Bulk Sewer Connection being provided for Phases 5 to 10 of the development but no later than March 2020. There will be an annual review on the Bulk upgrade programme based on the development uptake.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nicky Misra", is written over a horizontal line.

Nicky Misra
Sembcorp Siza Water



KwaDukuza Municipality
Department: Electrical Services
Province of KwaZulu-Natal

Enquiries Imobuzo Navrae	SM Khanyile, Acting Executive Director: Electrical Services	Telephone Ucingo Telefoon	(032) 437 5089	Postal Address Isikhwama Seposi Pos Adres	P O Box 72 KwaDukuza 4450
Reference Inkomba Verwysing	025/18/2/23/16	Fax iFeksi Faks	(032) 437 5098	Date Usuku Datum	Tuesday, March 29, 2016

email address: Dayalan.Chetty@tongaat.com

For the attention of Mr Dayalan Chetty

The Development Executive
Tongaat-Hulett Developments
P O Box 22319
GLENASHLEY
4022

Dear Sir

DEVELOPMENT OF THE TINLEY MANOR SOUTH: AVAILABILITY OF ELECTRICITY BULK SUPPLY CAPACITY

Further to your enquiry regarding the available electricity bulk supply capacity for your Tinley Manor South Mixed Development Project and subsequent discussions with your Electrical Consulting Engineer we comment as follows:

- At this point there is insufficient electricity bulk supply capacity available in close proximity thereto to service the proposed development, based on the bulk supply power requirements of the order of 25 MVA as notified by your Electrical Consulting Engineer.
- The recently commissioned Sheffield 33/11kV substation which is the closest major substation in proximity to the proposed Tinley Manor South Development has capacity presently restricted to 10 MVA firm however this capacity has already been committed to a number of developments which are already at an advanced stage of development progress.
- Due to the burgeoning developments imminent within the KwaDukuza Municipality electricity supply area of jurisdiction, the Network Master Plan is currently under revision and the outcome of which will provide guidance in respect of identifying pressure zones within which availability of increased electricity bulk supply capacity is required so as to open up development. The Network Master Plan revision is close to completion and the outcome thereof will in due course provide guidance with regards to the timing and planning of the bulk supply electrical networks expansion and upgrades.
- The adopted approach within the Master Plan being to ensure that load zones are holistically catered for in their entirety based on establishing primary 132/11kV intake substations to service the high density load centres. This approach will eliminate the implementation of piece meal solutions driven by individual Developer requirements thus resulting in a complex and uncoordinated network which does not take into account the long term development requirements within the specific load zones.

- The immediate short term power requirements for the Tinley Manor South (3 MVA) can be accommodated by taking into account the abovementioned approach and ensuring that the Developer contributes towards the upgrade and/or establishment of bulk infrastructure in alignment with the Energy Master Plan (refer to attached extract for the Tinley Manor South Load Zone).

We trust that the above information will be of assistance to you in planning this project and hold ourselves available should you require any further information.

Yours faithfully



SM KHANYILE
ACTING EXECUTIVE DIRECTOR; ELECTRICAL SERVICES

:Encls/

SMK/gh



transport

Department:
Transport
Province of KwaZulu-Natal

Street Address: 224 Prince Alfred St,
Pietermaritzburg, 3200
Postal Address: Private Bag X9043,
Pietermaritzburg, 3200
Tel: (27)(33) 3558600
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TRANSPORTATION ENGINEERING SUB - DIRECTORATE

Aurecon SA (Pty) Ltd
P.O. Box 932
PINETOWN

3600

Enquiries: Mrs M.D. Schmid
Extension: 0581
Reference: T10/2/2/1947/1
T10/2/2/1550/44
Your Reference: 108498

Date: 24 February 2017

ATTENTION: MR RISHAAL SAHADEW

Dear Sir,

NATIONAL ROUTE 2-27 AND MAIN ROAD 228: TRAFFIC IMPACT ASSESSMENT REPORT (TIA): PROPOSED TINLEY MANOR SOUTHBANKS DEVELOPMENT: SITUATE IN THE KWADUKUZA LOCAL MUNICIPALITY: SITUATE IN THE ADMINISTRATIVE DISTRICT PROVINCE OF KWAZULU-NATAL.

1. With reference to your response dated 30 January 2017 to the Departments letter dated 5 December 2016 refers.
2. The content and recommendations are noted. In light of your findings regarding the concerns raised, this Department has no objections to the proposed **TINLEY MANOR SOUTHBANKS DEVELOPMENT** and for road infrastructure upgrading planning to proceed.
3. The Department is to be engaged in all planning matters pertaining to the design and road infrastructure upgrading of Main Road 228 and its impact on the N2-27.
4. Accordingly upon Municipal approval of the application all road design and construction upgrade requirements determined in the consultation with the Department shall be implemented in consultation with and to the satisfaction of the Department Cost Centre Manager Stanger.
5. The KwaDukuza Municipality must assess or appoint an assessor to determine the required proportionate contribution for the funding of upgrading the road network, as was required in accordance with the initial Development Facilitation Act approvals. The determined funding must be paid to the KwaDukuza Municipality for the implementation of the road upgrades as determined in the TIA.

6. As the property concerned is also affected by National Route 2-27, the matter must, in terms of the National Roads Act No. 7 of 1998, be referred, by you, to the Regional Manager Kwazulu-Natal, South African National Roads Agency Limited, P.O. Box 100410, Scottsville, 3209, for his consideration and recommendations and from whom you shall receive a reply in due course.
7. All costs incurred, as a result of these requirements shall be borne entirely by the developer.
8. This correspondence does not grant authorization or exemption from compliance with any other relevant and applicable legislation.
9. In terms of section 22 of the Kwazulu-Natal Provincial Roads Act No. 4 of 2001 this approval is granted for a period of 18 months. Any amendment, rescission or lapsing of this application the application must be resubmitted to this Department for re-consideration

Yours faithfully,



f HEAD : TRANSPORT

MDS/rr

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CC. Regional Manager: Durban
Cost Centre Manager: Stanger