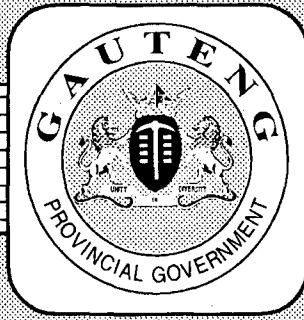


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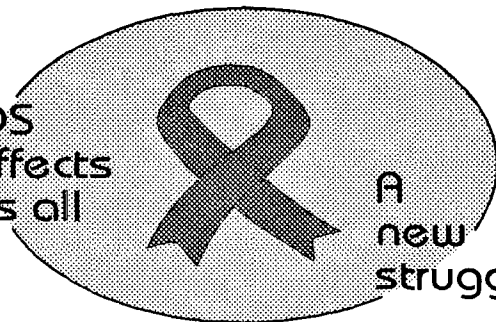
Vol. 9

PRETORIA, 13 OCTOBER 2003  
OKTOBER

No. 428

**We all have the power to prevent AIDS**

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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 2022

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY AMIG PROPERTY INVESTMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 480 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

#### 1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

##### (1) Cancellation of existing conditions of title

The applicant shall at his own costs cause the following restrictive conditions and servitudes to be cancelled or the township area be freed therefrom:

*Conditions B. (a) to (k) and the DEFINITIONS in Condition C. in Deed of Transfer T140029/02.*

##### (2) Mineral rights

All rights to minerals shall be reserved to Beldec Estates (Pty) Ltd and its successors in title in terms of Certificate of Mineral Rights No 674/1953 R.M. dated 31<sup>st</sup> December 1953.

##### (3) General

(a) The applicant shall satisfy the local authority that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.

(b) The applicant shall comply with the provisions of sections 72, 75 and 101 of the Town Planning and Townships Ordinance, 1986.

#### 2. CONDITIONS OF ESTABLISHMENT

##### (1) Name

The name of the township shall be Noordhang Extension 25.

##### (2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 5872/2003.

##### (3) Provision and installation of services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

##### (4) Removal or replacement of municipal services

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, TELKOM or ESKOM services, the cost thereof shall be borne by the township owner.

##### (5) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

**(6) Disposal of existing conditions of title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

**(7) Demolition of buildings and structures**

The township owner shall at his own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

**(8) Restriction on the transfer of an erf**

Erf 556 shall be transferred only to the legal entity established in terms of the Sectional Title Act in respect of the township, which legal entity shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services within the said erf.

**(9) Notarial Tie of Erven**

The township owner shall, after proclamation of the township, notarially tie Erf 556 with Erf 557, to the satisfaction of the local authority.

**(10) Obligations with regard to services and restriction regarding the alienation of erven**

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a buyer prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

**3. CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

**(1) All erven**

(a) Each erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 m thereof.

(c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

**(2) Erf 556**

The erf shall not be alienated or transferred into the name of any purchaser, other than to the legal entity established in terms of the Sectional Title Act in respect of the township, without the written consent of the local authority first having been obtained.

**(3) Erf 557**

(1) The erf is subject to the following servitudes as indicated on the General Plan:

- (a) a servitude for municipal, stormwater and right of way purposes in favour of the local authority;
- (b) a servitude of right of way in favour of Erf 558;
- (c) a servitude of right of way in favour of Portion 481 (a Portion of Portion 2) of the farm Olievenhoutpoort 196 IQ;
- (d) a 2m wide sewer servitude in favour of the local authority; and
- (e) a 2,5m X 2,5m servitude for transformer purposes in favour of the local authority.

(2) The erf is entitled to servitudes of right of way over Erf 558 as well as Portion 481 (a Portion of Portion 2) of the farm Olievenhoutpoort 196 IQ.

**(3) Erf 558**

(1) The erf is subject to the following servitudes as indicated on the General Plan:

- (a) a servitude for municipal purposes and right of way in favour of the local authority;
- (b) a servitude of right of way in favour of Erf 557;
- (c) a servitude of right of way in favour of Portion 481 (a Portion of Portion 2) of the farm Olievenhoutpoort 196 IQ; and
- (d) a 2,5m X 2,5m servitude for transformer purposes in favour of the local authority servitude.

(2) The erf is entitled to servitudes of right of way over Erf 557 as well as Portion 481 (a Portion of Portion 2) of the farm Olievenhoutpoort 196 IQ.

**4. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION**

**(1) General conditions**

(Applicable to all erven)

The erven in the township lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

**(2) Private Open Space**

Erf 556 shall be zoned "Private Open Space " in terms of the Randburg Town Planning Scheme, subject to the conditions as set out hereunder:

- |     |                     |   |
|-----|---------------------|---|
| (a) | Primary rights:     | As per Scheme   |
| (b) | Consent uses:       | As per Scheme   |
| (c) | Uses not permitted: | As per Scheme   |
| (d) | Servitude:          | -   |
| (e) | Height:             | -   |
| (f) | Coverage:           | -   |
| (g) | FAR:                | -   |
| (h) | Density:            | -   |
| (i) | Building lines:     | -   |
| (j) | General:            | The erf shall be notarially tied with Erf 557 to the satisfaction of the Council. |

**(3) Residential 3**

Erven 557 and 558 shall be zoned "Residential 3 " in terms of the Randburg Town Planning Scheme, subject to the conditions as set out hereunder:

- |     |                     |                   |
|-----|---------------------|-------------------|
| (a) | Primary rights:     | As per Scheme     |
| (b) | Consent uses:       | As per Scheme     |
| (c) | Uses not permitted: | As per Scheme     |
| (d) | Servitude:          | -                 |
| (e) | Height:             | 3 (Three) storeys |
| (f) | Coverage:           | 30%               |
| (g) | FAR:                | 0.4               |
| (h) | Density:            | As per Scheme     |
| (i) | Building lines:     | As per Scheme     |
| (j) | General:            |                   |

A site development plan, on a scale of 1:200 or such other scale as may be approved by the Council, shall be submitted to the Council for approval before the submission of any building plans. No building may be erected prior to the approval of such development plan by the Council and the entire development on the erf shall be in accordance with this plan: Provided that, with the written consent of the Council, the plan may be amended from time to time.



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