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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1266

KUNGWINI LOCAL MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the town-planning and Townships Ordinance 1986 (Ordinance No 15 of 1986) the KUNGWINI LOCAL MUNICIPALITY declares ERASMUS EXTENSION 25 to be an approved township subject to the conditions set out in the Schedule hereto.

PLAASLIKE BESTUURSKENNISGEWING 1266

KUNGWINI LOCAL MUNICIPALITY VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe 1986 (Ordonnansie No 15 van 1986) verklaar KUNGWINI LOCAL MUNICIPALITY hierby die dorp ERASMUS UITBREIDING 25 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

CONDITIONS OF ESTABLISHMENT

TOWNSHIP: ERASMUS EXTENSION 25

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY HENRI BUCHNER DU TOIT (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 201 OF THE FARM KLIPEILAND 524, REGISTRATION DIVISION JR, GAUTENG PROVINCE, HAS BEEN GRANTED

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

(a) AUTHORISATION IN TERMS OF THE PROVISIONS OF THE REGULATIONS TO THE NATIONAL ENVIRONMENT MANAGEMENT ACT, 1998

- (i) The applicant shall at his own expense obtain authorisation from the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs in terms of the regulations to the National Environment Management Act, 1998.
- (ii) The applicant submit proof of such authorisation to the local authority

(b) PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of water, electricity, refuse removal and sanitation, as well as roads and stormwater drainage in and for the township, for which purpose a mutually acceptable services agreement, between the local authority and the applicant shall be concluded.

(c) GENERAL

The applicant shall satisfy the local authority that -

- (i) a favourable geotechnical report has been submitted.
- (ii) the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (iii) the applicant shall comply with the provisions of sections 72, 75, 76 and 101 of the Town Planning and Townships Ordinance, 1986.

2. CONDITIONS OF ESTABLISHMENT

(a) NAME

The name of the township shall be **Erasmus Extension 25**.

(b) DESIGN

The township shall consist of erven and streets as indicated on approved layout Plan Number KOE 011/04 and General Plan SG No 9196/2008

(c) **CONSTRUCTION OF SERVICES AND/OR BUILDING WORK**

Before any construction of services and/or building work is undertaken, complete detail plans and specifications of all services must be submitted to the local authority for approval.

(d) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any.

(e) **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**

The applicant shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, and on completion of construction work, "as built" plans certified by a professional engineer must be submitted to the local authority.

(f) **OBLIGATIONS IN REGARD TO BUILDINGS**

Should the local authority so request, all buildings will, on completion, be subject to the issuing of an engineering certificate by a professional engineer at the expense of the owner.

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the Local Authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 and the Town-Planning Scheme in operation (Bronkhorstspuit Town Planning Scheme, 1980).

(a) **ALL ERVEN**

- (i) The erf is subject to a servitude, 2m 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 2m 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.
- (ii) 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 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by them during the course of the construction, maintenance or removal of such 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 works being made good by the local authority.

(b) **ERF 2141**

The erf is subject to a servitude of right of way in favour of Erf 2142 as indicated on the General Plan.

(c) **ERF 2142**

The erf is subject to a servitude of right of way in favour of Erf 2141 as indicated on the General Plan.

(d) **ERF 2147**

The erf is subject to a servitude of right of way over its entire area in favour of all the other erven in the township as well as a servitude for municipal services.

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 (BRONKHORSTSPRUIT TOWN PLANNING SCHEME, 1980)

(a) **ERVEN 2138, 2139, 2143, 2144 AND 2145**

USE ZONE: RESIDENTIAL 1

- The erf shall be used solely for the purposes of one dwelling-house with the necessary outbuildings in accordance with the provisions of the Bronkhorstspruit Town Planning Scheme, 1980.
- Building lines: 1m from side boundaries and 2m from internal street boundary.

(b) **ERVEN 2137, 2141 AND 2146**

USE ZONE: SPECIAL

- The erf shall be used solely for the purposes of dwelling-units and the standard conditions applicable to erven zoned for *Residential 3* purposes in accordance with the provisions of the Bronkhorstspruit Town Planning Scheme, 1980 shall apply.
- The maximum number of dwelling-units allowed on the respective erven is as follows: Erf 2137 (12 dwelling-units) Erf 2141 (14 dwelling-units) Erf 2146 (10 dwelling-units).
- Building lines shall be determined in accordance with the building plans to be submitted to the municipality for consideration.

(c) **ERVEN 2142**

USE ZONE: SPECIAL

- The erf shall be used solely for the purposes of one dwelling-house with the necessary outbuildings and three (3) dwelling-units and offices in accordance with the provisions of the Bronkhorstspruit Town Planning Scheme, 1980.
- The gross floor area of offices shall be restricted to 150m².
- Building lines shall be determined in accordance with the existing approved building plans and building plans to be submitted to the municipality for consideration.

(d) **ERVEN 2140**

USE ZONE: PRIVATE OPEN SPACE

- The erf shall be used solely for the purposes of a private open space in accordance with the provisions of the Bronkhorstspruit Town Planning Scheme, 1980.

(e) **ERVEN 2147**

USE ZONE: SPECIAL

- The erf shall be used solely for the purposes of an internal access road, access control and provision of engineering services in accordance with the provisions of the Bronkhorstspuit Town Planning Scheme, 1980.
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