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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1708

#### DECLARATION OF AN APPROVED TOWNSHIP

In terms of Section 111 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), Lesedi Local Municipality declares Heidelberg Extension 24 to be an approved township subject to the conditions set out in the Schedule hereto.

### SCHEDULE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY LESEDI LOCAL MUNICIPALITY (HEREINAFTER REFERRED TO AS APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 117 OF THE FARM LANGLAAGTE 186 IR HAS BEEN GRANTED.**

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

**(1) General**

**(a) The applicant shall –**

- (i)** Compile the relevant amendment scheme in order for it to be published simultaneously with the declaration of the township as an approved township;
- (ii)** comply with Section 109(3)(b) of the Town Planning and Townships Ordinance, 1986;
- (iii)** comply with Section 110(1) of the Town Planning and Townships Ordinance, 1986;
- (iv)** obtain the consent form the mining rights holder in respect of the land on which the township is being established;
- (v)** obtain a land surveyor's certificate, indicating the effect, if any, of servitudes/endorsements in the title deed, on the township area; and
- (vi)** comply with the requirements as contained in the Record of Decision, Reference Numbers GAUT 002/01-02/233 and GAUT 002/04-05/1567, to the satisfaction of the Gauteng Department of Agriculture, Conservation and Environment.

- (vii) Indicate that the township is not affected by the 1:100 year flood line and the layout plan has been certified by a competent engineer to that effect.

(b) The applicant shall at its own expense cause:

- All conditions that might be contained in the Deed of Transfer and which do not relate directly or indirectly to mineral rights; and
- Servitudes which might be reflected in the said Deed of transfer but do not affect the township area to be cancelled or the township area to be freed therefrom.

## 2. CONDITIONS OF ESTABLISHMENT

(1) **Name**

The name of the township shall be Heidelberg Extension 24.

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4283/2009.

(3) **Disposal of Existing Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes:

3a(1).

Kragtens Notariële Akte 1386/64 is die reg aan ESKOM verleen om elektrisiteit oor die hierna vermelde eiendom te vervoer tesame met bykomende regte en onderhewig aan kondisies soos volledig blyk uit gesegde akte en kaart geregistreer op 16 November 1964.

3a(2).

Kragtens Notariële Akte K598/75 S is die reg aan ESKOM verleen om elektrisiteit oor die hierna vermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes soos volledig blyk uit gesegde akte geregistreer op 7 Maart 1975.

3a(3).

Kragtens Notariële Akte K621/1978 S is die reg aan ESKOM verleen om elektrisiteit oor die hierna vermelde eiendom te vervoer tesame met bykomende regte en onderhewig aan voorwaardes, soos meer volledig blyk uit gesegde akte geregistreer op 14 Maart 1978.

3a(4).

Kragtens Notariële Akte K1402/1980 S is die reg aan ESKOM verleen om elektrisiteit oor die hierna vermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes

soos meer volledig sal blyk uit gesegde Akte en kaart geregistreer op 23 Mei 1980.

Which do not affect the erven because of location.

3(b).

Subject to a pipeline servitude 6,3metres wide in favour of Transnet as will more fully appear from line v, w, x, y, z, aa, bb representing the centre line vide General Plan S.G. No. 4283/2009 and Deed of Servitude No. K47/1973S which only affects Erf 6803.

3(c).

Subject to a pipeline servitude 6,3 metres wide in favour of Transnet as will more fully appear from line r, s, t, u, v representing the centre line vide General Plan S.G. No. 4283/2009 and Deed of Servitude No. K48/1973S which only affects Erf 6849.

3(d).

The Grant is made on the condition that all roads already made over this land by lawful authority shall remain free and unobstructed and unencumbered, lapses, because of township establishment and roads are in place.

#### **(4) Demolition of Buildings and Structures**

The township owner shall at its own expense 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.

#### **(5) Removal of Litter**

The township owner shall at its own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

### **3. CONDITIONS OF TITLE**

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

#### **(1) All Erven**

- (a) 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.
- (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 2m 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 during the course of the construction, maintenance 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.

**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)**

- (a) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall –
  - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
  - (ii) sink any wells or boreholes on the erf or abstract any subterranean water therefrom.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such stormwater: Provided that the owners of any higher-lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (c) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the local authority.
- (d) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (e) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the local

authority, unless the local authority has provided loading facilities in the street reserve.

- (f) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area long any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the local authority subject to such conditions as may be determined by it.
- (g) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority as and when required by it.
- (h) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the local authority.
- (i) The registered owner is responsible for the maintenance of the whole development on the erf. If the local authority is of the opinion that the erf or any portion of the development is not being satisfactorily maintained, the local authority shall be entitled to undertake such maintenance at the cost of the registered owner.

**(2) Special for industrial and/or commercial uses**

Erven 6804 to 6846 shall be zoned Special for industrial and / or commercial purposes subject to the following conditions:

- Coverage of buildings on erven shall not exceed 50% of the erf size.
- The height of buildings shall be restricted to 2 storeys.
- A building line of 5 metres shall be applicable along all roads. Erven 6804 to 6814 shall also be subject to a 16 m building line along road K168.
- Parking shall be provided at the following ratio:  
2 parking spaces per 100 m<sup>2</sup> gross leasable floor area.

**(3) Municipal purposes**

Erf 6803 shall be zoned municipal subject to the requirements of the Lesedi Town Planning Scheme, 2003.

- A building line of 8m shall be applicable along the western boundary adjoining the Railway Reserve.

**(4) Public Open Space**

Erven 6847 to 6849 shall be zoned Public Open Space subject to the requirements of the Lesedi Town Planning Scheme, 2003.

- A building line of 8m shall be applicable along the western boundary of Erf 6849 adjoining the Railway Reserve.

**LOCAL AUTHORITY NOTICE 1709**  
**AMENDMENT SCHEME 160**

The Lesedi Local Municipality herewith in terms of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Lesedi Town Planning Scheme, 2003 comprising the same land as included in the township of Heidelberg Extension 24.

Map 3 and the scheme clauses of the amendment scheme are filed at the office of the Executive Manager, Development and Planning, Lesedi Local Municipality and are open for inspection at all reasonable times.

The amendment is known as Amendment Scheme 160.

Executive Manager  
Development and Planning  
Lesedi Local Municipality  
Date:

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