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## LOCAL AUTHORITY NOTICE

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### LOCAL AUTHORITY NOTICE 1953

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AREAS AMENDMENT SCHEME 503

It is hereby notified in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Kungwini Local Municipality has approved an amendment of the Peri-Urban Areas Town-Planning Scheme, 1975 comprising the same land as included in the township Silver Well.

Map 3 and scheme clauses of this amendment scheme are filed at the offices of the Kungwini Local Authority and are open for inspection during normal office hours.

This amendment is known as Peri-Urban Areas Amendment Scheme 503.

(15/4/470/3)  
October 2009

Director: Development and Planning  
(Notice number: \_\_\_\_/2009)

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KUNGWINI LOCAL MUNICIPALITY

### DECLARATION OF SILVER WELL AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares the Township Silver Well to be an approved township, subject to conditions as set out in the Schedule hereto.

(15/4/470/3)

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BOGHOSI PROPERTY DEVELOPMENT (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 204 (A PORTION OF PORTION 2) OF THE FARM TWEEFONTEIN 372 JR, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Silver Well.

##### 1.2 DESIGN

The township shall consist of two (2) erven as indicated on Layout Plan Ref: Shere27 /2 and the General Plan S.G. No. 2411/2009.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

##### 1.4 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of adjacent road(s) and it shall receive and dispose of the stormwater running off or being diverted from the road(s).

##### 1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

##### 1.6 CONSOLIDATION OF ERVEN

The township owner shall at its own expense have Erven 1 and 2 in the township consolidated.

The Kungwini Local Municipality hereby grants its consent to the consolidation in terms of Section 92(1)(b) of Ordinance 15 of 1986.

**1.7 DEMOLITION OF BUILDINGS AND STRUCTURES**

When required by the Kungwini Local Municipality to do so, the township owner shall at its own expense cause to be demolished to the satisfaction of the Kungwini Local Municipality all existing buildings and structures situated within building line set-backs and side spaces, or over common boundaries, or also any/ all dilapidated structures.

**1.8 REMOVAL OF LITTER**

The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the Kungwini Local Municipality, when required to do so by the latter.

**1.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES**

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES**

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

**1.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE**

The township owner shall at its own expense comply with all the conditions imposed by the Gauteng Department of Agriculture, Conservation and Environment, as well as any other applicable provisions, in terms of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 (as the case may be).

**2. CONDITIONS OF TITLE**

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE KUNGWINI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

**2.1 ALL ERVEN**

- (a) The erf shall be subject to a servitude, 2m wide, for municipal services (water, electricity, sewer and stormwater) (hereinafter referred to as "the services") in favour of the Kungwini Local Municipality along any two (2) boundaries, except a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
  - (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude, or within a distance of 2m from it.
  - (c) The Kungwini Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion is regarded necessary, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services, and other works.
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