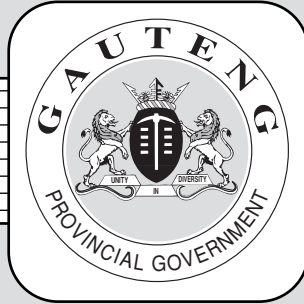


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

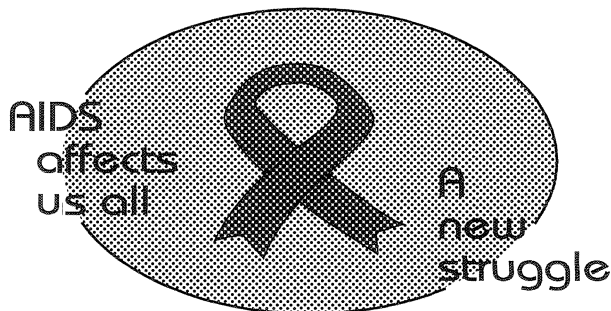
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 19

PRETORIA, 23 AUGUST
AUGUSTUS 2013

No. 249

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LOCAL AUTHORITY NOTICE 1212

EMFULENI LOCAL MUNICIPALITY

VEREENIGING AMENDMENT SCHEME N727

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 Emfuleni Local Municipality has approved an amendment scheme with regard to the land in the township of Duncanville Extension 4, being an amendment of the Vereeniging Town-Planning Scheme, 1992.

Map 3 and scheme clauses of this amendment scheme are filed with the the Strategic Manager: Development Planning (Land Use Management), 1st floor D & P Building, corner President Kruger and Eric Louw Streets, Vanderbijlpark, and are open to inspection during normal office hours.

This amendment is known as Vereeniging Amendment Scheme N727.

S SHABALALA, Municipal Manager

Emfuleni Local Municipality, PO Box 3, Vanderbijlpark, 1900

PLAASLIKE BESTUURSKENNISGEWING 1212

EMFULENI PLAASLIKE MUNISIPALITET

VEREENIGING WYSIGINGSKEMA N727

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordinasie op Dorpsbeplanning en Dorpe, 1986 (Ordinasie 15 van 1986), bekend gemaak dat die Emfuleni Plaaslike Munisipalitet 'n wysigingskema met betrekking tot die grond in die dorp Duncanville Uitbreiding 4, synde 'n wysiging van die Vereeniging Dorpsbeplanningkema, 1992, goedgekeur is.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Strategiese Bestuurder: Ontwikkelingsbeplanning (Grondgebruik Bestuur), Eerste vloer D & P Gebou, hoek van President Kruger en Eric Louwstraat Vanderbijlpark, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Vereeniging Wysigingskema N727.

S SHABALALA, Munisipale Bestuurder

Emfuleni Plaaslike Munisipalitet, Posbus 3, Vanderbijlpark, 1900

EMFULENI LOCAL MUNICIPALITY
Declaration as an Approved Township

In terms of Section 103(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) of the Emfuleni Local Municipality hereby declares Duncanville Extension 4 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 4 AND 6 DUNCANVILLE VEREENIGING CC (HEREAFTER REFERRED TO AS THE 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 A PORTION 13 (A PORTION OF PORTION 12) OF THE FARM DUNCANVILLE 598 I.Q HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township shall be Duncanville Extension 4.

(2) DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. No. SG 3995/2012

(3) LAND FOR MUNICIPAL PURPOSES

Erf 1056 shall be transferred to the local authority by and at the expense of the township owner as a substation site.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(i) Excluding the following conditions which do not affect the township area due to the locality thereof:

1. SUBJECT to Notarial Deed of Cession No. 14/1937 S registered on the 7th January 1937, whereby all rights to coal (including all ancillary rights reasonably necessary for mining, getting and selling such coal) were ceded to the AMALGAMATED COLLIERIES OF SOUTH AFRICA LIMITED, which said Cession was made in respect of the Remaining Extent of the farm KLIPPLAATDRIFT 83 measuring as such 2304, 8543 hectares, of which the property held hereunder forms a portion.
2. The Remaining Extent of the said farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) is subject to servitudes of conveyance of water by means of pipelines in favour of the Rand Water

Board, as will more fully appear from Notarial Servitude No. 517/1942 S, registered on the 22nd October 1942.

3. The Remaining Extent of the said farm KLIPPLAATDRIFT No. 83 measuring as such 2175, 1446 hectares (of which the property held hereunder forms a portion) is subject to the right to construct railway sidings and railway lines, to convey electricity to erect and maintain telephone lines, together with rights of access and maintenance, as will more fully appear from Notarial Deed of Servitude No. 323/1944S registered on the 5th day of June, 1944;
4. Portion 55 of the farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) and Portion 37 of the farm LEEUWKUIL No. 81, situate in the district of Vereeniging, held under Deed of Transfer No. 36936/1946 dated 26th November 1946 and Portion 26 of the said farm LEEUWKUIL NO 81, held under Deed of Transfer No. 36936/1946 dated 26th November 1946, shall be entitled to a zuipings-recht in the Klip River, and to a servitude of right of way 6,30 metres in width for the purpose of enjoying such zuipings-recht over the Remaining Extent of the farm KLIPPLAATDRIFT No. 83, measuring as such 1738, 5064 hectares, held under Deed of Transfer No. 8112/1897.

The exact situation of such zuipings-recht and right of way shall not cause unreasonable interference with the rights of the owner of the said Remaining Extent and shall be mutually agreed upon and failing such agreement shall be referred to Arbitration according to the Arbitration Laws of the Transvaal Province for the time being.

5. The said Portion 55 of the said farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) is subject to the following:

There is reserved to the Vereeniging Estates Limited, its Successors-in-Title or Assigns, all rights to precious and base minerals, clays metals and precious stones (excluding coal) subject to the condition that prospecting searching and mining for minerals, clays, metals and precious stones shall be subject which at that time shall have been laid out into a Township or into Agricultural Holdings) to the prior payment in compensation by The Vereeniging Estates Limited to the owner of any Erf affected thereby (and if such Erf be occupied by a person other than the owner then also to the occupier thereof) of all loss and damage direct or indirect which such owner and/or occupier may sustain by the exercise by The Vereeniging Estates Limited and/or its Successors in Title of Assigns, to any of the aforesaid rights. The term 'occupier' shall include the purchaser of an Erf who shall not have received transfer thereof at the time when the right to compensation arises and the term "owner" shall include the Seller of such Erf in respect of the balance of the purchase price remaining owing to such Seller.

All as will more fully appear from Certificate of Mineral Rights No. 690/46 R.M. registered on the 26th November, 1946.

6. In so far as the said Portion 55 of the farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) was a portion of the Remaining Extent of the said farm, the riparian rights which attach to the said property are reserved to The Vereeniging Estates Limited, its Successors in Title or Assigns, as the owners of the said Remaining Extent of the farm KLIPPLAATDRIFT No. 83, held under Deed of Transfer No. 8112/1897.

7. The said Portion 55 (a Portion whereof is held hereunder) is subject in favour of the Electricity Supply Commission to convey electricity by means of wires and/or cables or other appliances, underground or overhead, and water by means of two underground pipelines over the said property together with certain ancillary rights as will more fully appear from Notarial Deed No. 944/1951S, registered the 17th November, 1951, with Diagrams S.G. No. A. 2265/37 and 5236/49 annexed thereto.
8. The said Portion 55 (a Portion whereof is held hereunder) is subject in favour of the Electricity Supply Commission to the right to convey electricity across the said Portion by means of wires and/or cables or other appliances underground or overhead together with certain ancillary rights as will more fully appear from Notarial Deed No. 945/1951S, registered the 17th November 1951, with diagram S.G. No. A. 5236/49 annexed thereto.
9. The Remaining Extent of the farm LEEUWKUIL No. 81, measuring as such 3125, 4971 hectares (a portion whereof is held hereunder) is subject to servitudes of conveyance of water by means of pipelines in favour of the Rand Water Board, as will more fully appear from Notarial Servitude No. 517/42S registered on 22nd October 1942.
10. Subject to Notarial Deed of Cession No. 14/1937S, registered on the 7th of January 1937 whereby all rights to coal (including all ancillary rights reasonably necessary for mining getting and selling such coal) were ceded to the AMALGAMATED COLLIERIES OF SOUTH AFRICA LIMITED, which said Cession was made in respect of the Remaining Extent of the said Farm Leeuwkuil No. 81, measuring as such 4422, 7636 hectares, of which the property held hereunder forms a portion.
11. Portion 37 of the farm LEEUWKUIL No. 81, situate in the district of Vereeniging, (of which the portion held hereunder forms a portion), Portion 55 of the farm KLIPPLAATDRIFT No. 83, situate in the district of Vereeniging, held under Deed of Transfer No. 36936/1946 dated 26th November, 1946, and Portion 26 of the farm Leeuwkuil No. 81, situate in the district of Vereeniging, held under Deed of Transfer No. 36936/1946 dated 26th November 1946, shall be entitled to a zuipings-recht in the Klip River, and to a servitude of right of way 6,30 metres in width for the purpose of enjoying such zuipings-recht over the Remaining Extent of the Farm Klipplaatdrift No. 81, measuring as such 1738, 5064 hectares, held under Deed of Transfer No. 8112/1897.

The exact situation of such zuipings-recht and right of way shall not cause unreasonable interference with the rights of the owner of the said Remaining Extent and shall be mutually agreed upon failing such agreement shall be referred to Arbitration according to the Arbitration Laws of the Transvaal province for the time being.

12. The said Portion 37 (of which the portion held hereunder forms a portion) is subject to the following:

There is reserved to the Vereeniging Estates Limited, its Successors in Title or Assigns, all rights to precious and base minerals, clays, metals and precious stones (excluding coal) subject to the condition that prospecting, searching and mining for minerals, clays, metals, and precious stones shall

be subject (in the event of the said rights being exercised in respect of any portion of the said property which at that time shall have been laid out into a township or into Agricultural holdings to the prior payment in compensation by the Vereeniging Estate Limited to the owner of any erf affected thereby (and if such erf be occupied by a person other than the owner then also to the occupier thereof) of all loss and damage direct or indirect which such owner and/or occupier may sustain by the exercise by The Vereeniging Estates Limited and/or its Successors in Title or Assigns to any of the aforesaid Rights. The term "Occupier" shall include the purchaser of an Erf who shall not have received transfer thereof at the time when the right to compensation arises and the term "owner" shall include the Seller of such Erf in respect of the balance of the purchase price remaining owing to such Seller.

All as will more fully appear from Certificate of Mineral Rights No. 690/46 R.M. registered on the 26th of November, 1946.

13. In so far as the said Portion 37 (a portion whereof is held hereunder) was a Portion of the Remaining Extent of the said farm, the riparian rights which attach to the said property are reserved to The Vereeniging Estates Limited, its Successors in Title or Assigns, as the owners of the said Remaining Extent of the farm Leeuwkuil No. 81, held under Deed of Transfer No. 8111/1897.
 14. The Remaining Extent of the said Portion 37, measuring as such 344, 1862 hectares (a portion whereof is held hereunder) is subject in favour of the Electricity Supply Commission to the right to convey electricity across the said Portion by means of wires and/or cables or other appliances underground or overhead together with certain ancillary rights as will more fully appear from Notarial Deed No. 945/1951S, registered on the 11th November 1951, with diagram S.G. 5236/49 annexed thereto.
- (ii) **Excluding the following conditions which affect Erven 1062 and 1063 only:**
- A. ONDERHEWIG aan die volgende serwitute ten gunste van die Staadsraad van Vereeniging, diens opvolgers in title of regsverkrygendes (hierina later die "Staadsraad" genoem):-
- (a) 'n Serwituutgebied voorgestel deur die figuur b d e f b op kaart LG Nr. 13963/1995, geheg aan Sertifikaat van Geregistreeerde Titel T 145186/2006, vir die doel van 'n elektriese substasie.

Die gemelde serwituut sal onderhewig wees aan die volgende voorwaades:-

1. Die Stadsraad sal die reg hê om die serwituutgebied te betree en alle werke daarop te verrig wat noodsaaklik en gerieflik mag wees vir die doel om die bestaande substasiegebou uit te brei en te onderhou vir die doeleindes in verband daarmee, met die verdere reg om alle pale, torings maste, drade, ondergrondse en bogrondse kables, pype, stutte, ankers, oorspanningsafleiers (met die nodige omheinings om sodanige oorspanningsafleiers te beskerm) en alle ander toestelle en Munisipale installasies nodig of bykomende met die geleiding van elektrisiteit en die bediening van die substasie op te rig, te

gebruik of in stand te hou, te herstel, te herplaas, te verander, te inspekteer en te verwyder.

2. Die Staadsraad sal die reg hê om fundamente aan te lê en op die serwituutgebied sodanige addisionele steen- en/of sementgebou volgens die Staadsraad se ontwerpe op te rig as wat nodig mag wees vir die huisvesting van die masjinerie en toerusting benodig vir die onderhoud en bediening van die sub-stasie, en om in die gebou of geboue by voltooiing daarvan sodanige masjinerie en toerusting te installeer, onderhewig daaraan dat die Staadsraad volgens sy eie goeddunke daarop geregtig sal wees, indien die Staadsraad dit verkies, om daarvan af te sien om geboue op die gebied op te rig en in plaas daarvan n buitelugse elektriese substasie daar te stel.
3. Die Staadsraad sal na eie goeddunke die reg hê, maar al in elk geval op versoek van die Staat verplig wees, om langs die grense van die serwituutgebied n diamantmaasdraadheining vir n minimum hoogte van 1,83 meter met paslike ysterpale en sparre op te rig, op voorwaarde dat die enigste hek of hekke wat toegang tot die serwituutgebied verleen aan die suidoostelike grens van die gebied sal wees, en verder op voorwaarde dat die Stadsraad verplig sal wees om alle hekke wat toegang tot die serwituutgebied verleen te all tye toegemaak en gesluit te hou wanneer daar nie iemand is om toesig oor die substasie te hou nie.
4. Die Stadsraad sal deur middle van sy agente, bediendes, kontrakteurs of werksmense met alle nodige implemente die reg van ingang tot, en uitgang van, die serwituutgebied geniet, as wat nodig of gerieflik mag wees om die Stadsraad in staat te stel om sy regte kragtens hierdie akte uit te voer.
5. Die Staadsraad sal die reg hê om op die serwituutgebied weereenwaterriole en enige ander munisipale installasies as wat nodig mag wees vir doeleindes in verband daarmee, te behou.
6. Die Staat sal nie geregtig daarop wees om binne 3,15 meter vanaf die grense van die serwituutgebied bome te plant sonder die skriftelike toestemming van die Staadsraad nie, en dan slegs op sodanige voorwaardes en bepalings as wat die Staadsraad goed mag ag.
7. Die Staadsraad sal verplig wees om indien die serwituutgebied afgekamp word, die gebied en die geboue daarop in n skoon en netjiese toestand te hou, en wanneer nodig, verbeteringe en herstelwerk aan die geboue aan te bring.
8. Die Staadsraad sal die reg hê gedurende die konstruksie, instandhouding, verwydering en/of herstel van enige ondergrondse kabel installasie, om tydelik op die eiendom grensend aan die padreg sodanige material as wat nodig mag wees en grond wat uitgegrawe word, af te laai. Dit is egter n voorwaarde dat na voltooiing van enige van die werk hierin

vermeld, die Stadsraad op eie koste enige uitgrawings gelyk sal maak en die eiendom in diselfde toestand sal laat as wat dit was. As alternatief sal die Stadsraad die Staat vergoed deur betaling van n bedrag volgens onderlinge ooreenkoms, en indien hulle nie tot n ooreenkoms kan geraak nie, dan sal die bedrag deur arbitrasie bepaal word.

- (b) n Serwituut vir die lê van n elektriese kabel oor n strook grond 1,26 meter wyd waarvan die lyne fJ en JK op Kaart L.G. Nr.13963/1995, geheg aan Sertifikaat van Geregistreerde Titel T 145186/2006, die Suid- Oostelike en Suid-Westelike grense onderskeidelik van die gemelde serwituut voorstel.

B. Die Staat sal die volle en vrye gebruik hê van die serwituutgebied en serwituutstrook genoem in paragraaf A hierbo sonder benadeling van die regte van die Stadsraad van Vereeniging.

(iii) **Excluding the following servitude which affects Erven 1057 and 1070 only:**

1. A servitude for sewerage services in favour of the local municipality with certain ancillary rights as will more fully appear from Notarial Deed No. , about to be registered with diagram L.G. 13963/1995 annexed to Certificate of Registered Title No T145186/2006 relating thereto.

(5) INSTALLATION AND PROVISION OF SERVICES

- (a) The township owner shall install and provide all internal engineering services in the township, as provided for in the essential services agreement or by a decision of a services arbitration board, as the case may be.
- (b) The local authority shall install and provide all external engineering services, for the township, as provided for in the essential services agreement or by a decision of a services arbitration board, as the case may be.

(6) ACCESS

- (a) Ingress and egress from Provincial Road K57 (Johannesburg Road) to the township shall be in accordance with the requirements of the Department of Public Transport Roads and Works and all costs shall be borne by the township owner.
- (b) Access to General Smuts Road shall also be permitted.

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with the adjacent public roads in order that all stormwater runoff shall be diverted from the township to the existing system as agreed upon between the township owner and the local authority in the essential services agreement.

(8) SOIL CONDITIONS

The local authority must implement a regional risk management system that addresses all dolomite risk management principles and see to it that it is operational at all times.

B. CONDITIONS OF TITLE.

(1) All erven, shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- (a) The erf is subject to service servitudes, 3,00m wide, in favour of the local authority, for municipal purposes along any of its boundaries other than a street boundary: No buildings or other structures shall be erected in the said servitudes and no large-rooted trees shall be planted within the servitude/s or within 2m thereof; Provided that the local authority may dispense with any such servitude or portion thereof and permit the erection of buildings/structures in any part of such servitude/s.
- (b) 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 any municipal service/s 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 municipal services being made good by the local authority.

(2) ERVEN SUBJECT TO SPECIAL CONDITIONS

Erven 1061 And 1062 are subject to a stormwater services servitude in favour of the local authority as indicated on General Plan SG No 3995/2012 and annexed to Certificate of Registered Title No T 145186/2006. The servitude shall be subject to the following conditions:

- (a) The Municipality shall have the right to use the said servitude in perpetuity for the purposes of storm water services and the Municipality shall have the right at all times to construct or lay down on, in or under the said servitude area all such storm water drains as may now or hereafter be necessary;
- (b) The Municipality shall have full and free, 24-hour access to the servitude area by its officials, assistants, workmen, employees, agents or contractors for purposes of carrying out, constructing, laying down, examining, cleaning, clearing, maintaining, repairing, removing or executing any works for storm water services on behalf of the Municipality.
- (c) The Owner or its Successors in Title shall not erect or cause to be erected any building or other permanent structures on the servitude

area nor shall the Owner plant or allow to be planted, any big shrubs or large rooted trees in the servitude area.

- (d) During maintenance of the storm water services located within the servitude area, any necessary repair to damaged paving and improvements on the servitude area will be for the account of the Owner or its Successors in Title. The Municipality will not be held liable for any such damages whatsoever.

C. 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.

SPECIAL (FOR VARIOUS BUSINESS PURPOSES)

Erven 1053 to 1055 and 1057 - 1074 are subject to the following conditions:

- (a) The erf and the buildings to be erected thereon, shall be used solely for the purposes shops, places of refreshment, offices, warehouses, industries (excluding noxious industries) and public garages (excluding the sale of fuels) and with the special consent of the local authority, any other uses excluding noxious industries.
- (b) The height of buildings shall not exceed 2 storeys.
- (c) The total coverage of buildings shall not exceed 50% of the area of the erf, covered parking excluded.
- (d) The maximum Floor Space Ratio, excluding covered parking, shall not exceed 1,00.
- (e) Effective, paved parking spaces, together with the necessary maneuvering area, shall be provided on the erf to the satisfaction of the local authority in the following ratios:
- (i) 6 parking spaces per 100m² total floor area for shops and places of refreshment;
 - (ii) 2 parking spaces per 100m² total floor area for public garage and offices;
 - (iii) 1 parking space per 100 m² total floor area for warehouses;
 - (iv) other uses: to the satisfaction of the local authority.
- (f) Buildings, including outbuildings, hereafter erected on the erf, shall be located not less than 5,00m from any street boundary: Provided that the local authority may relax this restriction if it

would, in its opinion result in an improvement in the development of the erf.

- (g) A site development plan, drawn to such scale as may be approved by the local authority, shall be submitted to the local authority for application prior to the submission of building plans. No building shall be erected on the property before such site development plans have been approved by the local authority and the whole development on the property shall be in accordance with the approved site development plan.
- (h) In addition to the approved geological investigation done by the township owner, the owner of each erf, shall, at his own cost, do a further detailed geotechnical investigation through a registered engineering geologist or geotechnical engineer with extensive dolomitic investigation experience. Such investigation must place emphasis on determining the frequency and width of grikes and, if possible, the condition of the material within them. The form of investigation will require trenching to depths of up to 5,00m with the possibility that boreholes may also be required to investigate deeper areas where the width of the grike warrants it. The data obtained will determine an appropriate founding solution. This solution must take into account the potential size of possible sinkholes that may form.

Should it not be possible to locate structures in areas where no significant grikes occur, then an appropriate founding system would need to be designed and constructed which would enable the structure to span across the maximum size of any such sinkhole/s that could theoretically develop so as to protect any structure from collapse. The maximum size of sinkholes, would have to be considered as being 5m in diameter, unless proved otherwise to a reasonable level of confidence by detailed investigation.

The appointed engineer/geologist must liaise with the Council for Geo Science prior to the initiation of any investigation so that all known information and data and advice can be obtained. Reference No. ANT Geoconsultants report No. 141T/2 dated September 2006 refers, which report will also be filed in the archives of the local authority.

(i) **ERVEN SUBJECT TO SPECIAL CONDITIONS:**

1. Erven 1058, 1059, 1067 and 1068:

The figures JKLMN and ABCDEFGH, demarcate areas that may only be used for parking subject to the following conditions:

- 1.1 No wet services may cross or enter into these areas;
- 1.2 No wash bays or similar uses may be conducted thereon.

- 1.3 The entire areas must be paved to a civil engineers specification and installed in such way that no ponding of water will occur.
 - 1.4 All paved areas shall be maintained to the satisfaction of the local authority.
 - 1.5 No trees or gardens may be located in these areas.
 - 1.6 Any structures to be erected shall be limited to shade cloth covered structures.
 - 1.7 All stormwater must be captured and drained well away from these areas; only opened lined stormwater canals may be used to convey any stormwater across these areas;
 - 1.8 The boundary between the figure ABCDEFGH and Remainder Portion 12 of the Farm Duncanville 598 IQ must be properly filled and landscaped to ensure that no ponding occurs on either side of the boundary line.
 - 1.9 The depression must be backfilled with granular material (minimum standards G10) compacted to 93% mod AASHTO. Quality control must be implemented to ensure that this is done for the entire thickness of fill and these records must be submitted to the local authority as proof that proper compaction was carried out prior to the areas being utilized.
1. ERVEN 1062 AND 1063
 - 2.1 No buildings shall be erected below the 1:100 year flood line without the consent of the local authority.

PLAASLIKE BESTUURSKENNISGEWING 1212

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK DEUR ERF 4 AND 6 DUNCANVILLE VEREENIGING CC, HIERNA VERWYS NA AS DIE DORPSEIENAAR INGEVOLGE DIE BEPALING VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 13 ('n GEDEELTE VAN GEDEELTE 12) VAN DIE PLAAS DUNCANVILLE 598 IQ TOEGESTAAN IS

A. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp sal Duncanville Uitbreiding 4 wees.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangetoon op Algemene Plan LG Nr. SG3995/2012

(3) GROND VIR MUNISIPALE DOELEINDES

Erf 1056 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as 'n substasieterrein oorgedra word.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien daar is,

(i) Uitgesonderd die volgende servitute wat nie die dorp raak nie weens die ligging daarvan:

1. SUBJECT to Notarial Deed of Cession No. 14/1937 S registered on the 7th January 1937, whereby all rights to coal (including all ancillary rights reasonably necessary for mining, getting and selling such coal) were ceded to the AMALGAMATED COLLIERIES OF SOUTH AFRICA LIMITED, which said Cession was made in respect of the Remaining Extent of the farm KLIPPLAATDRIFT 83 measuring as such 2304, 8543 hectares, of which the property held hereunder forms a portion.
2. The Remaining Extent of the said farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) is subject to servitudes of conveyance of water by means of pipelines in favour of the Rand Water Board, as will more fully appear from Notarial Servitude No. 517/1942 S, registered on the 22nd October 1942.
3. The Remaining Extent of the said farm KLIPPLAATDRIFT No. 83 measuring as such 2175, 1446 hectares (of which the property held hereunder forms a portion) is subject to the right to construct railway sidings and railway lines, to convey electricity to erect and maintain telephone lines, together with rights of access and maintenance, as will more fully appear from Notarial Deed of Servitude No. 323/1944S registered on the 5th day of June, 1944;

4. Portion 55 of the farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) and Portion 37 of the farm LEEUWKUIL No. 81, situate in the district of Vereeniging, held under Deed of Transfer No. 36936/1946 dated 26th November 1946 and Portion 26 of the said farm LEEUWKUIL NO 81, held under Deed of Transfer No. 36936/1946 dated 26th November 1946, shall be entitled to a zuipings-recht in the Klip River, and to a servitude of right of way 6,30 metres in width for the purpose of enjoying such zuipings-recht over the Remaining Extent of the farm KLIPPLAATDRIFT No. 83, measuring as such 1738, 5064 hectares, held under Deed of Transfer No. 8112/1897.

The exact situation of such zuipings-recht and right of way shall not cause unreasonable interference with the rights of the owner of the said Remaining Extent and shall be mutually agreed upon and failing such agreement shall be referred to Arbitration according to the Arbitration Laws of the Transvaal Province for the time being.

5. The said Portion 55 of the said farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) is subject to the following:

There is reserved to the Vereeniging Estates Limited, its Successors-in-Title or Assigns, all rights to precious and base minerals, clays metals and precious stones (excluding coal) subject to the condition that prospecting searching and mining for minerals, clays, metals and precious stones shall be subject which at that time shall have been laid out into a Township or into Agricultural Holdings) to the prior payment in compensation by The Vereeniging Estates Limited to the owner of any Erf affected thereby (and if such Erf be occupied by a person other than the owner then also to the occupier thereof) of all loss and damage direct or indirect which such owner and/or occupier may sustain by the exercise by The Vereeniging Estates Limited and/or its Successors in Title of Assigns, to any of the aforesaid rights. The term 'occupier' shall include the purchaser of an Erf who shall not have received transfer thereof at the time when the right to compensation arises and the term "owner" shall include the Seller of such Erf in respect of the balance of the purchase price remaining owing to such Seller.

All as will more fully appear from Certificate of Mineral Rights No. 690/46 R.M. registered on the 26th November, 1946.

6. In so far as the said Portion 55 of the farm KLIPPLAATDRIFT No. 83 (of which the property held hereunder forms a portion) was a portion of the Remaining Extent of the said farm, the riparian rights which attach to the said property are reserved to The Vereeniging Estates Limited, its Successors in Title or Assigns, as the owners of the said Remaining Extent of the farm KLIPPLAATDRIFT No. 83, held under Deed of Transfer No. 8112/1897.
7. The said Portion 55 (a Portion whereof is held hereunder) is subject in favour of the Electricity Supply Commission to convey electricity by means of wires and/or cables or other appliances, underground or overhead, and water by means of two underground pipelines over the said property together with certain ancilliary rights as will more fully appear from Notarial Deed No. 944/1951S, registered the 17th November, 1951, with Diagrams S.G. No. A. 2265/37 and 5236/49 annexed thereto.

8. The said Portion 55 (a Portion whereof is held hereunder) is subject in favour of the Electricity Supply Commission to the right to convey electricity across the said Portion by means of wires and/or cables or other appliances underground or overhead together with certain ancillary rights as will more fully appear from Notarial Deed No. 945/1951S, registered the 17th November 1951, with diagram S.G. No. A. 5236/49 annexed thereto.
9. The Remaining Extent of the farm LEEUWKUIL No. 81, measuring as such 3125, 4971 hectares (a portion whereof is held hereunder) is subject to servitudes of conveyance of water by means of pipelines in favour of the Rand Water Board, as will more fully appear from Notarial Servitude No. 517/42S registered on 22nd October 1942.
10. Subject to Notarial Deed of Cession No. 14/1937S, registered on the 7th of January 1937 whereby all rights to coal (including all ancillary rights reasonably necessary for mining getting and selling such coal) were ceded to the AMALGAMATED COLLIERIES OF SOUTH AFRICA LIMITED, which said Cession was made in respect of the Remaining Extent of the said Farm Leeuwkuil No. 81, measuring as such 4422, 7636 hectares, of which the property held hereunder forms a portion.
11. Portion 37 of the farm LEEUWKUIL No. 81, situate in the district of Vereeniging, (of which the portion held hereunder forms a portion), Portion 55 of the farm KLIPPLAATDRIFT No. 83, situate in the district of Vereeniging, held under Deed of Transfer No. 36936/1946 dated 26th November, 1946, and Portion 26 of the farm Leeuwkuil No. 81, situate in the district of Vereeniging, held under Deed of Transfer No. 36936/1946 dated 26th November 1946, shall be entitled to a zuipings-recht in the Klip River, and to a servitude of right of way 6,30 metres in width for the purpose of enjoying such zuipings-recht over the Remaining Extent of the Farm Klipplaatdrift No. 81, measuring as such 1738, 5064 hectares, held under Deed of Transfer No. 8112/1897.

The exact situation of such zuipings-recht and right of way shall not cause unreasonable interference with the rights of the owner of the said Remaining Extent and shall be mutually agreed upon failing such agreement shall be referred to Arbitration according to the Arbitration Laws of the Transvaal province for the time being.

12. The said Portion 37 (of which the portion held hereunder forms a portion) is subject to the following:

There is reserved to the Vereeniging Estates Limited, its Successors in Title or Assigns, all rights to precious and base minerals, clays, metals and precious stones (excluding coal) subject to the condition that prospecting, searching and mining for minerals, clays, metals, and precious stones shall be subject (in the event of the said rights being exercised in respect of any portion of the said property which at that time shall have been laid out into a township or into Agricultural holdings to the prior payment in compensation by the Vereeniging Estate Limited to the owner of any erf affected thereby (and if such erf be occupied by a person other than the owner then also to the occupier thereof) of all loss and damage direct or indirect which such owner and/or occupier may sustain by the exercise by The Vereeniging Estates Limited and/or its Successors in Title or Assigns to any of the aforesaid Rights. The term "Occupier" shall include the purchaser of an Erf who shall

not have received transfer thereof at the time when the right to compensation arises and the term "owner" shall include the Seller of such Erf in respect of the balance of the purchase price remaining owing to such Seller.

All as will more fully appear from Certificate of Mineral Rights No. 690/46 R.M. registered on the 26th of November, 1946.

13. In so far as the said Portion 37 (a portion whereof is held hereunder) was a Portion of the Remaining Extent of the said farm, the riparian rights which attach to the said property are reserved to The Vereeniging Estates Limited, its Successors in Title or Assigns, as the owners of the said Remaining Extent of the farm Leeuwkuil No. 81, held under Deed of Transfer No. 8111/1897.
14. The Remaining Extent of the said Portion 37, measuring as such 344, 1862 hectares (a portion whereof is held hereunder) is subject in favour of the Electricity Supply Commission to the right to convey electricity across the said Portion by means of wires and/or cables or other appliances underground or overhead together with certain ancillary rights as will more fully appear from Notarial Deed No. 945/1951S, registered on the 11th November 1951, with diagram S.G. 5236/49 annexed thereto.

(ii) Uitgesonderd die volgende voorwaardes wat slegs Erwe 1062 en 1063 raak:

- A. ONDERHEWIG aan die volgende serwitute ten gunste van die Staadsraad van Vereeniging, diens opvolgers in title of regsverkrygendes (hierinlater die "Staadsraad" genoem):-
 - a) n Serwituutgebied voorgestel deur die figuur b d e f b op kaart LG Nr. 13963/1995, geheg aan Sertifikaat van Geregistreeerde Titel T 145186/2006, vir die doel van n elektriese substasie.

Die gemelde serwituut sal onderhewig wees aan die volgende voorwaades:-

1. Die Stadsraad sal die reg hê om die serwituutgebied te betree en alle werke daarop te verrig wat noodsaaklik en gerieflik mag wees vir die doel om die bestaande substasiegebou uit te brei en te onderhou vir die doeleindes in verband daarmee, met die verdere reg om alle pale, torings maste, drade, ondergrondse en bogrondse kables, pype, stutte, ankers, oorspanningsafleiers (met die nodige omheinings om sodanige oorspanningsafleiers te beskerm) en alle ander toestelle en Munisipale installasies nodig of bykomende met die geleiding van elektrisiteit en die bediening van die substasie op te rig, te gebruik of in stand te hou, te herstel, te herplaas, te verander, te inspekteer en te verwyder.
2. Die Staadsraad sal die reg hê om fundamente aan te lê en op die serwituutgebied sodanige addisionele steen- en/of sementgebou volgens die Staadsraad se ontwerpe op te rig as wat nodig mag wees vir die huisvesting van die masjinerie en toerusting benodig vir die onderhoud en bediening van die sub-stasie, en om in die gebou of geboue by voltooiing daarvan sodanige masjinerie en toerusting te installeer,

onderhewig daaraan dat die Stadsraad volgens sy eie goeddunke daarop geregtig sal wees, indien die Stadsraad dit verkies, om daarvan af te sien om geboue op die gebied op te rig en in stede daarvan n buitelugse elektriese substasie daar te stel.

3. Die Stadsraad sal na eie goeddunke die reg hê, maar al in elk geval op versoek van die Staat verplig wees, om langs die grense van die serwituutgebied n diamantmaasdraadheining vir n minimum hoogte van 1,83 meter met paslike ysterpale en sparre op te rig, op voorwaarde dat die enigste hek of hekke wat toegang tot die serwituutgebied verleen aan die suidoostelike grens van die gebied sal wees, en verder op voorwaarde dat die Stadsraad verplig sal wees om alle hekke wat toegang tot die serwituutgebied verleen te all tye toegemaak en gesluit te hou wanneer daar nie iemand is om toesig oor die substasie te hou nie.
4. Die Stadsraad sal deur middle van sy agente, bediendes, kontrakteurs of werksmense met alle nodige implemente die reg van ingang tot, en uitgang van, die serwituutgebied geniet, as wat nodig of gerieflik mag wees om die Stadsraad in staat te stel om sy regte kragtens hierdie akte uit te voer.
5. Die Stadsraad sal die reg hê om op die serwituutgebied wee, reenwaterriole en enige ander munisipale installasies as wat nodig mag wees vir doeleindes in verband daarmee, te behou.
6. Die Staat sal nie geregtig daarop wees om binne 3,15 meter vanaf die grense van die serwituutgebied bome te plant sonder die skriftelike toestemming van die Stadsraad nie, en dan slegs op sodanige voorwaardes en bepalinge as wat die Stadsraad goed mag ag.
7. Die Stadsraad sal verplig wees om indien die serwituutgebied afgekamp word, die gebied en die geboue daarop in n skoon en netjiese toestand te hou, en wanneer nodig, verbeteringe en herstelwerk aan die geboue aan te bring.
8. Die Stadsraad sal die reg hê gedurende die konstruksie, instandhouding, verwydering en/of herstel van enige ondergrondse kabel installasie, om tydelik op die eiendom grensend aan die padreg sodanige material as wat nodig mag wees en grond wat uitgegrawe word, af te laai. Dit is egter n voorwaarde dat na voltooiing van enige van die werk hierin vermeld, die Stadsraad op eie koste enige uitgrawings gelyk sal maak en die eiendom in diselfde toestand sal laat as wat dit was. As alternatief sal die Stadsraad die Staat vergoed deur betaling van n bedrag volgens onderlinge ooreenkoms, en indien hulle nie tot n ooreenkoms kan geraak nie, dan sal die bedrag deur arbitrasie bepaal word.

b) 'n Serwituut vir die lê van 'n elektriese kabel oor 'n strook grond 1,26 meter wyd waarvan die lyne fJ en JK op Kaart L.G. Nr.13963/1995, geheg aan Sertifikaat van Geregistreerde Titel T 145186/2006, die Suid- Oostelike en Suid-Westelike grense onderskeidelik van die gemelde serwituut voorstel.

B. Die Staat sal die volle en vrye gebruik hê van die serwituutgebied en serwituutstrook genoem in paragraaf A hierbo sonder benadeling van die regte van die Staadsraad van Vereeniging.

(iii) **Uitgesonderd die volgende serwituut wat slegs Erwe 1057 en 1070 raak:**

1. A servitude for sewerage services in favour of the local municipality with certain ancillary rights as will more fully appear from Notarial Deed No. _____, about to be registered with Diagram L.G. 13963/1995 annexed to Certificate of Registered Title No T145186/2006 relating thereto.

(5) INSTALLASIE EN VOORSIENING VAN DIENSTE

- (a) Die dorpseienaar moet interne ingenieursdienste in die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms of 'n besluit van 'n dienste – arbitrasieraad, na gelang van die geval.
- (b) Die plaaslike bestuur moet eksterne ingenieursdienste vir die dorp installeer en voorsien ooreenkomstig die diensteooreenkoms of 'n besluit van die dienste – arbitrasieraad, na gelang van die geval.

(7) TOEGANG

- (a) Ingang en uitgang van Provinsiale Pad K57 (Johannesburgweg) tot die dorp moet in ooreenstemming wees met die vereistes van die Departement van Openbare Vervoer, Paaie en Werke.
- (b) Toegang tot Generaal Smutsweg sal ook toelaatbaar wees.

(8) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die bestaande paaie, sodat alle stormwaterafvloei van die dorp na die bestaande stelsel gedreineer word soos ooreengekom in die dienste ooreenkoms tussen die dorpsdigter en die plaaslike bestuur.

(9) GROND TOESTANDE

Die plaaslike bestuur moet 'n streeks risiko bestuurstelsel implementeer wat alle dolomitiese risiko bestuursbeginsels aanspreek en sorg dat dit ten alle tye operationeel sal wees.

1. TITELVOORWAARDES

- (1) Alle erwe is onderworpe aan die volgende voorwaardes, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsgeplanning en Dorpe, 1986:
- (a) Die erf is onderworpe aan diens serwitute, 3 m breed, ten gunste van die plaaslike bestuur, langs enige van die grense, uitgesonderd 'n straatgrens; geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag in die gebied van sodanige serwituut of binne 2,00m daarvan geplant word nie; met dien verstande dat die plaaslike bestuur van enige sodanige serwitute of gedeelte daarvan mag afsien en die oprigting van geboue in dië serwituut gebied/e toelaat.
- (b) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES

Erven 1061 and 1062 are subject to a stormwater services servitude in favour of the local authority as indicated on General Plan SG No 3995/2012 and annexed to Certificate of Registered Title No T 145186/2006. The servitude shall be subject to the following conditions:

- (a) The Municipality shall have the right to use the said servitude in perpetuity for the purposes of storm water services and the Municipality shall have the right at all times to construct or lay down on, in or under the said servitude area all such storm water drains as may now or hereafter be necessary;
- (b) The Municipality shall have full and free, 24-hour access to the servitude area by its officials, assistants, workmen, employees, agents or contractors for purposes of carrying out, constructing, laying down, examining, cleaning, clearing, maintaining, repairing, removing or executing any works for storm water services on behalf of the Municipality.
- (c) The Owner or its Successors in Title shall not erect or cause to be erected any building or other permanent structures on the servitude area nor shall the Owner plant or allow to be planted, any big shrubs or large rooted trees in the servitude area.
- (d) During maintenance of the storm water services located within the servitude area, any necessary repair to damaged paving and improvements on the servitude area will be for the account of the Owner or its Successors in Title. The Municipality will not be held liable for any such damages whatsoever.

VOORWAARDES WAT IN DIE STADSBEPLANNINGSKEMA, INGEVOLGE ARTIKEL 125 VAN ORDONANNSIE 15 VAN 1986 BYGEVOEG MOET WORD BYKOMEND TOT DIE BEPALINGS VAN DIE DORPSBEPLANNINGSKEMA IN WERKING.

C. SPESIAAL (VIR VERSKEIE BESIGHEIDSDOELEINDES)

Erwe 1053 tot 1055 en 1057 – 1074 is aan die volgende voorwaardes onderworpe:

- (a) Die erf en die geboue wat daarop opgerig gaan word, moet slegs gebruik word vir winkels, verversingsplekke, pakhuis, nywerhede (hinderlike nywerhede uitgesluit) en openbare garages (brandstofverkope uitgesluit) en met die spesiale toestemming van die plaaslike bestuur, enige ander gebruike, uitgesluit hinderlike bedrywe.
- (b) Die hoogte van die geboue moet nie 2 verdiepings oorskry nie.
- (c) Die totale dekking van die geboue moet nie 50% van die oppervlakte van die erf oorskry nie, bedekte parkering uitgesluit.
- (d) Die vloerruimteverhouding moet nie 1,00 oorskry nie, bedekte parkering uitgesluit.
- (e) Doeltreffende, geplaveide parkeerplekke, tesame met die nodige beweegruimte moet in die volgende verhoudings op die erf tot bevrediging van die plaaslike bestuur, voorsien word:
 - (i) 6 parkeerplekke per 100 m² bruto winkel- en verversingsplek vloeroppervlakte.
 - (ii) 2 parkeerplekke per 100 m² bruto openbare garage- en kantoorvloeroppervlakte.
 - (iii) 1 parkeerplek tot 100 m² bruto pakhuisvloeroppervlakte.
 - (iv) Ander gebruike: ter bevrediging van die plaaslike bestuur.
- (f) Geboue, insluitende buitegeboue, hierna op die erf opgerig, moet nie minder as 5 m van enige straatgrens geleë wees nie: Met dien verstande dat die plaaslike bestuur hierdie beperking mag verslap indien sodanige verslapping na sy mening 'n verbetering in die ontwikkeling van die erf tot gevolg sal hê.
- (g) 'n Terreinontwikkelingsplan, op sodanige skaal wat die plaaslike bestuur mag goedkeur, moet vir goedkeuring aan die plaaslike bestuur voorgelê word voor die indiening van enige bouplanne. Geen gebou mag op die erf opgerig word voordat sodanige terreinontwikkelingsplan deur die plaaslike bestuur goedgekeur is nie en die algehele ontwikkeling op die erf moet in ooreenstemming met die goedgekeurde terreinontwikkelingsplan wees.
- (h) Bykomstig tot die goedgekeurde geologiese ondersoek gedoen deur die dorpseienaar, moet die eienaar van elke erf, op sy eie koste, 'n verdere gedetailleerde geotegniese ondersoek deur 'n gerigistreeerde ingenieurs geoloog of geotegniese ingenieur met uitgebreide dolomitiese ondersoek ondervinding laat doen. Sodanige ondersoek moet klem lê op die bepaling van die frekwensie en wydtes van die gryke en, indien moontlik, die toestand

van die material daar binne. Die vorm van die ondersoek sal uitgrawings van dieptes to 5,00m benodig met die moontlikheid dat boorgate ook benodig sal word om dieper areas te ondersoek waar die wydte van die gryke dit vereis. Die data verkry sal 'n paslike fondasie oplossing bepaal. Hierdie oplossing moet die potensiaale grote van sinkgate wat moontlik gevorm kan word in ag neem.

Indien dit nie moontlik is om strukture te plaas waar geen noemenswaardige gryke voorkom nie, dan moet 'n paslike fondasie sisteem ontwerp word en diè so saamgestel moet word dat die struktuur oor die maksimum grote van enige sodanige sinkgat wat teoreties kan ontwikkel, sal oorstrek sodat enige struktuur van ineenstorting beskerm word. Die maksimum grote van sinkgate, moet beskou word as 5,00m in deursnee, tensy die teendeel bewys kan word deur 'n redelike vlak van vertroue by wyse van 'n gedetailleerde ondersoek.

Die aangestelde ingenieur/geoloog moet konsulteer met die Raad vir Geowetenskap voordat dat enige ondersoek ge-inisieer word sodat al die bekende inligting en data en advies kan verkry word. Verwysings Nr. ANT Geoconsultants verslag Nr. 141T/2 gedateer September 2006 verwys. Diè verslag sal ook in die argiewe van die plaaslike bestuur geliasseer wees.

(i) ERWE ONDERWORPE AAN SPESIAALE VOORWAARDES:

1. Erwe 1058,1059,1067 en 1068:

Die figure JKLMN en ABCDEFGH toon areas aan slegs vir parkering gebruik mag word onderworpe aan die volgende voorwaardes:

- 1.1 Geen nat dienste mag hierdie areas deurkruis of binned dring nie.;
- 1.2 Geen was ruimtes of soortgelyke gebruike mag daarop uitgevoer word nie;
- 1.3 die areas moet in geheel gepavlei word ooreenkomstig 'n siviele ingenieur se ontwerp en ge-installeer word in sodanige manier dat geen opdamming van water sal plaasvind nie.
- 1.4 Alle geplaveide areas sal onderhou word ter bevrediging van die plaaslike bestuur;
- 1.5 Geen bome of tuine mag in hierdie areas voorkom nie;
- 1.6 Alle strukture wat opgerig word sal beperk word tot skadunet bedekte structure;
- 1.7 Alle stormwater moet so opgevang word en gedreineer word van hierdie hierdie areas; slegs oop omlýnde stormwater kanale mag gebruik word om stormwater weg te ly oor hierdie areas;
- 1.8 Die grens tussen die figure ABCDEFGH en Restant Gedeelte 12 van die Plaas Duncanville 598IQ moet behoorlik gevul en belandskap word om te verseker dat geen opdamming van water plaasvind op enige kant van die grenslyn nie.
- 1.9 Die laagte moet terug gevul word met granulêre material (minimum standarde G10) gekompakteur tot 93% mod AASHTO. Kwaliteits beheer moet geimplimenteer word om te verseker dat dat dit uitgevoer word vir die totale dikte van opvulling and dat hierdie rekords aan die plaaslike bestuur ingedien sal word as bewys dat behoorlike kompaksie uitgevoer was voordat die areas in gebruik geneem word.

2. ERWE 1062 EN 1063

- 2.1 Geen geboue mag benede die die 1:100 jaar vloedlyn gebou word sonder die toestemming van die plaaslike bestuur nie.
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