

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

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Prevention is the cure

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DEPARTMENT OF HEALTH

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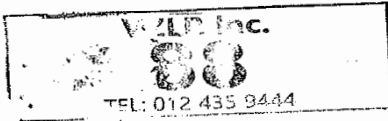
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PROCLAMATIONS • PROKLAMASIES

PROCLAMATION NOTICE 86 OF 2021



STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE THE GAUTENG PROVINCIAL GOVERNMENT (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS IV OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 38 OF THE FARM VLAKFONTEIN 161 IR HAS BEEN GRANTED

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

PROVISION AND INSTALATION OF SERVICES

- (1) The applicant shall ensure that the relevant Amendment Scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant shall comply with the provisions of Sections 109(3)(b) (General Plan) and 110 (Township Register) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, on request by the Local Authority, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Local Authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

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- (b) The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.

Ekurhuleni
CITY OF EKURHULENI
Municipal Council
Professional
Engineer
Brakpan CCC

APPROVED CONDITIONS OF ESTABLISHMENT
DATE: 02/09/2021 1
SIGNED: [Signature]
AREA MANAGER

- (c) The township owner shall be responsible for the maintenance of the streets and storm water drainage system to the satisfaction of the Local Authority until the streets and storm water drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

B. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Tsakane Extension 20.

(2) DESIGN

The township shall consist of erven and street as indicated on GENERAL PLAN SG NO 9293/2002

(3) ENDOWMENT

Payable to the local authority;
The township owner shall, in terms of the provisions of Section 81, as well as Section 98 (2) and (3) of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R0.00 to the local authority.

(4) ACCESS

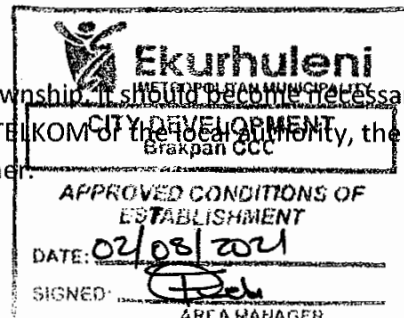
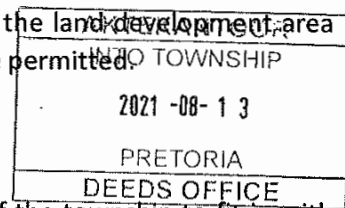
No ingress from proposed Provincial Road PWV 5 to the land development area and no egress from the land development area will be permitted.

(5) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running of or diverted from the roads to be received and disposed off.

(6) REPOSITIONING OF SERVICES

If, by reasons of the establishment of the township, it should become necessary to reposition any existing services of ESKOM, TELKOM or the local authority, the cost thereof shall be borne by the township owner.



(7) ENGINEERING SERVICES

- (a) The applicant shall be responsible for the installation and provision of internal engineering services.
- (b) One water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street light).
- (c) The owner is responsible for all internal service (water and sewer).

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

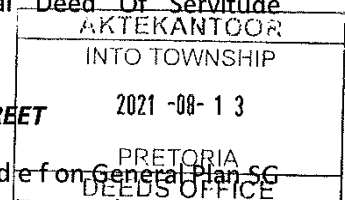
The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agree upon between the township owner and the local authority.

(9) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes which only affect certain erven and streets:

a) Only Erf 43132 (Park) and DUNGANE STREET

Subject to an Electric Power Transmission Servitude, 22,00 metres wide, the centre line of which is indicated by the line ab on General Plan SG NO 9293/2002, and registered by virtue of Notarial Deed Of Servitude K3639/2003S

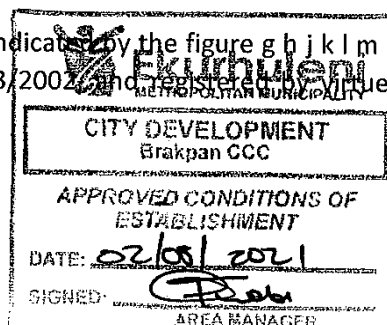


b) Only Erven 42635, 43138 (Park) and MOELASE STREET

Subject to a Servitude Area, indicated by the figure c d e f on General Plan SG No 9293/2002, and registered by virtue of Notarial Deed K 3643/2003S

c) Only Erven 42510, 43130 (Park), 43133 (Park), 43136 (Park), 43137 (Park), 43138 (Park) and ASIYI EDUDUZA STREET, SIHLONIPHINI STREET, MADIBA STREET, HLANGANANI STREET, NOMSA STREET, SIPHUMELE STREET, MPHONGA STREET AND MOELASE STREET

And further subject to a Servitude Area, indicated by the figure g h i j k l m n p 1 F 1 G 1 H on General Plan SG No 9293/2002, and registered by virtue of Notarial Deed of Servitude K 3644/2003S



Handwritten mark

1. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator 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.

(2) Erven subject to conditions as indicated on the General Plan

Erven 41688,41689,41699,41700,41715,41716,41729,41730,41800,41801,41810,41811,41818,41819,41827,41828,41852,41853,41876,41877,42077,42078,42097,42098,42368,42369,42380,42381,42461,42462,42471,42472,42491,42492,42590,42591,42602,42603,42618,42619,42996,42997,43020,43021,43095,43096,43107 and 43108

The above erven are subject to 1,00 metre indicated on General Plan SG No 9293/2002

AKTEKANTOOR
INTO TOWNSHIP
2021-08-13
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municipal services servitudes as
 Ekumeleni
METROPOLITAN MUNICIPALITY
CITY DEVELOPMENT
Brakpan CCC
APPROVED CONDITIONS OF ESTABLISHMENT
DATE: 02/08/2021
SIGNED: 
AREA MANAGER

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

(a) GENERAL CONDITIONS

(Applicable to all erven)

The Erf is situated in an area with soil conditions that can affect buildings and structures detrimentally and result in damage. Building plans submitted to the local authority shall indicate measures in accordance with recommendations contained in the Engineering-Geological report compiled for the township, to limit possible damage to the buildings and structures as a result of the unfavourable foundation conditions, unless proof is submitted to the local authority that such measures are unnecessary or the same purpose can be achieved by alternative measures.

Erven 41632-41647, 41649-42628, 42636-42555, 42657-43027, 43029-43069, 43071-43122

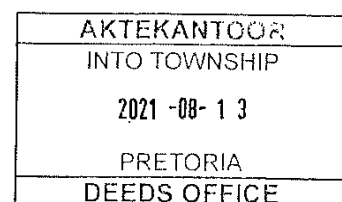
The erven shall be zoned "**RESIDENTIAL 2**"

Height Zone : 2 Storeys
 Coverage : 80%
 FAR : As per scheme
 Parking : As per the scheme
 Building lines : As per the scheme

Erven 42619- 42635, 43123-43129

The erven shall be zoned "**INDUSTRIAL 1**"

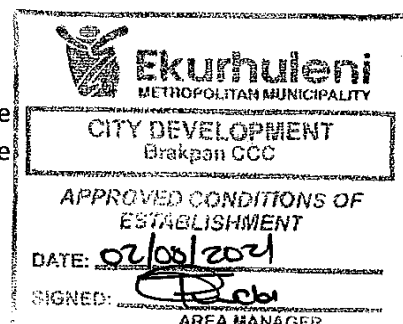
Height Zone : 2 Storeys
 Coverage : 80%
 FAR : As per scheme
 Parking : As per the scheme
 Building lines : As per the scheme



Erven 41648, 42656, 42510 and 43070

The erven shall be zoned "**COMMUNITY FACILITY**"

Height Zone : 2 Storeys
 Coverage : 80%
 FAR : As per scheme
 Parking : As per the scheme
 Building lines : As per the scheme



Erven 43130-43138

The erven shall be zoned **"PUBLIC OPEN SPACES"**

Height Zone	:	N/A
Coverage	:	As per the Scheme
FAR	:	As per scheme
Parking	:	As per the scheme
Building lines	:	As per the scheme

Buildings erected on the property shall be subservient and ancillary to the main use. The proposed development controls shall be submitted to the municipality for consideration, prior to the submission of the Site Development Plan (SDP).

Erf 43028

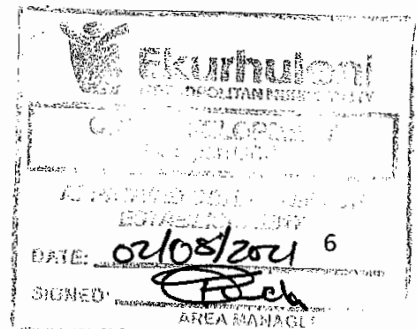
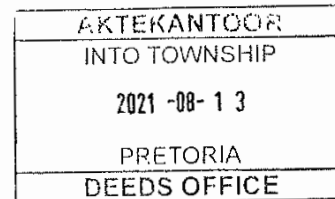
The erven shall be zoned **"PUBLIC GARAGE"**

Height Zone	:	2 storeys
Coverage	:	60%
FAR	:	As per scheme
Parking	:	As per the scheme
Building lines	:	As per the scheme

Erf 42543

The erven shall be zoned **"MUNICIPAL"**

Height Zone	:	As per scheme
Coverage	:	As per scheme
FAR	:	As per scheme
Parking	:	As per the scheme
Building lines	:	As per the scheme



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