

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2370

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION IS MADE BY SIZANE AGENCIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER 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 THE REMAINING EXTENT OF PORTION 42 OF THE FARM RIETGAT 611 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

1.1 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in and for the township.

1.2 GENERAL

1.2.1 The applicant shall satisfy the Municipality that -

1.2.1.1 the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;

1.2.1.2 A right of way servitude in favour of the General Public has been registered over Erf 421 Soshanguve Blok DD;

1.2.1.3 the consent of the mineral rights holder in respect of the land on which the township is being established have been obtained;

1.2.1.4 the General Plan of the township Soshanguve SS Extension 2 has been withdrawn and proof thereof has been submitted to the Municipality;

1.2.1.5 street names have been approved by the local authority;

1.2.2 The applicant shall comply with the provisions of section 72, 75 and 101 of the Town-planning and Townships Ordinance, 1986.

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be Soshanguve SS Extension 4.

2.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1562/2006.

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.4 LAND FOR MUNICIPAL PURPOSES

Erf 1629 shall be transferred to the local authority by and at the expense of the township owner as Public open space.

2.5 REMOVAL OR REPLACEMENT OF MUNICIPAL OR TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal or Telkom services, the cost thereof shall be borne by the township owner.

2.6 RESTRICTION ON THE DISPOSAL OF ERF 1534

The township owner shall not offer for sale or alienate Erf 1534 within a period of twelve months from the date of declaration of the township as an approved township, to any person or body other than the Gauteng Department of Education unless that Department has indicated in writing that it does not wish to acquire the erf.

2.7 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 therefor, as previously agreed upon between the township owner and the local authority.

3. CONDITIONS OF TITLE

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

3.1 ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 2.4

- 3.1.1 The erf is subject to a servitude, 2 m 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 2 m 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.
- 3.1.2 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 2 m thereof.
- 3.1.3 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.

3.1.4 If it becomes necessary during installation of services to provide miniature substations inside a 13m or smaller road reserve, servitudes shall be registered over the erven in favour of the Municipality;

3.2 ERVEN 1549 TO 1571

The erf is subject to a servitude 5 meters wide for water and sewer services in favour of the Municipality, as indicated on the general plan.

3.3 ERF 1533

The erf is subject to a servitude 16m wide for road purposes in favour of the Municipality, as indicated on the general plan. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

3.4 ERF 1630

The erf is subject to a right of way servitude along the northern boundary of the erf which lines up, and connects with the right of way servitude over Erf 421 Soshanguve Block DD.

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

4.1 ERVEN 1489 TO 1507, 1509 TO 1532, 1536 TO 1628 AND 1630 SOSHANGUVE SS X4

1	Use Zone	1: Residential 1
2	Uses permitted	Table E, Column 3 of the Scheme
3	Uses with consent	Table E, Column 4 and 5 of the Scheme
4	Uses not permitted	Table E, Column 6 of the Scheme
5	Definitions	Clause 2 of the scheme
6	Density	One dwelling per Erf
7	Coverage	60%
8	Height	2 Storeys: Provided that the second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners
9	Floor space ratio	Not Applicable
10	Site development plan and landscape development plan	Not applicable
11	Building lines	According to the Scheme
12	Parking requirements	According to the Scheme
13	Paving of traffic areas	Not Applicable

14	Access to the erf	Not Applicable
15	Loading and off-loading facilities	Not Applicable
16	Turning facilities	Not Applicable
17	Physical barriers	According to the Scheme
18	Health measures	<ol style="list-style-type: none"> 1. Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. 2. No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20	<p>General:</p> <ol style="list-style-type: none"> 1. No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report. On completion of the structures he must certify that all his specifications have been met. 2. No building of any nature shall be erected within that portion of erf 1546 which is likely to be inundated by the floodwaters of a public stream on an average every 50 years, as shown on the map of the town-planning scheme: Provided that the Municipality may consent to the erection of buildings on such portion if it is satisfied that the said portion will no longer be subject to inundation. 3. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996. 	

4.2 ERF 1533 SOSHANGUVE SS EXTENSION 4

1	Use Zone	1: Residential 1
2	Uses permitted	Table E, Column 3 of the Scheme
3	Uses with consent	Table E, Column 4 and 5 of the Scheme
4	Uses not permitted	Table E, Column 6 of the Scheme
5	Definitions	Clause 2 of the scheme
6	Density	One dwelling per Erf

7	Coverage	60%
8	Height	2 Storeys: Provided that the second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners
9	Floor space ratio	Not Applicable
10	Site development plan and landscape development plan	Not applicable
11	Building lines	According to the Scheme
12	Parking requirements	According to the Scheme
13	Paving of traffic areas	Not Applicable
14	Access to the erf	Not Applicable
15	Loading and off-loading facilities	Not Applicable
16	Turning facilities	Not Applicable
17	Physical barriers	According to the Scheme
18	Health measures	<ol style="list-style-type: none"> 1. Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. 2. No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20	General:	<ol style="list-style-type: none"> 1. No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report. On completion of the structures he must certify that all his specifications have been met. 2. No building of any nature shall be erected within that portion of erf 1533 which is likely to be inundated by the floodwaters of a public stream on an average every 50 years, as shown on the map of the town-planning scheme: Provided that the Municipality may consent to the erection of buildings on such portion if it is satisfied that the said portion will no longer be subject to inundation. 3. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996.

4.3 ERF 1508 SOSHANGUVE SS EXTENSION 4

1	Use Zone	8: Institution
2	Uses permitted	Place of Public worship, dwelling unit and purposes incidental thereto
3	Uses with consent	According to the Scheme
4	Uses not permitted	According to the Scheme
5	Definitions	Not Applicable
6	Density	Not applicable
7	Coverage	60%
8	Height	2 Storeys
9	Floor space ratio	1,2
10	Site development plan and landscape development plan.	<p>1. A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>2. The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.</p>
11	Building lines	According to the Scheme
12	Parking requirements	Demarcated parking spaces with a permanent dust-free surface, together with the necessary manoeuvring space, shall be provided and maintained on the erf to the satisfaction of the Municipality in accordance with the site development plan.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality
15	Loading and off-loading facilities	Not Applicable
16	Turning facilities	Not Applicable

17	Physical barriers	According to the Scheme
18	Health measures	<ol style="list-style-type: none"> 1. Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. 2. No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20	General:	<ol style="list-style-type: none"> 1. No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report. On completion of the structures he must certify that all his specifications have been met. 2. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996.

4.4 ERF 1534 SOSHANGUVE SS X4

1	Use Zone	8: Institution
2	Uses permitted	Primary school
3	Uses with consent	According to the scheme
4	Uses not permitted	According to the scheme
5	Definitions	Not Applicable
6	Density	Not applicable
7	Coverage	60%
8	Height	2
9	Floor space ratio	1,2
10	Site development plan and landscape development plan.	Not applicable.
11	Building lines	According to the scheme
12	Parking requirements	According to the scheme

13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality
15	Loading and off-loading facilities	Not Applicable
16	Turning facilities	Not Applicable
17	Physical barriers	According to the Scheme
18	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising
20	General:	<ol style="list-style-type: none"> 1. No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report. On completion of the structures he must certify that all his specifications have been met. 2. No building of any nature shall be erected within that portion of erf 1534 which is likely to be inundated by the floodwaters of a public stream on an average every 50 years, as shown on the map of the town-planning scheme: Provided that the Municipality may consent to the erection of buildings on such portion if it is satisfied that the said portion will no longer be subject to inundation. 3. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996.

4.5 ERF 1535 SOSHANGUVE SS EXTENSION 4

1	Use Zone	8: Institution
2	Uses permitted	Creche / child care centre.
3	Uses with consent	According to the scheme
4	Uses not permitted	According to the scheme

5	Definitions	CHILD CARE CENTRE For the purposes of this scheme a child care centre (including a day care centre and/or a crèche and/or after school care centre) means the use of land or buildings thereon for taking care of children according to compulsory educational standards.
6	Density	Not applicable
7	Coverage	60%
8	Height	2
9	Floor space ratio	1,2
10	Site development plan and landscape development plan.	A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans
11	Building lines	According to the Site Development Plan
12	Parking requirements	According to the scheme
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
14	Access to the erf	According to the scheme
15	Loading and off-loading facilities	On and off loading of children shall only be allowed inside the boundaries of the erf unless the Municipality has provided different measures for this purpose.
16	Turning facilities	Not Applicable
17	Physical barriers	According to the Scheme
18	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising

20	<p>General:</p> <ol style="list-style-type: none"> 1. No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report. On completion of the structures he must certify that all his specifications have been met. 2. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996.
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4.6 ERF 1629 SOSHANGUVE SS X4

1	Use Zone	16: Public Open space
2	Uses permitted	According to the Scheme
3	Uses with consent	According to the Scheme
4	Uses not permitted	According to the Scheme
5	Definitions	According to the Scheme
6	Density	Not applicable
7	Coverage	Not applicable
8	Height	Not applicable
9	Floor space ratio	Not Applicable
10	Site development plan and landscape development plan	A site development plan compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.
11	Building lines	Not applicable
12	Parking requirements	Not applicable
13	Paving of traffic areas	Not Applicable
14	Access to the erf	Not Applicable
15	Loading and off-loading facilities	Not Applicable
16	Turning facilities	Not Applicable
17	Physical barriers	As per Scheme
18	Health measures	Not applicable
19	Outdoor advertising	Not applicable

20	<p>General:</p> <ol style="list-style-type: none">1. No structures shall be erected prior to the appointment of a professional structural or geotechnical engineer who must design, specify and supervise structural measures for foundations of all structures according to the soil classification for each specific zone as described in the report. On completion of the structures he must certify that all his specifications have been met.2. No building of any nature shall be erected within that portion of erven 1629 which is likely to be inundated by the floodwaters of a public stream on an average every 50 years, as shown on the map of the town-planning scheme: Provided that the Municipality may consent to the erection of buildings on such portion if it is satisfied that the said portion will no longer be subject to inundation.3. In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996.
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