

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 209 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
BRAKPAN CUSTOM CARE CENTRE****DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with the relevant section of the Spatial Planning and Land Use Management Act 16 of 2013, the City of Ekurhuleni declares **DALPARK EXTENSION 24 TOWNSHIP** situated on Portion 522 of the farm Witpoortje Registration Division 117 - I.R. 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 DOUBLE TIME INVESTMENTS CC (HEREAFTER REFERRED TO AS THE DEVELOPER) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 522 OF THE FARM WITPOORTJE REGISTRATION DIVISION, GAUTENG 117-IR, HAS BEEN APPROVED BY THE EKURHULENI METROPOLITAN MUNICIPALITY**

**1. GENERAL CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Dalpark Extension 24.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan SG No 358/2018.

**1.3 OBLIGATIONS WITH REGARDS TO ESSENTIAL ENGINEERING SERVICES**

- 1.3.1 The township owner shall within such period as the local authority may determine, fulfil the obligation in respect of the provision of water, electricity and sanitary services and the installations of systems therefore, as well as the construction of the roads and storm-water drainage system as previously agreed upon between the township owner and the local authority.

**1.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs shall be borne by the township owner.

**1.5 ACCESS**

Access must be provided to the satisfaction of the Local Authority as prescribed by the approved traffic impact study.

**1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER**

The storm water design for this development must also include the internal storm water runoff across and between the individual erven. The design must include identification of the necessary storm water routes, pipes, wall openings and channels which must be clearly written into the title deeds of the affected properties, or otherwise clearly enforced on the purchasers of individual erven and their successors in title. If a low point is created in the township, provision must be made to drain a 1:20 year flood to prevent flooding or the surrounding properties.

## 1.7 SPECIAL CONDITIONS

None

## 1.8 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, excluding the following which will be incorporated in the Town-Planning Scheme.

### 1.8.1 Condition B in Deed of Transfer T26883/2020:

GEDEELTE 55 van die genoemde plaas WITPOORTJE 117 (waarvan die eiendom hieronder gehou 'n gedeelte uitmaak) is onderhewig aan die volgende voorwaardes opgelê en afdwingbaar deur die Stadsraad van Brakpan:

1. No buildings shall be erected on the property without the written consent of the Town Council of Brakpan first had and obtained.
2. No slaughter house, factory or other industry whatsoever shall be established or conducted on the said property.
3. No cattle kraal, cowshed or other structure shall be erected on the said property without the written consent of the Town Council of Brakpan first had and obtained.

### 1.8.2 Condition C in Deed of Transfer T26883/2020:

ONDERHEWIG aan die volgende voorwaardes neergelê deuyr die Administrateur kragtens Ordinsie 19/1973 en Wet 21/40:

The land may be used only for such purposes as the Administrator may allow and subject to such requirements as he may determine provided that on the establishment of a township on the land, this condition shall lapse.

### 1.8.3 Excluding the following servitude which only affects Erf 4573

Further subject to a servitude area as will more fully appear from the figure mnpqm as shown on diagram SG No. 356/2018, registered by virtue of Notarial Deed of Servitude K210/2020 S"

## 2. CONDITIONS OF TITLE

**THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITONS AS INDICATED, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.**

### 2.1 ALL ERVEN

- 2.1.1 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 being made good by the local authority.
- 2.1.2 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 2m thereof.
- 2.1.3 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.

- 2.1.4 As this land is liable to subsidence, settlement, shocks and cracking whereby damage may be caused to buildings or structures erected thereon, the owner of the said land undertakes not at any time to require from the holder of mining title underlying, adjoining or adjacent to the said land or from the Inspector of Mines, that any protection to the surface of said land or to any buildings or structure whatever situated thereon shall be given in terms of Regulations, framed under the powers contained in the Minerals Act No 50 of 1995, or any amendment thereof, and accept all risk of damage to such surfaces, building or structure which may be caused by mining operations past, present or future, either underneath said land or elsewhere.

- 2.1.5 Erf 4574

Erf 4574 is subject to a servitude for right of way 10,0 meter wide, in favour of Erf 4573 as shown on the General Plan.

- 2.1.6 Erf 4573

Erf 4573 is entitled to a servitude for right of way 10,0 meter wide, in favour of Erf 4574 as will more fully appear from the General Plan.

**3. CONDITIONS TO BE INCORPORATED INTO THE EKURHULENI TOWN-PLANNING SCHEME, 2014 IN ADDITION TO THE GENERAL PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION**

**3.1 ERVEN 4573 AND 4574: USE ZONE 22: SPECIAL**

- 3.1.1 For the purposed of a Public Garage, places of refreshment, shop, light industry and commercial uses.
- 3.1.2 The total coverage of buildings shall not exceed 60%.
- 3.1.3 Buildings erected on the erf shall not exceed 2 storeys.
- 3.1.4 The F.A.R. shall not exceed 1,0.
- 3.1.5 Buildings and structures hereafter erected on the erf shall be erected at least 16 (sixteen) metres from boundary abutting on Springs road and 20m for a single storey building and 30m for a double storey dwelling abutting on the N17 highway.
- 3.1.6 The foundation of all buildings to be erected on the erf, shall be designed by a civil engineer to the satisfaction of the local authority after the soil on the property on which the buildings are to be erected has been investigated by a civil engineer to the satisfaction of the local authority.
- 3.1.7 A site development plan to the satisfaction of the local authority shall be submitted and approved before any building plans may be submitted.

I. MASHAZI, City Manager, City of Ekurhuleni Metropolitan Municipality  
2<sup>nd</sup> Floor, Head Office Building  
Corner Cross and Rose Street  
Germiston Private Bag X1069  
Germiston  
1400  
Notice 02/2021

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
BRAKPAN CUSTOM CARE AREA**

**EKURHULENI AMENDMENT SCHEME R0101**

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with Section 35 of the Spatial Planning and Land Use Management Act, 2013, declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014 comprising the same land as included in the township of DALPARK EXTENSION 24 TOWNSHIP.

The amendment scheme documents will lie for inspection during normal hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Brakpan Customer Care Area; as well as the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme R0101 and shall come into operation from date of the publication of this notice.

I. MASHAZI, City Manager, City of Ekurhuleni Metropolitan Municipality  
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Germiston  
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