

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 69 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION ____ (A PORTION OF PORTION 224) OF THE FARM NO 594-IQ, PROVINCE OF GAUTENG, BY SCHULDEN PROPERTIES (PTY) LTD REGISTRATION NUMBER 2001/009252/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME, HAS BEEN APPROVED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP

(1) REMOVAL OF EXISTING TITLE RESTRICTIONS / OBLIGATIONS

The township applicant shall at its own expense cause conditions / servitudes, in Certificate of Registered Title T2701/2009, which affect the proposed township adversely (if any) to be altered, suspended or removed excluding those referred to in clause 2 (3).

(2) SUBDIVISION OF COMPONENT PORTIONS

The applicant shall at his own expense cause the component portion comprising the township to be subdivided where necessary.

(3) GENERAL

(a) The township applicant shall make the necessary arrangements to ensure that –

- (i) an Engineering Services Agreement has been entered into;
- (ii) that the Section 125 amendment scheme has been prepared and lies ready for proclamation with the township.

(b) The township applicant shall comply with the provisions of Sections 72 (General Plan), 75 (General Plan: Local Authority) and 101 (Township Register) of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Unitas Park Extension 23.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on Layout Plan SMR580/p3.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes in Certificate of Registered Title T2701/2009, if any, excluding the following entitlements/rights which will not be passed on to erven in the township.

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28/06/2022
FOR EMFULENI LOCAL
MUNICIPALITY
VIR EMFULENI TOWNSHIP
MUNICIPALITEIT
DATE:

A. "Gedeelte "E" van die Oostelike Gedeelte (nou gedeelte 9) van die plaas no 594, Registrasie Afdeling IQ, distrik Vereeniging (waarvan die gedeelte aangetoon deur die figuur bFGHJKLMNPQRSTUVDb op kaart LG no 7425/2008 deel vorm) is onderworpe aan die volgende voorwaardes, naamlik:

- (a) Die eienaar van die genoemde Gedeelte "E" en die eienaar van Gedeelte "D" van die oostelike gedeelte van die genoemde plaas, groot 461, 7763 hektaar, gehou deur DIRK ADRIAAN VAN DER MERWE kragtens Verdelingsertifikaat No 714/1913 en die eienaar van die Resterende Gedeelte van die genoemde Oostelike Gedeelte, groot as sulks 581,7180 hektaar gehou deur JACOBUS CHRISTAAN VAN DER MERWE kragtens Verdelings sertifikaat no 716/1913 sal tesame met die eienaars van Gedeelte "A" groot 927,6242 hektaar, en die eienaars van Gedeelte "C" groot 453.3952 hektaar van die Oostelike Gedeelte van genoemde plaas no 594, geregtig wees tot die hout op sekere Gedeelte "B" groot 99,5147 hektaar, van die Westelike Gedeelte van die genoemde plaas, getranspoteer kragtens Akte van Transport no 524/1893, soos sal blyk uit kaart aangeheg aan, en uit Notariële Akte no 223/1910 gedateer 13 Oktober 1909 en soos geamendeer deur Notariële Akte no 24/1911 gedateer 2 Desember 1910.
- (b) Die eienaar van die genoemde Gedeelte "E" en die eienaar van Gedeelte "D" van genoemde Oostelike Gedeelte groot 461, 7763 hektaar, gehou deur DIRK ADRIAAN VAN DER MERWE kragtens Verdelingsertifikaat No 714/1913 en die eienaar van die Resterende Gedeelte van die genoemde Oostelike Gedeelte, groot as sulks 581,7180 hektaar gehou deur JACOBUS CHRISTAAN VAN DER MERWE kragtens Verdelingsertifikaat no 716/1913 sal verder tesame met die eienaar van Gedeelte "A" groot 927,7828 hektaar, en die eienaar van Gedeelte "C" groot 453.3952 hektaar van die Oostelike Gedeelte en gedeeltelik op die Westelike Gedeelte groot 2194,9503 hektaar, van genoemde plaas en tot die water in die fontein geleë reg onder genoemde dam vir 'n termyn van twee agtereenvolgende dae vir beproeiingsdoeleindes en ook vir suiping van hul vee, soos sal blyk uit Notariële Akte No 223/1910 gedateer 14 Oktober 1909 en soos geamendeer deur Notariële Akte no 24/1911 gedateer 2 Desember 1910.
- (c) Die eienaar van die genoemde Gedeelte "E" van die Oostelike Gedeelte van die plaas no 594, Registrasie Afdeling I,Q, distrik Vereeniging, groot 341,6348 hektaar, tesame met die eienaar van Gedeelte "F" van die genoemde plaas is geregtig tot 'n serwituu van reg van weg 7,24 meter wyd oor sekere hoewe no 143 gelee in Unitas Park Agricultural Holdings op die plaas Steyn no 797, Registrasie Afdeling I.Q., distrik Vereeniging, groot 7534,9485 hektaar, geregistreer op 29 Julie 1941 getranspoteer aan Willem Johannes Jacobus Herbst onder Akte van Transport no 12298/1941 lopende langs en parallel met die Noord-Oostelike Grens van genoemde hoewe nr 143, Unitas Park Agricultural Holdings van die pad in Unitas Park soos meer ten volle sal blyk uit Notariële Akte no 446/1941S."

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(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

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

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office Plant, the cost thereof shall be borne by the township applicant.

(6) INSTALLATION OF SERVICES

- (a) The township applicant shall be responsible for the installation and provision of internal engineering services.
- (b) Once water, sewer, electricity and street networks (including storm water) have been installed, same will be transferred to the local authority who shall maintain these networks.
- (c) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

(7) QUALIFICATION OF BUILDING LINE PROVISIONS

- (a) Throat length as per STA, and or distance of 5.0m from edge of road to building giving access to a vehicle, whichever is the greatest, will take preference over building line provisions.
- (b) Storm water management will take preference over building line provisions.
- (c) Encroachment on side building lines must not interfere with stormwater flow/management. Special provision must be made in building design or stormwater must be directed to adjacent property in which case the following will apply:
 - (i) The owner of the lower lying stand must be notified in writing (including stormwater impact report and layout plan) of the intended flow of stormwater over his property, where after his approval with reference to the impact report and layout plan must be obtained in writing
 - (ii) Any systems needed to sensibly drain the storm water over the lower lying stand and subsequent connection to the municipal system if required will be the responsibility of the applicant.
 - (iii) Servitude must be registered over such a system in favour of the higher lying stand.

(8) SPECIAL CONDITIONS ON STORMWATER MANAGEMENT

- (a) Attenuation to the 1:50 year flood is compulsory on the stands in the township.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the

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owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

3. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

(a) ALL ERVEN

All erven shall be made subject to the following conditions:

- (i) All erven are subject to a servitude, 2 metres 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 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (ii) 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 metres thereof.
- (ii) 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.

4. LAND USE CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986

(1) ALL ERVEN

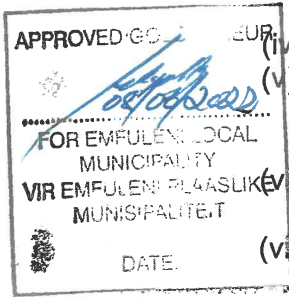
An engineer shall be appointed before building plans are submitted, who shall submit, together with the building plans, a certificate which states that he has studied the relevant geological report and that he has established the necessary measures with regard to building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion he shall certify that all his specifications have been met.

(2) ERVEN 1 TO 23: "SPECIAL" FOR SERVICE INDUSTRIES

- (i) The erf shall be zoned "Special" for service industries.

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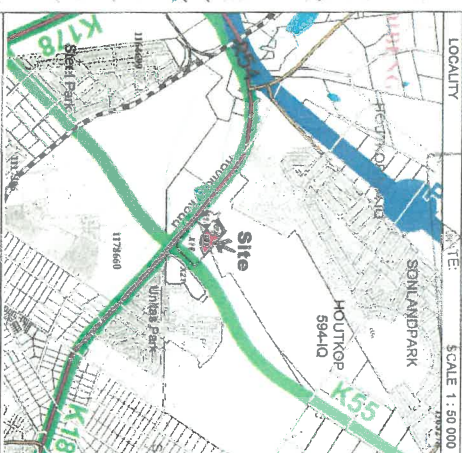
- (ii) The height of buildings shall not exceed 2 storeys (10 metres).
- (iii) The total coverage of buildings shall not exceed 40 % of the area of the erf.
- (iv) The FAR of buildings to be erected on the property shall not exceed 0,4.
- (v) A street building line of 5 m applies along internal roads which building line can be relaxed by the local authority upon evaluation of a building plan.
- (vi) A Site Development Plan must be approved by the local authority prior to commencement of any building activities on site.
- (vii) Parking must be provided in accordance with the provisions of the Scheme.
- (viii) A line of no access applies along Apricot Street along Erven 8, 9, 20 and 23.

PROPOSED TOWNSHIP
UNITAS PARK EXT. 23
Situating on Part of Portion 224 of the
farm HOUTKOP 594-1Q

USES	ERF NO.	No. of Even	AREA (ha)	%
Special for Service Industries	1-23	23	1,9363	57,69
Existing public roads			1,4200	42,31
TOTAL		23	3,3563	100,00

- NOTES:
- 1.) The line — denotes the township boundary.
 - 2.) All measurements are approximate.
 - 3.) — Line of No Access

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VIR EMFULENI LOCAL MUNICIPALITY

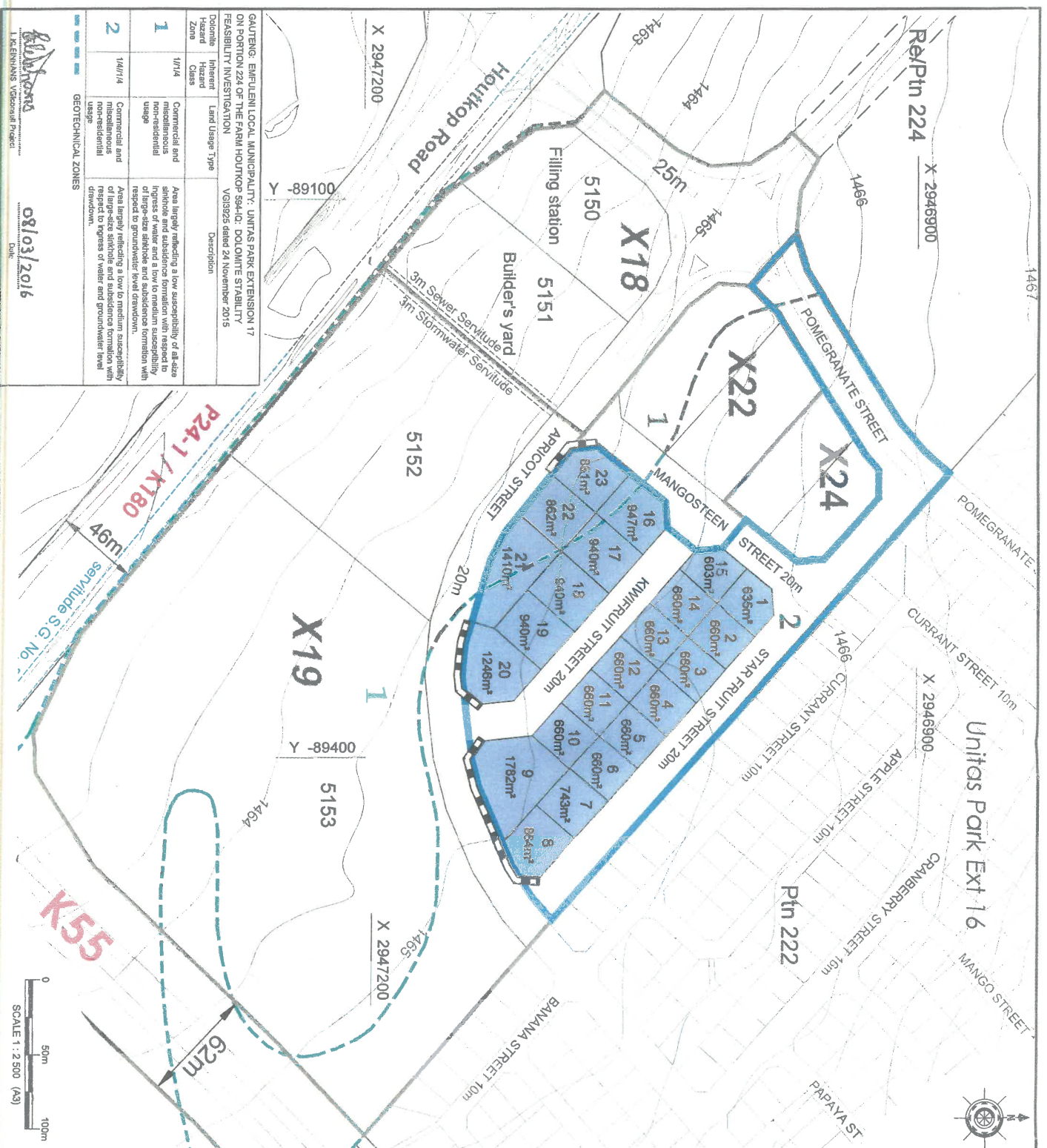


IT IS HEREBY CERTIFIED THAT THE EXTENSION 14 ON PORTION 224 OF THE FARM HOUTKOP 594-1Q SHOWN ON THIS DRAWING IS NOT AFFECTED BY FLOODPLAIN UP TO THE 100 YEAR RECURRENT INTERVAL EVENT, DETERMINED IN ACCORDANCE WITH SECTION 14(4) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

Signed P. ALBERTY 17/10/2017 25/05/2017
LOCAL COUNCIL: EMFULENI LOCAL MUNICIPALITY
Date

Town & Environmental Planning
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PLAN NUMBER: SMR60063 DATE: SEPTEMBER 2021



Doornale Zone	Inherent Hazard Class	Land Use Type	Description
1	1/1/1/4	Commercial and miscellaneous non-residential use	Area largely reflecting a low susceptibility of all-size shoreline and subsidence formation with respect to ingress of water and a low to medium susceptibility of large-size shoreline and subsidence formation with respect to groundwater level drawdown.
2	1/1/1/4	Commercial and miscellaneous non-residential use	Area largely reflecting a low to medium susceptibility of large-size shoreline and subsidence formation with respect to ingress of water and groundwater level drawdown.

GEOTECHNICAL ZONES

08/03/2016
I. KENNEDY: Veldkamp Project
Date