

## **Preliminary Erf Selling Conditions - Stormwater**

1. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - (1) That no stormwater drainage pipe, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
    - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
    - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
2. That prior approval must be obtained from the Chief Engineer, Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.
3. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
4. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
5. That no building plan will be approved until the above stormwater conditions are met.
6. That no development be considered onto or over any stormwater system or structure.
7. That access be to the satisfaction of the SE: Urban and Transport Planning.
8. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.
9. That earthworks, i.e. filling and shaping on the erf be done to municipal standards and be accommodative of surface stormwater run-off.

## VII SPECIAL CONDITIONS

### 38. Special building conditions

- (1) The following conditions shall be applicable to Klein Windhoek Extensions 3 and 5 (Ludwigsdorf), and Auasblick Township:
  - (a) Save with the consent of the Council no fencing material erected on any street boundary may consist of wire mesh or any similar product.
  - (b) Save with the consent of the Council no roof covering may consist of galvanised iron, corrugated or other asbestos product (except for asbestos shingles), bituminous felt or any other product which is similar to the aforementioned products.

### 39. Minimum building values

- (1) Unless otherwise determined by Council, the value of buildings, structure and improvements erected on any property shall not be less than the minimum building value specified for that property.
- (2) Minimum building values imposed in terms of this section are applicable to the value of a main building excluding any outbuilding or a single house in the case of a "residential" zoned erf, unless otherwise determined by Council.
- (3) For all new townships proclaimed from 1 January 1996, the minimum building value of any erf zoned "institutional", "restricted business", "garage" and "industrial" shall equal the current municipal valuation of the land comprising that erf.
- (4) For all new townships proclaimed from 1 January 1996, the minimum building value of any erf zoned "office", or "business" shall equal 4 times the current municipal valuation of the land comprising that erf.
- (5) For all new townships proclaimed from 1 January 1996, unless otherwise specified in this Scheme, the minimum building value of any erf zoned "residential", or "general residential" shall equal 2 times the current municipal valuation of the land comprising that erf.
- (6) Any erf zoned "residential" or "general residential" in the following townships shall have a minimum building value equal to 4 times 1000 times the municipal valuation of the land comprising that erf divided by the area in square metres (4000 times municipal valuation ÷ area):

**ANNEXURE "B"**

- (a) Auasblick
  - (7) Any erf zoned "residential" or "general residential" in the following townships shall have a minimum building value equal to 4 times 600 times the municipal valuation of the land comprising that erf divided by the area in square metres (2400 times municipal valuation ÷ area):

    - (a) Kleine Kuppe Extension 1
  - (8) No minimum building value shall be applicable to erven zoned "residential" or "general residential" in the following townships:

    - (a) Havana (Big Bend) and its extensions
    - (b) Okuryangava Extension 6
  - (9) Any erf zoned "residential" or "general residential" in the following townships shall have a minimum building value equal to 4 times the municipal valuation of the land comprising that erf:

    - (a) Kleine Kuppe (proper)
- 40. Special conditions**
- (1) Special conditions on land and buildings may be imposed by Council for each township individually.