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13.1 OVERVIEW

13.1.1 Section 49 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) [the Act]\(^1\) stipulates that a Surveyor General [SG]\(^1\) may not, without the South African National Roads Agency Limited (SANRAL)\(^1\) having provided prior written approval, approve a diagram or general plan of any division of land with regard to a property situated within or partially within the defined Statutory Building Restriction Area\(^1\).

13.1.2 Therefore, even if a proposed sub-division is situated outside the Building Restriction Area, but the affected property (parent property) is situated partially within the Building Restriction Area, SANRAL’s written approval is required.

13.1.3 Exception:
All land under the control of the South African Rail Commuter Corporation [SARCC]\(^1\) is excluded from the provisions of the aforementioned Section of the Act.

13.1.4 In terms of the statutory definitions of “Building Restriction Area”\(^1\), “Urban Area”\(^1\) and “Township”\(^1\), SANRAL

(a) has no jurisdiction over the sub-division of the majority of land situated within an approved or recognised township or urban area; and

(b) can only consider and approve applications for the division of all

(i) land situated within a rural area, namely all land that is not part of a recognised township\(^2\) or urban area\(^2\) and is not divided into erven or plots (whether with or without public open spaces) and into streets bounded by the erven or plots or open spaces; and

(ii) those portions of land situated within a recognised township or urban area which have been specifically excluded from the statutory definition of “Urban Area”, such as commonage and land used or destined to be used mainly for farming, horticulture or the keeping of animals, or any other open space which has not been developed or reserved for public purposes.

13.1.5 Applications regarding the division of land must therefore be submitted to and considered by SANRAL mainly in respect of land in the following categories (which categories will, hereinafter, be dealt with separately), namely

(a) land to be utilised for the establishment of new townships or for the extension of existing townships; and

(b) land to be utilised for any other purpose, which is again divided into

(i) the sub-division of agricultural land where the future land use of both the sub-division and the remaining extent of the property will remain agricultural; and

(ii) the sub-division of agricultural land where the future land use of the sub-division will change, whilst the remaining extent of the property will remain agricultural land.
13.1.6 However, in spite of the aforementioned, cognisance must be taken of the fact that any township establishment or development that is facilitated in accordance with the provisions of either the Less Formal Townships Establishment Act, 113 of 1991\(^3\) or the Development Facilitation Act, 67 of 1995, is not necessarily subject to SANRAL’s approval required in accordance with the provisions of the Section 49 of the Act.

Although developers and/or applicants who utilises the provisions of the Less Formal Townships Establishment Act or the Development Facilitation Act to obtain development rights on a specific portion of land, is not statutory obliged to refer such proposed developments to SANRAL for comment, SANRAL is often required to comment on such developments. In such cases SANRAL should use the opportunity to protect its rights by commenting on the relevant proposed development as if it has jurisdiction over the said land.

However, as SANRAL is not always requested to comment on such proposed developments, it is of the utmost importance that all of SANRAL’s Responsible Officers should be pro-active at all times. Such Officers should therefore request all relevant Provincial Planning Authorities and Development Tribunals within there area of responsibility to always, in the interest of cooperative governance, refer any Application received in terms of the Less Formal Townships Establishment Act or the Development Facilitation Act to SANRAL for comment and or input.

13.2 AUTHORITY OF AND/OR RESTRICTIONS PLACED ON SANRAL BY SECTION 49 OF THE ACT\(^4\)

13.2.1 On receipt of an application for the sub-division of land, SANRAL’s responsible Officer must firstly determine whether the land to be sub-divided is situated within an area over which SANRAL has jurisdiction\(^5\).

13.2.2 If the said land is situated outside SANRAL’s area of jurisdiction, the Applicant must merely be advised that that SANRAL has no jurisdiction and therefore has no comments to offer\(^6\). However, SANRAL must also use the opportunity to establish whether the proposed sub-division will have a detrimental effect on the national road network, such as an abnormal increase in traffic or storm-water flow that will have to be accommodated by the national road infrastructure\(^7\).

13.2.3 However, if the said land is situated within the Building Restriction Area, SANRAL may

(a) refuse an application\(^8\), but only if it is satisfied that a sub-division for which approval is sought, may frustrate the objectives\(^9\) of the Act.

(b) Approve an application subject to certain conditions\(^10\), but the conditions it imposes may only relate to -

(i) prohibiting the division or further division of the land or a specified part of it;

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\(^{3}\) See specifically Section 3(5)(c) of Act 113 of 1991
\(^{4}\) Also see Paragraph 4 of the INTRODUCTION to this Manual
\(^{5}\) See paragraph 13.1.3 supra
\(^{6}\) See ANNEXURE 13.1
\(^{7}\) See ANNEXURE 13.7
\(^{8}\) See Sections 2 and 25 of the Act
\(^{9}\) See ANNEXURES 13.5, 13.6 & 13.7

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(ii) limiting the use to which the land or any specified part of it may be put;

(iii) limiting the number or extent of buildings or other structures which may be erected on the land or on any specified part of it; and

(iv) prohibiting the erection, construction or establishment of any structure or other thing on, over, or below the surface of the land, or on, over, or below the surface of a specified part of it, within a specified distance from the relevant national road reserve boundary;

(c) stipulate that if the land or a specified part of it is consolidated with other land, the title to the consolidated land will be subject to any or all of the conditions imposed in accordance with sub-paragraph (b) above; and

(d) impose any of the aforementioned conditions in such a manner that permits the non-compliance therewith, or departure therefrom, with SANRAL's written approval.

13.2.4 Section 49 of the Act also places an obligation on the person giving transfer of sub-divided land, as well as on the Registrar of Deeds, to ensure that certain conditions imposed by SANRAL are taken up in or endorsed on the relevant title deeds. However, even when the responsible person or Registrar of Deeds have failed or omitted to ensure that such conditions are taken up in or endorsed on the relevant title deeds, SANRAL, in accordance with the provisions of Sub-section 5(b), may enforce compliance with any or all imposed conditions. As this may result in costly and unnecessary litigation, as well as in order to rather avoid disputes with any current or future landowner, it is imperative that SANRAL's Responsible Officers should ensure that such imposed conditions are duly taken up in and/or endorsed on the relevant title deeds.

13.2.5 Any conditions imposed by SANRAL and inserted in or endorsed on a title deed in accordance with the provisions of the Act, as well as conditions imposed in accordance with any past legislation, may only be cancelled by a Registrar of Deeds on receipt of a written application in this regard. However, such applications must be submitted by the registered owner of the relevant property and such applications must be accompanied by SANRAL's written approval for the cancellation of the said conditions.

13.3 APPLICATION PROCEDURES

13.3.1 The relevant prescribed Application Form11, which Form can be obtained from all Regional Offices12 of SANRAL, must be used for the submission of all Applications for the sub-division of land.

13.3.2 Properly completed Application Forms that must be accompanied by all the required documents and relevant Annexures, motivation reports, plans, diagrams and relevant documents, must be submitted to SANRAL's relevant Regional Manager.

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11 See ANNEXURE 13.2
12 See ANNEXURE *** - List of SANRAL's Regional Offices
13.3.3 All applications must be accompanied by

(a) the prescribed Application Fee\(^1\) (as amended from time to time). All cheques are to be made out in favour of “The South African National Roads Agency Limited”.

(b) a Power of Attorney in favour of the Applicant if the Applicant is not the registered landowner;

(c) copies of all relevant title deeds;

(d) a motivation report;

(e) full details regarding the 1:100 year expected storm-water discharge from the finally developed township, as well as the capacity of the drainage structures of the national road which may be affected by the said storm-water discharge (only relevant in respect of a proposed township development);

(f) a locality plan and three copies of the layout plan on a scale of 1:1000 or 1:2000. The following information must be indicated on the plans:-

(i) The national road reserve boundaries.

(ii) Grid lines with WGS\(^4\) values.

(iii) A north point and plan number.

(iv) A reference or schedule indicating the usage of the various erven/ sub-divisions/remainder.

(v) The proposed and/or existing access to the township/sub-division/remainder.

(vi) The name of the township and the description of the land upon which it is to be established (where applicable); and

(vii) Proposed consolidations of the relevant sub-division(s) or the remainder of the property with any other land.

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\(^1\) See ANNEXURE *** - List of Application Fees

\(^4\) See DEFINITIONS and ABBREVIATIONS
13.4 POLICIES, REQUIREMENTS AND/OR STIPULATIONS

13.4.1 SUB-DIVISION OF LAND FOR THE ESTABLISHMENT OF NEW TOWNSHIPS, THE EXTENSION OF EXISTING TOWNSHIPS OR SUB-DIVISION WITHIN EXISTING TOWNSHIPS

The following requirements and/or stipulations of SANRAL in respect of the establishment of new townships and the extension of or sub-division within an existing township, must be adhered to at all times:

(a) Land Use:
Developments which may generate an abnormal flow of traffic or pedestrians on a national road, or which may be hazardous to the users of a national road (such as schools, hospitals, churches, business centres on erven adjacent or close to national roads), must be properly motivated.

(b) Access & Egress:
Where township development takes place adjacent to a single carriage way national road which is not planned as a freeway and which already have direct accesses and egresses, further direct accesses or egresses will only be allowed with specific approval thereof\(^\text{15}\) by SANRAL.

In the case of a dual carriage way national road, access via a new interchange can be provided at the Developer's cost provided it can meet the minimum spacing and other requirements stipulated in the Geometric Design Guideline Manual\(^\text{16}\).

(c) Internal and Collector Roads:
No roads or streets shall abut on a national road.

When it appears that a development adjacent to a national road would be of such an extent that the national road would function as a street within the township, SANRAL may demand that the developer construct a collector road adjacent to the national road at its own cost.

In such a case the on- and off-ramps between two interchanges, would be connected with the collector road. The collector road would under such circumstances be a one-way street and the building lines applicable on the erven directly adjacent thereto, would be the building line required by the municipality or 5 metres, whichever is the greater.

(d) National Road Reserves:
The declared national road reserve shall not form part of the township. If the road reserve is not declared on co-ordinates, it is the applicant's responsibility to determine the exact position of the road reserve boundary in conjunction with SANRAL's Regional Manager prior to the submission of an application. It should be noted that an existing road reserve boundary fence does not necessarily represent the actual or declared national road reserve boundary.

(e) Building Lines:
All building lines that are imposed, must be reasonable and defend-able. SANRAL's Responsible Officers must therefore guard against the imposing of building lines merely

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\(^{15}\) See Chapter 9

\(^{16}\) The Geometric Guideline manual is on SANRAL's Website (www.sanral.co.za) or obtainable from all Offices of SANRAL.
to prohibit development of land that may possibly be required in the short or long term for road building purposes as this may be interpreted as an “unreasonable sterilisation of land”. It is advisable to rather consider amending the existing declaration of the road reserve in order to include all land that will ultimately be required. This may result in a landowner demanding the early acquisition of the land that will be sterilised in such an event, but this will be preferable as the compensation for the affected land will then be based on the value of land that is not affected by an approved township development.

Although SANRAL reserves the right to impose any building line it considers necessary to protect current or future interests or requirements, current policy stipulates that under normal circumstances, the following building lines measured from the proclaimed road reserve boundary, or if necessary, the applicable road reserve boundary that has been determined in conjunction with SANRAL’s Regional Manager\(^{17}\), will be imposed:

(i) Residential erven will be subject to a ten (10) metre building line.

(ii) All other erven (such as commercial or industrial) will be subject to a twenty (20) metre building line.

However, under certain circumstances, the aforementioned building lines can be reduced after due cognisance has been taken of all relevant aspects such as noise levels and road safety. All approvals granted must however be in line with the Delegations in this regard.

(f) Storm-water infrastructure:
Concerning drainage, section 47(2) of the Act specifies that the township developer shall receive and dispose of the storm-water discharged or diverted from the national road, and SANRAL will not be liable for any damage caused in the township by storm-water.

In spite of the aforementioned, but especially in cases where a proposed township will drain towards the national road, the developer shall, simultaneously with the submission of the scheme to the relevant Municipality, submit a drainage scheme to SANRAL for approval.

However, all applications must be accompanied by full details in respect of

(i) the 1:100 year expected storm-water flow that will be discharged or diverted from the finally developed township;

(ii) the 1:100 year expected storm-water flow to be received from the national road;

(iii) the capacity of the drainage structures of the national road which may be affected by the storm-water discharged or diverted from the township; and

(iv) details of the proposed drainage structures and/or a storm-water management plan in respect of the township. Should SANRAL be of the opinion that the drainage structures or storm-water

\(^{17}\) See sub-paragraph 13.4.1(d) above
management referred to above are not sufficient to accommodate the expected storm-water flow and that the relevant application is therefore frustrating the objections of the Act, SANRAL should rather refuse to give approval until such time they can be satisfied that the sub-division will no longer frustrate the objectives of the Act. This must be achieved by insisting that the developer submit satisfactory proof that the relevant Municipality, Provincial Administration or Development Tribunal will ensure compliance with SANRAL’s requirements by

(i) including the costs for the upgrading or installation of additional drainage structures into the bulk services levies and guarantees and thereby accepting full responsibility for the relevant implementation; or

(ii) the inclusion of the appropriately worded conditions into the township’s Conditions of Establishment.

However, it must be ensured at all times that all costs in respect of the installation of additional infrastructure or the taking of such steps as may be required by SANRAL, should be for the account of the developer.

(g) Frustrations of the objectives of the Act:

In circumstances where SANRAL is of the opinion that the only way to ensure that the objectives of the Act will not be frustrated by the approval of the relevant application (such as pedestrians gaining access to the road reserve or potential claims emanating from increased road noise levels), will be by the erection of a specific type of boundary fence or wall or noise berm adjacent to the road reserve boundary, or the provision of pedestrian bridges over or subways under the national road, SANRAL should again refuse to give approval until such time they can be satisfied that the sub-division will no longer frustrate the objectives of the Act. This must also be achieved by insisting that the developer submit a Pedestrian and/or Noise Management Plan and satisfactory proof that the relevant Municipality, Provincial Administration or Development Tribunal will ensure compliance with SANRAL’s requirements in the manner described in paragraph 13.4.1(f) above.

However, it must again be ensured that all costs in respect of the erection of the aforementioned pedestrian bridges/subways and/or boundary fences or walls, or noise berms, or the taking of such steps as may be required by SANRAL, should be for the account of the developer.

(h) Extension of existing townships:

Under normal circumstances an application in respect of the extension of an existing township or the sub-division of an erf within an existing township, which erf is considered to be within the Building Restriction Area, is always approved subject to the same building lines and other conditions where-under the initial township was approved.

\[\text{supra}\]

\[\text{supra}\]
13.4.2 SUB-DIVISION OF LAND FOR ANY PURPOSE OTHER THAN THE ESTABLISHMENT OF NEW TOWNSHIPS AND THE EXTENSION OF, OR SUB-DIVISION WITHIN AN EXISTING TOWNSHIP

Where the sub-division of land is required for any purpose other than the establishment of new townships and the extension of or sub-division within an existing township, cognisance must be taken of the following requirements and/or stipulations of SANRAL:

(a) Future Land Use:

In this regard, applications vary in that the future land use of the proposed sub-division(s) and/or the remainder of the property will:

(i) both/all still be used solely for bona fide farming/agricultural purposes;

(ii) be used for different purpose (i.e. some for bona fide farming/agricultural and some for other purposes, such as service facilities and sewerage treatment plants); or

(iii) be used for different purpose (i.e. some for bona fide farming/agricultural purposes and some for any other as yet undefined purpose).

The Standard Conditions to be imposed in respect of each of the aforementioned types of applications differ. SANRAL’s responsible Officers and Applicants must therefore be aware of the fact that SANRAL does not consider activities such as collection and/or distribution points for farm produce, or the establishment of a Guest House, as bona fide farming/agricultural activities. The utilisation of land for such purposes may generate an abnormal flow of traffic that may be hazardous to road users on the national road. If SANRAL’s responsible Officer suspects that a sub-division is required for this purpose, all aspects relating to safe access and egress to the sub-division must be resolved prior to the considering of the application for the sub-division, or the determining of the applicable Conditions that should be imposed.

(b) Access and Egress:

Direct access to a national road is normally only allowed in cases where the sub-division is adjacent to a single carriage way national road which is not planned as a freeway and which already have direct accesses and egresses. However, further direct accesses or egresses will only be allowed with specific approval thereof by SANRAL.

Direct access to a sub-division adjacent to a limited access national road (such as a freeway) is only allowed for the development of facilities such as service and rest areas. In this regard, also refer to the relevant Chapter of the Geometric Design Guideline Manual.

(c) National Road Reserves:

Where a national road reserve boundary is not proclaimed on co-ordinates, but is to be used as a cadastral boundary of a proposed sub-division, it is the applicant’s...
responsibility to determine the exact position of the road reserve boundary in conjunction with SANRAL’s Regional Manager prior to the submission of an application. Kindly note that an existing road reserve boundary\textsuperscript{22} fence does not necessarily represent the actual or declared national road reserve boundary.

(d) **Building Lines:**

As was mentioned in paragraph 13.4.1(e) supra, any building line that is imposed, must be reasonable and defendable. SANRAL’s responsible Officers must therefore guard against the imposing of building lines merely to prohibit development of land that may possibly be required in the short or long term for road building purposes as this may be interpreted as an “unlawful sterilisation of land”. It is advisable to rather consider amending the existing declaration of the road reserve in order to include all land that will ultimately be required. This may result in a landowner demanding the early acquisition of the land that will be sterilised in such an event, but this will be preferable as the compensation for the affected land will then be based on the value of land that is not affected by any improvements except improvements in respect of *bona fide* farming activities.

Although SANRAL reserves the right to impose any building line it considers necessary to protect current or future interests or requirements, current policy stipulates that a 20 (twenty) meter building line that must be measured from the proclaimed road reserve boundary, or the applicable road reserve boundary that has been determined in conjunction with SANRAL’s Regional Manager\textsuperscript{23}, will be imposed under normal circumstances.

However, under certain circumstances, the aforementioned building line can be reduced after due cognisance has been taken of all relevant aspects such as road safety. All approvals granted must however be in line with the Delegations in this regard.

\textsuperscript{22} See sub-paragraph 13.4.1(d) above
\textsuperscript{23} See sub-paragraphs 13.4.1(d) and 13.4.2(c) above
13.5 APPROVAL PROCESS

13.5.1 Following the receipt of an application for the sub-division of land, the responsible Officer must firstly determine whether the land to be sub-divided is situated within or outside the Building Restriction Area where-after the following processes and/or procedures must be followed:

(a) If the land to be sub-divided is situated outside the Building Restriction Area and SANRAL therefore has no jurisdiction, -

(i) the Application must be dealt with on either the file 11/3/1 (General Enquiries for general sub-divisions) or the file 11/4/1 (General Enquiries for townships);

(ii) the Applicant must be informed that SANRAL has no jurisdiction and therefore has no further comments to offer. [The relevant Standard Letter must be used in this regard.]

(iii) any Application Fee that may have accompanied such an Application, must be refunded to the Applicant.

(iv) Although the land affected by such an application is situated outside the area over which SANRAL has jurisdiction, SANRAL must use the opportunity to also establish whether the proposed sub-division will have a detrimental effect on the national road network, such as an abnormal increase in traffic or storm-water flow that will have to be accommodated by the national road infrastructure.

In cases where SANRAL is of the opinion that the proposed sub-division will have a detrimental effect on the national road network, SANRAL should simultaneously with the forwarding of the letter to the Applicant [see sub-paragraph (ii) above], also request the relevant Municipality, Provincial Administration or Development Tribunal to protect its interests by the inclusion of appropriately worded conditions regarding the responsibility for costs that may have to be incurred for the upgrading or installation of such additional infrastructure, into their approval of the application.

It must thereby be ensured that all costs in respect of the possible installation of additional infrastructure or the taking of such steps as may be required by SANRAL, will be for the account of the relevant applicant.

(b) If the land to be sub-divided is situated within the Building Restriction Area and SANRAL therefore has jurisdiction, it must be determined / ascertained whether the proposed sub-division will have a detrimental effect on the national road network, such as an abnormal increase in traffic or storm-water flow that will have to be accommodated by the national road infrastructure.

(i) If the Application was submitted without the prescribed Application Fee, it must (within 10 working days from receipt thereof) be referred back to the Applicant for resubmission. [The relevant Standard Letter must be used in this regard].

(ii) If the Application was accompanied by the prescribed Application Fee,

☐ an appropriate Case File with the
reference 11/3/3- (for general sub-divisions) or 11/4/3 (for townships) followed by the appropriate route and section number, followed by the next numeric case number [for example 11/3/3-1/21-206 where “1/21” represents national route 1, section 21 and “206” represents the two hundred and sixth application for the sub-division of land adjacent to national route 1, section 21] must be opened;

- it must be determined whether the Application was accompanied by all the required documents and relevant Annexures, motivation reports, plans, diagrams and other documents;

- it must be determined whether all the required information have been indicated on the plans that were submitted with the Application;

- it must be ascertained whether the Application is in respect of a sub-division required for the establishment of a new township, the extension of an existing township or a sub-division within an existing township, or a sub-division required for any other purpose;

- the Application must be evaluated against the back-drop of the relevant existing Policy and accompanying motivation reports, plans, diagrams and other documents;

- the submitted title deeds must be scrutinised in order to ascertain/identify whether any existing conditions of title require amendment or cancellation if the Application is approved;

- if required, further information and/or inputs must be obtained from the Applicant; and

the Application must be referred to:

- the Regional Manager/relevant Engineer to obtain inputs relating to engineering matters and future road requirements;

- the Route Manager for on-site inspection and comments;

- the relevant Concessionaire (if applicable);

- the appointed Property Manager to ascertain whether any SANRAL owned land is directly or indirectly affected by the proposed sub-division; and

- the appointed Survey Service Provider to ensure that the relevant boundary of the proposed sub-division co-insides with the road reserve (if declared by co-ordinates) or to establish the exact position of the road reserve (if not declared by co-ordinates).

(c) Once the responsible Officer is satisfied that all required information and inputs in order to take an informed decision with regard to the Application is at hand, a recommendation in this regard must be submitted to the relevant Official authorised in accordance with the Delegations.

(d) On receipt of the approval/rejection by the aforementioned authorised Official, the responsible Officer must forward the appropriate Letter of Approval/Rejection to the Applicant.
(e) The aforementioned Letter of Approval/Rejection must be accompanied by the appropriate Annexures, plans, diagrams and other documents. If any existing conditions of title require amendment or cancellation, an appropriate letter addressed to the relevant Registrar of Deeds, must also be provided to the Applicant for submission to the relevant Registrar of Deeds.

(f) The GIS must be updated in accordance with the GIS Manager’s Standard Instructions in this regard.

(g) The Case File must be pended for follow-up purposes re the insertion, amendment or cancellation of title conditions.

(h) The Case File can only be deep-filed after receipt of proof that all the relevant conditions of title have been inserted, amended or cancelled.

13.6 STANDARD CONDITIONS

When considering a specific application for sub-division of land, SANRAL may deem it necessary to impose, in addition to Conditions relating to the aspects referred to in paragraph 13.2.3(b) above (which Conditions have to be taken up in the relevant Title Deeds), further conditions relating to other aspects. However, such further Conditions are normally only taken up in the Conditions of Establishment of the relevant townships and may or may not relate to aspects dealt with in other Sections of the Act. Therefore, under normal circumstances, applications will be approved subject to the following Conditions (where applicable):

13.6.1 NEW TOWNSHIPS, EXTENSION OF EXISTING TOWNSHIPS OR SUB-DIVISION WITHIN EXISTING TOWNSHIPS.

(a) With the exception of existing structures, no structure or other thing, including anything that is attached to the land on which it stands even though it does not form part of that land, shall be erected, constructed, laid or established without the written approval of SANRAL, within a distance of …….. metres measured from the road reserve boundary of the national road.

(b) Unless SANRAL granted written approval to the contrary, the land use for specified erf/erven shall be limited as follows:

(i) Residential: Erven ………………..
(ii) Business: Erven ………………..
(iii) Industrial: Erven ………………..
(iv) Commercial: Erven ………………..
(v) Special: Erven ………………..
(vi) Institutional: Erven ………………..
(vii) Educational: Erven ………………..
(viii) Amusement: Erven ………………..
(ix) Municipal: Erven ………………..
(x) Public Garage: Erven ………………..
(xi) Public/Private open space: Erven ………………..
(xii) Cemetery: Erven ………………..

(c) The applicant shall ……………….. [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline...]

36 See ANNEXURES 13.6 & 13.7
37 See ANNEXURE 13.8
38 See ‘ANNEXURE XXX’ re List of Definitions
39 Also see Paragraph 4 of the INTRODUCTION to this Manual
40 Also see ANNEXURE 13.6
Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

(d) In the event of any of the approved sub-divisions being consolidated with other land, the title to the consolidated land shall be made subject to the above-mentioned condition.

(e) The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing conditions in all relevant Deeds of Transfer. The applicant shall, within ....... months from the date of this approval, furnish SANRAL with written proof that the aforementioned conditions have been inserted in the title deeds of the erven to which the above Conditions apply, including the Remainder of the parent property if applicable.

(f) No direct access to or egress from the national road will be permitted. Access to and egress from the national road will only be obtained at the position as indicated on the attached Plan No ....... which has been duly stamped. Detail plans of the said access road must be submitted to SANRAL for approval prior to the construction thereof.

(g) In accordance with the provisions of Section 47(2) of the Act, all storm-water discharged or diverted from the national road, shall be received and disposed of and SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm-water discharged or diverted onto the development. In this regard, SANRAL hereby also reserves its right to impose further conditions that it may deem necessary.

(h) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, upgrade the existing storm-water structures and/or install additional storm-water structures. Detail plans of the proposed upgraded and/or additional structures must be submitted to SANRAL for approval prior to the upgrading and/or installation thereof.

(i) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, establish a noise berm/erect a permanent 2 metre high *brick wall/security fence/palisade fence/ ............... [delete or add as applicable] on the development's side directly adjacent to the common boundary of the relevant sub-divisions and the national road reserve. Detail plans of the proposed noise berm/wall/security fence/palisade fence/ ......... [delete or add as applicable] must be submitted to SANRAL for approval prior to the establishment or erection thereof.

(j) SANRAL will not be held liable should it be found at any future time that noise emanating from the road, presents a problem in the development adjacent to the road.

(k) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, erect, construct and/or establish a pedestrian bridge over or subway under the
national road. Detail plans of the proposed structures must be submitted to SANRAL for approval prior to the erection, construction and/or establishment thereof.

(l) The applicant shall ………………
   [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.4.1 of the Guideline Manual.]

(m) All the aforementioned conditions must be taken up in the relevant Township’s Conditions of Establishment.

13.6.2 AGRICULTURAL LAND WHERE THE FUTURE LAND USE OF BOTH THE SUB-DIVISION AND THE REMAINING EXTENT OF THE PROPERTY WILL REMAIN AGRICULTURAL 42

(a) With the exception of existing structures, no structure or anything whatsoever shall be erected, constructed or established within a distance of 20 metres measured from the national road reserve boundary, without the written approval of SANRAL.

(b) Unless SANRAL granted written approval to the contrary, the land shall be used for bona fide farming operations only.

(c) The applicant shall ………………
   [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land.

Also see paragraph 13.6 in this regard.]

(d) In the event of any of this land being consolidated with any other land, the title to the consolidated land shall be subject to the above mentioned conditions.

(e) The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing condition in all relevant Title Deeds. The applicant shall, within … months from the date of this approval, furnish to SANRAL with written proof that the aforementioned insertions have been done on the Title Deeds of the following properties:
   [List the sub-divisions to which the above Conditions apply, including the Remainder of the parent property if applicable.]

(f) *[Delete what is not applicable.] No direct access to or egress from the national road will be permitted. With the exception of existing legal accesses, no further access to and egress from the national road will be allowed. In addition to the existing legal accesses, an additional access to and egress from the national road will only be allowed at the position as indicated on the attached Plan No ……………… which has been duly stamped. Details of the proposed access road must be submitted to SANRAL for approval prior to the provision thereof. 43:
13.6.3 AGRICULTURAL LAND WHERE THE FUTURE LAND USE OF THE SUBDIVISION WILL REMAIN AGRICULTURAL, WHILST THE LAND USE OF THE REMAINDER OF THE PROPERTY WILL CHANGE (OR VICE VERSA)

(A) In respect of .........[List the subdivisions of which the land use will remain Agriculture, including the Remainder of the parent property if applicable.]

(a) With the exception of existing structures, no structure or anything whatsoever, including anything that is attached to the land on which it stands even though it does not form part of that land, shall be erected, constructed or established within a distance of 20 metres measured from the national road reserve boundary, without the written approval of SANRAL.

(b) Unless SANRAL granted written approval to the contrary, the land shall be used for bona fide farming operations only.

(c) The applicant shall ......... [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of this Manual, such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

(d) In the event of any of this land being consolidated with any other land, the title to the consolidated land shall be subject to the above mentioned conditions.

(e) The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing condition in all relevant Title Deeds. The applicant shall, within ...... months from the date of this approval, furnish to SANRAL with written proof that the aforementioned insertions have been done on the Title Deeds of the relevant properties.

(f) *[Delete what is not applicable.]* No direct access to or egress from the national road will be permitted./ With the exception of existing legal accesses, no further access to and egress from the national road will be allowed./ In addition to the existing legal accesses, an additional access to and egress from the national road will only be allowed at the position as indicated on the attached Plan No ............... which has been duly stamped. Details of the proposed access road must be submitted to SANRAL for approval prior to the provision thereof.

(B) In respect of ......... [List the subdivisions (including the Remainder of the parent property if applicable) of which the land use will change.]

(a) With the exception of existing structures, no structure or other thing, including anything that is attached to the land on which it stands even though it does not form part of that land, shall be erected, constructed, laid or established without the written approval of SANRAL, within a distance of .......... metres measured from the road reserve boundary of the national road.

(b) Unless SANRAL granted written...
approval to the contrary, the land use for the following sub-divisions shall be limited as follows:

(i) Residential: Sub-division ............
(ii) Business: Sub-division ............
(iii) Industrial: Sub-division ............
(iv) Commercial: Sub-division ............
(v) Special: Sub-division ............
(vi) Institutional: Sub-division ............
(vii) Educational: Sub-division ............
(viii) Amusement: Sub-division ............
(ix) Municipal: Sub-division ............
(x) Public Garage: Sub-division ............
(Xi) Public/Private open space: Sub-division ............
(xii) Cemetery: Sub-division ............

(c) The applicant shall.................[Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

(d) In the event of any of the approved sub-divisions being consolidated with other land, the title to the consolidated land shall be made subject to the above-mentioned condition.

(e) The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing conditions in all relevant Deeds of Transfer. The applicant shall, within ............ months from the date of this approval, furnish SANRAL with written proof that the aforementioned conditions have been inserted in the title deeds of the sub-divisions to which the above Conditions apply, including the Remainder of the parent property if applicable.

(f) *[Delete what is not applicable.] No direct access to or egress from the national road will be permitted./ With the exception of existing legal accesses, no further access to and egress from the national road will be allowed./ In addition to the existing legal accesses, an additional access to and egress from the national road will only be allowed at the position as indicated on the attached Plan No ................ which has been duly stamped. Details of the proposed access road must be submitted to SANRAL for approval prior to the provision thereof.4647:

(g) All storm-water discharged or diverted from the national road, shall be received and disposed of and SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the sub-division hereby approved may have on existing storm-water discharged or diverted onto the sub-divided land. In this regard, SANRAL hereby also reserves its right to impose further conditions that it may deem necessary.

(h) The applicant shall, at his own cost and in accordance with SANRAL’s stipulations, upgrade the existing storm-water structures and/or install additional storm-water structures. Detail plans of the proposed upgraded and/or additional structures must be submitted to SANRAL for approval prior to the upgrading and/or installation thereof.

4647 The building line to be imposed will be determined by the type of development envisaged on the sub-division
4647 See Chapter 9 for the Conditions applicable to Access to and Egress from a national road
4647 Also see Geometric Design Guideline Manual for specification in this regard
(i) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, establish a noise berm/erect a permanent 2 metre high brick wall/security fence/palisade fence/………. [delete or add as applicable] on the development's side directly adjacent to the common boundary of the relevant sub-divisions and the national road reserve. Detail plans of the proposed noise berm/wall/security fence/palisade fence/………. [delete or add as applicable] must be submitted to SANRAL for approval prior to the establishment or erection thereof.

(j) SANRAL will not be held liable should it be found at any future time that noise emanating from the road, presents a problem in the development adjacent to the road.

(k) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, erect, construct and/or establish a pedestrian bridge over or subway under the national road. Detail plans of the proposed structures must be submitted to SANRAL for approval prior to the erection, construction and/or establishment thereof.

(l) The applicant shall …………….. [Insert any appropriately worded further condition with regard to matters referred to in paragraph 13.4.1 of the Guideline Manual.]
13 ANNEXURES

ANNEXURE 13.1

LETTER RE NO JURISDICTION I.R.O. AN APPLICATION FOR THE DIVISION OF LAND
[PLACE ON SANRAL LETTER HEAD]

Dear Sir/Madam

PROPOSED SUBDIVISION OF ……………………………………………………………………..


2. The above-mentioned proposed sub-division is situated outside the area over which the South African National Roads Agency Limited has jurisdiction and therefore, this office has no further comments to offer on the proposed subdivision.

Yours faithfully

…………………………..
Statutory Control Officer
for Regional Manager
LETTER RE SUB-DIVISION OF LAND  NO APPLICATION FEE
[PLACE ON SANRAL LETTER HEAD]

Dear Sir

NATIONAL ROUTE....: .................................................. TO .........................................:

PROPOSED SUBDIVISION OF .................................................................

1. Your letter with reference ........................./application in the above regard dated
.............................................., Refers.

2. As the above-mentioned application was submitted without being accompanied by the
required Application Fee of R....................... , it is herewith returned for re-submission
together with the required fee, please.

Yours faithfully

..................................................  
Statutory Control Officer
for Regional Manager
13 ANNEXURES

ANNEXURE 13.4

LETTER RE APPROVAL OF THE DIVISION OF LAND VARIOUS LAND USES [PLACE ON SANRAL LETTER HEAD]

Dear Sir/Madam

NATIONAL ROUTE…..: ………………………………… TO …………………………:

PROPOSED SUBDIVISION OF …………………………………………………………………

1. Your letter with reference ……………../application dated ……………… refers.

2. The proposed sub-division indicated on the attached Plan No ……………. which has been duly stamped, has been approved by the South African National Roads Agency Limited [SANRAL] in terms of The South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) [the Act]. The approval is however subject to the following conditions:

2.1 In respect of …………………… [List the sub-divisions (including the Remainder of the parent property if applicable) of which the land use will remain Agriculture.]

   (a) With the exception of existing structures, no structure or anything whatsoever, including anything that is attached to the land on which it stands even though it does not form part of that land, shall be erected, constructed or established within a distance of 20 metres measured from the national road reserve boundary, without the written approval of SANRAL.

   (b) Unless The Agency granted written approval to the contrary, the land shall be used for bona fide farming operations only.

   (c) The applicant shall ………………… [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

   (d) In the event of any of this land being consolidated with any other land, the title to the
consolidated land shall be subject to the above mentioned conditions.

(e) The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing condition in all relevant Title Deeds. The applicant shall, within …… months from the date of this approval, furnish to SANRAL with written proof that the aforementioned insertions have been done on the Title Deeds of the relevant properties.

(f) *[Delete what is not applicable.] No direct access to or egress from the national road will be permitted./ With the exception of existing legal accesses, no further access to and egress from the national road will be allowed./ In addition to the existing legal accesses, an additional access to and egress from the national road will only be allowed at the position as indicated on the attached Plan No ................ which has been duly stamped. Details of the proposed access road must be submitted to SANRAL for approval prior to the provision thereof.

2.2 In respect of …………………… [List the sub-divisions (including the Remainder of the parent property if applicable) of which the land use will change.]

(a) With the exception of existing structures *and/or any essential storm-water drainage structures, noise berms, boundary walls or fences, pedestrian bridges or underpasses required by SANRAL [*delete of not applicable], no structure or other thing, including anything that is attached to the land on which it stands even though it does not form part of that land, shall be erected, constructed, laid or established without the written approval of SANRAL, within a distance of …….. metres measured from the road reserve boundary of the national road.

(b) Unless SANRAL granted written approval to the contrary, the land use for the following sub-divisions shall be limited as follows:

(i) Residential: Sub-division ………………………………
(ii) Business: Sub-division ………………………………
(iii) Industrial: Sub-division ………………………………
(iv) Commercial: Sub-division ………………………………
(v) Special: Sub-division ………………………………
(vi) Institutional: Sub-division ………………………………
(vii) Educational: Sub-division ………………………………
(viii) Amusement: Sub-division ………………………………
(ix) Municipal: Sub-division ………………………………
(x) Public Garage: Sub-division ………………………………
Public/Private

Open space: Sub-division ...........................................

(xii) Cemetery: Sub-division ...........................................

(c) The applicant shall ...................... [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

(d) In the event of any of the approved sub-divisions being consolidated with other land, the title to the consolidated land shall be made subject to the above-mentioned condition.

(e) The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing conditions in all relevant Deeds of Transfer. The applicant shall, also, within ......... months from the date of this approval, furnish SANRAL with written proof that the aforementioned conditions have been inserted in the title deeds of the sub-divisions to which the above Conditions apply, including the Remainder of the parent property if applicable.

(f) *[Delete what is not applicable.]* No direct access to or egress from the national road will be permitted./ With the exception of existing legal accesses, no further access to and egress from the national road will be allowed./In addition to the existing legal accesses, an additional access to and egress from the national road will only be allowed at the position as indicated on the attached Plan No ................. which has been duly stamped. Details of the proposed access road must be submitted to SANRAL for approval prior to the provision thereof.:.

(g) All storm-water discharged or diverted from the national road, shall be received and disposed of and SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the sub-division hereby approved may have on existing storm-water discharged or diverted onto the sub-divided land. In this regard, SANRAL hereby also reserves its right to impose further conditions that it may deem necessary.

(h) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, upgrade the existing storm-water structures and/or install additional storm-water structures. Detailed plans of the proposed upgraded and/or additional structures must be submitted to SANRAL for approval prior to the upgrading and/or installation thereof.

(i) The applicant shall, at his own cost and in accordance with SANRAL's stipulations,
establish a noise berm/erect a permanent 2 metre high *brick wall/security fence/palisade fence/……….. [delete or add as applicable] on the sub-divisions' side directly adjacent to the common boundary of the relevant sub-divisions and the national road reserve. Detailed plans of the proposed noise berm/wall/security fence/palisade fence/………… [delete or add as applicable] must be submitted to SANRAL for approval prior to the establishment or erection thereof.

(j) SANRAL will not be held liable should it be found at any future time that noise emanating from the national road, presents a problem to these sub-divisions adjacent to the said road.

(k) The applicant shall, at his own cost and in accordance with SANRAL's stipulations, erect, construct and/or establish a pedestrian bridge over or subway under the national road. Detailed plans of the proposed structures must be submitted to SANRAL for approval prior to the erection, construction and/or establishment thereof.

(L) The applicant shall ……………… [Insert any appropriately worded further condition with regard to matters referred to in paragraph 13.4.1 of the Guideline Manual.]

3. Kindly note that this approval does not exempt the applicant from any other provisions of the above-mentioned or any other Act.

4. Also attached hereto is a letter addressed to the Registrar of Deeds, …………. whereby the Agency has granted approval in accordance with the provisions of Section 49(6) of the above-mentioned Act, for the cancellation of condition(s) ………… contained in Title Deed T……………. The said letter must be submitted to the Registrar of Deeds together with the landowner’s written application for the cancellation of the relevant conditions of title.

Yours faithfully

..................................................
Statutory Control Officer
for Regional Manager
Annexure 13.5

LETTER RE APPROVAL OF DIVISION OF LAND  FARM LAND
[PLACE ON SANRAL LETTER HEAD]

Dear Sir/Madam

NATIONAL ROUTE.....: ........................................... TO ...........................................

PROPOSED SUBDIVISION OF .................................................................

1. Your letter with reference .............../ application dated ............... refers.

2. The proposed sub-division indicated on the attached Plan No ............... which has been duly stamped, has been approved by the South African National Roads Agency Limited [SANRAL] in terms of The South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) [the Act]. The approval is however subject to the following conditions:

   2.1 With the exception of existing structures, no structure or anything whatsoever shall be erected, constructed or established within a distance of 20 metres measured from the national road reserve boundary, without the written approval of SANRAL.

   2.2 Unless SANRAL granted written approval to the contrary, the land shall be used for bona fide farming operations only.

   2.3 The applicant shall ............... [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

   2.4 In the event of any of this land being consolidated with any other land, the title to the consolidated land shall be subject to the above mentioned

   2.5 The applicant shall, at his own cost and in accordance with the provisions of Section 49(5)(a) and (b) of the Act, insert the foregoing conditions in the Title Deeds in respect of ...............[List the applicable sub-division numbers indicated on the Application Plan.]
2.6 The applicant shall, within …… months from the date of this approval, furnish to the Agency with written proof that the aforementioned insertions have been done on the Title Deeds of the relevant properties.

2.7 *[Delete what is not applicable.] No direct access to or egress from the national road will be permitted./ With the exception of existing legal accesses, no further access to and egress from the national road will be allowed./In addition to the existing legal accesses, an additional access to and egress from the national road will only be allowed at the position as indicated on the attached Plan No ……………… which has been duly stamped. Details of the proposed access road must be submitted to SANRAL for approval prior to the provision thereof.

3. Kindly note that this approval does not exempt the applicant from any other provisions of the above-mentioned or any other Act.

4. Also attached hereto is a letter addressed to the Registrar of Deeds, …………… whereby SANRAL granted approval in accordance with the provisions of Section 49(6) of the above-mentioned Act, for the cancellation of condition(s) …….. contained in Title Deed T…………… The said letter must be submitted to the Registrar of Deeds together with the landowner's written application for the cancellation of the relevant conditions of title.

Yours faithfully

....................................
Statutory Control Officer
for Regional Manager
13. ANNEXURES

Annexure 13.6

LETTER RE APPROVAL OF DIVISION OF LAND TOWNSHIP DEVELOPMENT
[PLACE ON SANRAL LETTER HEAD]

Dear Sir/Madam

NATIONAL ROUTE…………………………..TO …………………………..

PROPOSED TOWNSHIP………………………………………………../EXTENSION OF
……………………………………./SUB-DIVISION OF …………………………………

1. Your letter with reference ……………......./application in the above regard dated
………………………….. Refers.

2. The proposed sub-division indicated on the attached Plan No ……………… which has been
duly stamped, has been approved by the South African National Roads Agency Limited
(SANRAL) in terms of The South African National Roads Agency Limited and National Roads
Act, 1998 (Act 7 of 1998). The approval is however subject to the following conditions:

2.1 The applicant shall, at his own cost and in accordance with the provisions of Section
49(5)(a) and (b) of the Act, insert the following conditions in the Deeds of Transfer in
respect of the Erven numbered …………………. [List the applicable erf numbers
indicated on the Application Plan.]

(a) With the exception of existing structures *and/or any essential storm-water
drainage structures, noise berms, boundary walls or fences, pedestrian bridges
or underpasses required by SANRAL [*delete of not applicable], no structure or
other thing, including anything that is attached to the land on which it stands even
though it does not form part of that land, shall be erected, constructed, laid or
established without the written approval of SANRAL, within a distance of ………
metres measured from the boundary of the national road reserve.

(b) Unless SANRAL granted written approval to the contrary, the land use for the
following erf/erven shall be limited as follows:

(i) Residential: Erven …………………………………………
(ii) Business: Erven ...........................................
(iii) Industrial: Erven ...........................................
(iv) Commercial: Erven ...........................................
(v) Special: Erven ..............................................
(vi) Institutional: Erven ...........................................
(vii) Educational: Erven ...........................................
(viii) Amusement: Erven ............................................
(ix) Municipal: Erven .............................................
(x) Public Garage: Erven ...........................................
(xi) Public/Private open space: Erven ............................................
(Xii) Cemetery: Erven .............................................

(c) The applicant shall ....................... [Insert any appropriately worded further condition with regard to the matters referred to in paragraph 13.2.3(b) of the Guideline Manual such as limiting the number or extent of buildings or other structures which may be erected on any specified part of the land. Also see paragraph 13.6 in this regard.]

(d) In the event of any of the proposed sub-divisions being consolidated with any other land, the title to the consolidated land shall be made subject to all of the above-mentioned conditions.

2.2 The applicant shall, within ...... months from the date of this approval, furnish to SANRAL with written proof that the aforementioned insertions have been done on the title deeds of the relevant properties.

2.3 No direct access to or egress from the national road will be permitted./ Access to and egress from the national road will only be obtained at the position as indicated on the attached Plan No ................. which has been duly stamped. Detail plans of the proposed access road must be submitted to SANRAL for approval prior to the construction thereof:

2.4 In accordance with the provisions of Section 47(2) of the Act, all storm-water discharged or diverted from the national road, shall be received and disposed of and SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm-water discharged or diverted onto the development. In this regard, SANRAL hereby also reserves its right to impose further conditions that it may deem necessary.
2.5 The applicant shall, at his own cost and in accordance with SANRAL’s stipulations, upgrade the existing storm-water structures and/or install additional storm-water structures. Detail plans of the proposed upgraded and/or additional structures must be submitted to SANRAL for approval prior to the upgrading and/or installation thereof.

2.6 The applicant shall, at his own cost and in accordance with SANRAL’s stipulations, establish a noise berm/erect a permanent 2 metre high *brick wall/security fence/palisade fence/………… [delete or add as applicable] on the development’s side directly adjacent to the common boundary of the relevant sub-divisions and the national road reserve. Detail plans of the proposed noise berm/wall/security fence/palisade fence/………. [delete or add as applicable] must be submitted to SANRAL for approval prior to the establishment or erection thereof.

2.7 SANRAL shall not be held liable should it be found at any future time that noise emanating from the national road, presents a problem in the development adjacent to the said road.

2.8 The applicant shall, at his own cost and in accordance with SANRAL’s stipulations, erect, construct and/or establish a pedestrian bridge over or subway under the national road. Detail plans of the proposed structures must be submitted to SANRAL for approval prior to the erection, construction and/or establishment thereof.

2.9 The applicant shall ………………. [Insert any appropriately worded further condition with regard to matters referred to in paragraph 13.4.1 of the Guideline Manual.]

2.10 All the aforementioned conditions must be taken up in the relevant Township’s Conditions of Establishment.

3. Kindly note that this approval does not exempt the applicant from any other provisions of the above-mentioned or any other Act.

Yours faithfully

........................................
Statutory Control Officer
for Regional Manager
13. ANNEXURES

Annexure 13.7

LETTER RE OF REJECTION RE PROPOSED DIVISION OF LAND
[PLACE ON SANRAL LETTER HEAD]

Dear Sir/Madam

NATIONAL ROUTE.................................................... TO ............................

PROPOSED SUBDIVISION OF .................................................................

1. Your letter with reference ................../application in the above regard dated .................
   Refers.

2. I regret to inform you that the above-mentioned application was rejected by the South African
   National Roads Agency Limited in accordance with the provisions of Section 49(2) of the

3. Your application has been rejected as the proposed sub-division will frustrate the objectives of
   the aforementioned Act in that [state reason for rejection
   .........................................................................................................................
   .........................................................................................................................

Yours faithfully

...........................................
Statutory Control Officer
for Regional Manager
13. ANNEXURES

Annexure 13.8

LETTER TO REGISTRAR OF DEED - CANCELLATION OF TITLE CONDITIONS
[PLACE ON SANRAL LETTER HEAD]

The Registrar of Deeds
Private Bag / P O Box ….
…………………………

Date :  ……………………..
For attention :  ………………………
My reference :  11/3/3-..........-……

Dear Sir

NATIONAL ROUTE …………………………….. TO ………………………..

CANCELLATION OF CONDITIONS OF TITLE IN TERMS OF SECTION 49 OF THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED AND NATIONAL ROADS ACT, 1998 (ACT 7 OF 1998) IN RESPECT OF …………………………………………………… [Insert Property description]

1. The South African National Roads Agency Limited (SANRAL) approved the proposed subdivision of (insert property description) ................. in accordance with the provisions of the above-mentioned Act. However, this approval is subject to the conditions mentioned in the attached copy of the relevant Letter of Approval.

2. SANRAL also granted approval in accordance with the provisions of Section 49(6) of the above-mentioned Act, for the cancellation of conditions ............ referred to on pages ............ of Title Deed No T....... in respect of the aforementioned property. These conditions may however only be cancelled upon insertion of the sub-divisional conditions referred to in paragraph 1 above.

Yours faithfully

…………………………..
Statutory Control Officer for Regional Manager