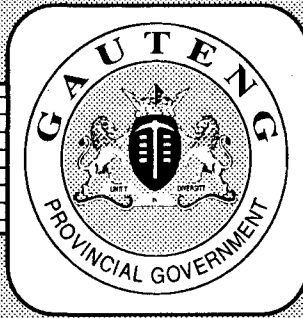


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: R2,50  
Other countries • Buitelands: R3,25

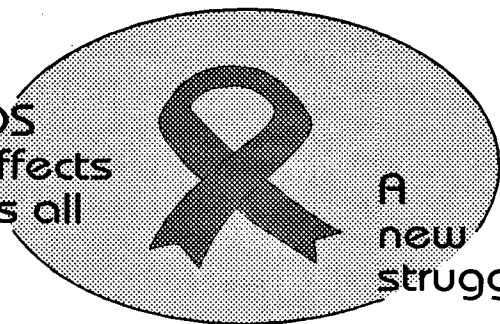
Vol. 9

PRETORIA, 24 JULY  
JULIE 2003

No. 297

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1384

#### EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the EKURHULENI METROPOLITAN MUNICIPALITY declares **TSAKANE EXTENSION 19** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY YIK – HO SANLI PROPERTIES DEVELOPMENT UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 37 OF THE FARM VLAKFONTEIN 161 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be **Tsakane Extension 19**.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on **General Plan No 7829/2002**.

##### 1.3 OBLIGATION IN REGARD TO ESSENTIAL SERVICES

The township owner shall install and provide all internal services in and for the township at his own cost.

##### 1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of rights to minerals, excluding the following servitudes:

- (a) Servitude vide diagrams No 1260/2002 which affects erf 41628 in the township
- (a) Servitudes vide diagrams No 1261/2002 which affects erf 41628 in the township
- (c) Servitudes vide diagrams No 1259/2002 which affects erven 41628, 41629 and 41630.

##### 1.5 LAND FOR MUNICIPAL PURPOSES

1.5.1 The following erven shall be transferred to Ekurhuleni Metropolitan Municipality by and at the expense of the township owner:

**ERVEN 41629-41631**

##### 1.6 LAND FOR STATE AND PROVINCIAL PURPOSES

The following erf shall be transferred to the Provincial Government by and at the expense of the township owner:

**ERF 41628.**

##### 1.7 ACCESS

The township owner shall at his own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points on to Road P 1894, and specifications for the

construction of the accesses, to the Deputy Director - General: Department of Transport and Public Works for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress points at his own expense to the satisfaction of the Deputy Director - General : Department of Transport and Public Works prior to any development taking place.

#### 1.8 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road 1894 and for all storm water running off or being diverted from the road to be received and disposed of.

#### 1.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall erect a fence or other physical barrier along the lines of no access along Road P 1894 to the satisfaction of the Deputy Director - General : Department of Transport and Public Works, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the Ekurhuleni Metropolitan Municipality: Provided that the township owner's responsibility for the maintenance thereof shall cease when the Ekurhuleni Metropolitan Municipality takes over the responsibility for the maintenance of the streets in the township.

#### 1.10 REMOVAL OR REPLACEMENT OF SERVICES

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

#### 1.11 FILLING IN AND COMPACTING OF EXISTING BORROW PITS, SAND PITS AND DISTURBED GROUND CONDITIONS

The township owner shall at its own expense cause the existing old borrow pits, sand pits and disturbed ground conditions affecting Erven 41253, 41259, 40745 to 40747, 40783 to 40787, 40777 to 40781, 41131, 41155 to 41158, 41220 to 41221 to be filled in and compacted to the satisfaction of the Ekurhuleni Metropolitan Council, when required to do so.

### 2. CONDITIONS OF TITLE

2.1 CONDITION(S) IMPOSED BY THE REGIONAL DIRECTOR : MINERAL AND ENERGY AFFAIRS FOR THE REGION IN TERMS OF SECTION 68(1) OF THE MINERAL ACT, 1991 (ACT 50 OF 1991).

All erven shall be subject to the following condition:

- 2.1.1 As this erf (stand, land etc) forms part of land which is, or may be, undermined and may be liable to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.
- 2.1.2 The design of all structures and buildings to be erected wholly or partially on the erf, shall be approved by a professional structural engineer, and the erection of such structures and buildings shall be done under the supervision of the said engineer. The plans of all buildings and structures shall bear a certificate signed by the professional structural engineer as follows:

**2.2 CONDITIONS IMPOSED BY THE DEPUTY DIRECTOR-GENERAL: DEPARTMENT OF TRANSPORT AND PUBLIC WORKS**

**2.2.1** ERVEN 40523 to 40562, 41234 to 41273, 41612, 41629 and 41631 shall be subject to the following conditions :

- a) Except for any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 metres from the boundary of the erf abutting on Road P1894 ext. nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Deputy Director - General : Department of Transport and Public Works.
- b) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road P1894 ext.

**2.2.2** ERVEN 41160, 41162, 41163, 41165 to 41205, 41276 to 41326, 41613 to 41627 , 41630 and 41631 shall be subject to the following conditions :

- a) Except for any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 metres from the eastern boundary of the erf nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Deputy Director - General : Department of Transport and Public Works.
- b) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on the old Road P1894.

**2.2.3** ERF 41628

- a) Except with the written consent of the Deputy Director - General: Department of Transport and Public Works, the erf shall be used for Public Road purposes only.

**2.3 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986**

**2.3.1** GENERAL CONDITIONS APPLICABLE TO ALL ERVEN

- a) The erf is 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 metres wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude.

- b) 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.
- c) 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.

### 2.3.2 CONDITIONS APPLICABLE TO SPECIFIC ERVEN

- a) The following erven are subject to servitudes 1m wide as indicate on the general plan

ERVEN 40539, 40540, 40549, 40550, 40565, 40566, 40804, 40805  
 40826, 40827, 40842, 40843, 40864, 40865, 41202, 41203  
 41207, 41208, 41231, 41232, 41247, 41248, 41269, 41270  
 41277, 41278, 41510, 41511, 41535, 41536, 41470, 41471  
 41488, 41489, 41442, 41453, 41454.

## 3. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

### 3.1 DEVELOPMENT CONTROLS

The following controls shall apply:

**Erven 40523 to 40886, 40888 to 41107, 41109 to 41233, 41235 to 41326, 41328 to 41428, 41430 to 41611, to 41613 to 41627**

Use Zone : Residential 1  
 Height Zone : 2 Storeys  
 Coverage : 70%  
 FAR : As per scheme  
 Parking : As per scheme  
 Building Lines : As per scheme

General:

- a) A third storey may be provided with the consent of the council

#### **Erf 41612**

Use Zone : Residential 3  
 Height Zone : Height Zone 8 (3 Storeys)  
 Coverage : 50%  
 Floor Area Ratio : 0,8  
 Parking : As per scheme  
 Building Lines : As per scheme

General:

- a) The layout of parking bays and access roads shall be subject to the approval of the Deputy Director - General : Department of Transport and Public Works.
- b) A line of no access shall be permitted along the eastern boundary, for a distance of 25 metre from the northern boundary.

#### **Erf 41234**

Use Zone : Business 1  
 Height Zone : 2 Storeys

Coverage : 80%  
 FAR : As per scheme  
 Parking : As per scheme  
 Building Line : 16 Metre building line along the northern boundary. Other boundaries as per scheme

General:

- a) A third storey may be provided with the consent of the council
- b) The layout of parking bays and access roads shall be subject to the approval of the Deputy Director - General : Department of Transport and Public Works.
- c) A line of no access shall be permitted along the eastern boundary, for a distance of 25 metre from the northern boundary.

**Erven 41429 & 40887**

Use Zone : Educational  
 Height Zone : 2 Storeys  
 Coverage : 80%  
 FAR : As per scheme  
 Parking : As per scheme  
 Building Lines : As per scheme

General:

- a) A third storey may be provided with the consent of the council

**Erven 41108**

Use Zone : Institutional  
 Coverage : 80%  
 FAR : As per scheme  
 Parking : As per scheme  
 Building Lines : As per scheme

General:

- a) A third storey may be provided with the consent of the council

**Erf 41327**

Use Zone : Public garage  
 Height Zone : 2 Storeys  
 Coverage : 60 %  
 FAR : As per scheme  
 Parking : As per scheme  
 Building Lines : As per scheme

General:

- a) A third storey may be provided with the consent of the council

**Erven 41629-41631**

Use Zone : Public Open Space  
 Height Zone :  
 Coverage: : As per scheme  
 Floor Area Ratio : As per scheme  
 Parking : As per scheme  
 Building Lines : As per scheme

General

- a) Erven 41630 and 41631 is subject to a servitude for electrical purposes in favour of ESKOM, as indicated on the general plan. This servitude can be cancelled by the local authority after consultation with the relevant parties.

**Erf 41628**

Use Zone	: "Special" for Provincial Road
Height Zone	: As per scheme
Coverage:	: As per scheme
Floor Area Ratio	: As per scheme
Parking	: As per scheme
Building Lines	: As per scheme

**General:**

- a) Except with the written consent of the Deputy Director - General : Department of Transport and Public Works, the erf shall be used for Public Road purposes only.
- b) The erf shall be subject to two right of way servitudes in favour of the general public as indicated on Servitude Diagrams 1261/2002 and 1260/2002. These servitudes may be cancelled with the consent of the Local Authority after consulting with all affected parties.

**3.2 SPECIAL CONDITIONS**

In addition to the conditions set out above, the under mentioned erven shall be subject the following conditions:

**3.2.1 ALL ERVEN**

The erf lies in an area with soil conditions that can cause serious damage to the buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer unless it can be proved to the Council, that such measures are unnecessary to that the same purpose can be achieved by more effective means.

**3.2.2 ERVEN 40523 to 40562, 41234 to 41273, 41612, 41629 and 41631**

- (i) The registered owner of the erf shall erect and maintain a physical barrier consisting of a fence or brick wall to the satisfaction of the Deputy Director - General : Department of Transport and Public Works along the provincial road reserve 1894 ext, provided that if the affected road has not yet been declared, the relevant physical barrier shall be erected within a period of six months after declaration of such road.
- (ii) No ingress or egress shall be permitted to the erven along the Provincial road reserve 1894 ext. as indicated on the Map 3.
- (iii) Except for any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 metres from the boundary of the erf abutting on Road P1894 ext. nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Deputy Director - General : Department of Transport and Public Works.

**3.2.3 ERVEN 41160, 41162, 41163, 41165 TO 41205, 41276 TO 41326, 41613 TO 41627, 41629 TO 41631**

- i) Except for any essential storm water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16 metres from the eastern boundary of the erf nor shall any alteration or addition to any existing structure or building situated within such



distance of the said boundary be made except with the consent in writing of the Deputy Director - General : Department of Transport and Public Works.

- ii) Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on the old Road P1894 as indicated on the Map 3.

## PLAASLIKE BESTUURSKENNISGEWING 1384

### PLAASLIKE BESTUURSKENNISGEWING EKURHULENI METROPOLITAANSE MUNISIPALITEIT VERKLARING AS GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpbepanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die EKURHULENI METROPOLITAANSE MUNISIPALITEIT die dorp **TSAKANE UITBREIDING 19** tot n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR YIK-HO SANLI PROPERTIES DEVELOPMENT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM N DORP TE STIG OP GEDEELTE 37 VAN DIE PLAAS VLAKFONTEIN 161 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

#### 1. STIGTINGSVOORWAARDES

##### 1.1 NAAM

Die naam van die dorp is **Tsakane Uitbreiding 19**.

##### 1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan No 7829/2002.

##### 1.3 VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die Dorpseienaar sal alle intene en eksterne dienste voorsien en installeer in en vir die dorp op sy eie koste.

##### 1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van minerale regte maar uitgesluit van die volgende serwitute:

- (a) Serwitut diagram No 1260/2002 wat erf 41628 in die dorp raak,
- (b) Serwitut diagram No 1261/2002 wat erf 41628 in die dorp raak,
- (c) Serwitute volgens diagram No 1259/2002 wat erwe 41628, 41629 en 41630 in die dorp raak.

##### 1.5 GROND VIR MUNISIPALE DOELEINDES

- 1.5.1 Die volgende erwe sal oorgedra word aan die Ekurhuleni Metropolitaanse Munisipaliteit deur en vir die koste van die dorpeienaar.

**ERWE 41629-41631**

**1.6 GROND VIR STAATS EN PROVINSIALE DOELEINDES**

Die volgende erf sal oorgedra word aan die Provinsiale Regering deur en op die koste van die dorpeienaar.

ERF 41628.

**1.7 TOEGANG**

Die Dorpeienaar sal op eie koste n geometriese ontwerp uitleg (skaal 1:500) van die ingang en uitgangs punte op Pad 1894 indien, en spesifikasies vir die konstruksie daarvan, na die Adjunk Direkteur-Generaal: Departement van Vervoer en Openbare Werke vir goedkeuring. Die Dorpeienaar sal na goedkeuring van die ontwerp en spesifikasies die genoemde in- en uitgang bou op eie koste tot die bevrediging van die Adjunk Direkteur – Generaal: Departement van Vervoer en Openbare Werke voor enige ontwikkeling mag plaasvind.

**1.8 AANVAARDING EN AFVOER VAN STORMWATER**

Die Dorpeienaar sal toesien dat die dreinerings van die dorp sal inskakel met die van Pad P 1894 en vir alle stormwater wat afloop of herlei word van die pad ontvang en afgevoer word.

**1.9 OPRIGTING VAN HEINING OF ENIGE FISIESE VERSPERRING**

Die dorpeienaar moet 'n heining of ander fisiese versperring oprig langs die lyne van geen toegang langs Pad P 1894 tot bevrediging van die Adjunk-Direkteur –generaal: Departement van Vervoer en Openbare Werke, soos en wanneer vereis van hom om dit te doen en die dorpeienaar moet die heining onderhou tot tyd en wyl die verantwoordelikheid oorgeneem word deur die Ekurhuleni Metropolitaanse Munisipaliteit. Met dien verstande dat die dorpeienaar se verantwoordelikheid vir die onderhoud daarvan sal ophou sodra die Ekurhuleni Metropolitaanse Munisipaliteit die verantwoordelikheid vir die onderhoud van die strate in die dorp oorneem.

**1.10 VERWYDERING EN VERVANGING VAN DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande , munisipale/ Telkom/ Eskom dienste te verskuif of te vervang moet die koste daarvan deur die dorpeienaars gedra word.

**1.11 TERUGVULLING EN KOMPaktering VAN BESTAANDE SAND UITGRAWINGS EN VERSTEURDE GROND TOESTANDE.**

Die dorpeienaar moet op eie koste die bestaande uitgrawings en versteurde grond wat erwe 41253, 41259, 40745 to 40747, 40783 to 40787, 40777 to 40781, 41131, 41155 to 41158, 41220 to 41221 in die dorp raak, terugvul en kompakteer tot bevrediging van die Ekurhuleni Metropolitaanse Munisipaliteit , wanneer vereis word om dit te doen.

**2. TITELVOORWAARDES****2.1 VOORWAARDES OPGELE DEUR DIE STREEKDIREKTEUR: MINERAAL EN ENERGIESAKE VIR DIE STREEK IN TERME VAN ARTIKEL 68(1) VAN DIE MINERALE WET, 1991 (WET 50 VAN 1991).**

All erwe is onderworpe aan die volgende voorwaarde:

2.1.3 Aangesien hierdie erf(perseel, grond, ens.) deel vorm van drond wat ondermyn is of ondermyn mag word en onderhewig mag wees aan mynbedrywighede in die verlede, die hede en die toekoms, aanvaar die eienaar daarvan alle aanspreeklikheid vir enige skade aan die grond of geboue daarop as gevolg van sodanige versakking, vassakking, skok of krake.

2.1.4 Die ontwerp van alle strukture en geboue wat opgerig mag word gedeeltelik of geheel op die erf, moet goedgekeur word deur 'n professionele struktuur ingenieur, en die oprig van

structure en geboue moet onder toesig gedoen word deur 'n professionele struktuur ingenieur. Alle planne van geboue en structure moet van 'n professionele struktuur ingenieurs sertifikaat voorsien word.

**2.2 VOORWAARDES OPGELE DEUR DIE ADJUNK-DIREKTEUR GENERAAL: DEPARTMENT VAN VERVOER EN OPENBARE WERKE:**

**2.2.1 ERWE 40523 tot 40562, 41234 tot 41273, 41612, 41629 en 41631 is onderworpe aan die volgende voorwaardes :**

- c) Met uitsondering van enige noodsaaklike stormwater dreineringsstruktuur, sal geen gebou, struktuur of enige ander iets wat aan die grond verbind is al vorm dit nie deel van die grond nie, opgerig word nie en verder sal niks onder die grond van die erf gele word nie binne 'n afstand van 16 meter vanaf die grens van die erf aangrensend tot Pad P1894 ext. en verder sal geen verandering of aanbouing aan enige bestaande struktuur of gebou wat gelee is binne hierdie afstand vanaf die grens gedoen word sonder die toestemming van die Adjunk-Direkteur-generaal : Departement van Vervoer en Openbare Werke
- b) Ingang en uitgang tot die erf sal nie toegelaat word langs die grens van die erf aanliggend tot Pad P1894 ext.

**2.2.2 ERWE 41160, 41162, 41163, 41165 tot 41205, 41276 tot 41326, 41613 tot 41627 , 41630 en 41631 is onderworpe aan die volgende voorwaardes :**

- a) Met uitsondering van enige noodsaaklike stormwater dreineringsstruktuur, sal geen gebou, struktuur of enige ander iets wat aan die grond verbind is al vorm dit nie deel van die grond nie, opgerig word nie en verder sal niks onder die grond van die erf gele word nie binne 'n afstand van 16 meter vanaf die grens van die erf aangrensend tot Pad P1894 ext. en verder sal geen verandering of aanbouing aan enige bestaande struktuur of gebou wat gelee is binne hierdie afstand vanaf die grens gedoen word sonder die toestemming van die Adjunk-Direkteur-generaal : Departement van Vervoer en Openbare Werke
- b) Ingang en uitgang tot die erf sal nie toegelaat word langs die grens van die erf aanliggend tot Pad P1894 ext.

**2.2.3 ERF 41628**

- b) Slegs met uitsondering en toestemming van die Adjunk-Direkteur-generaal: Departement van Vervoer en Openbare werke mag die erf slegs gebruik word vir Openbare Pad doeleindes.

**2.3 VOORWAARDES OPGELE DEUR DIE PLAASLIKE OWERHEID IN TERME VAN DIE BEPALINGS VAN DIE DORPSBEPLANNING EN DORPE ORDONNANSIE 15 VAN 1986**

**2.3.1 ALGEMENE VOORWAARDES VAN TOEPASSING OP ALLE ERWE**

- d) Die erf is onderworpe aan 'n servituut, 2 meter wyd, ten gunste van die plaaslike owerheid vir riool en ander munisipale doeleindes, langs enige twee grense anders as 'n straat grens en in die geval van 'n pypsteel erf 'n addisionele servituut vir munisipale doeleindes 2 meter wyd oor die

toegangs gedeelte van die erf, soos en wanneer benodig deur die plaaslike owerheid: met dien verstande dat die plaaslike owerheid afstand mag doen van enige sodanige serwituut.

- e) Geen gebou of ander struktuur mag binne die voorafgenoemde serwituutgebied opgerig word nie, en geen grootwortelbome mag in die gebied van sodanige serwituut, of binne 'n afstand van 2 meter daarvan, geplant word nie.
- f) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy na goeë dunde nodig ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts is die plaaslike owerheid geregtig tot redelike toegang tot gemelde grond vir die voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade verged wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke, veroorsaak word.

### 2.3.2 VOORWAARDES VAN TOEPASSING OP SPESIFIEKE ERWE

- b) Die volgende erwe is onderhewig aan 'n serwituut 1m wyd soos aangedui op die algemene plan:

ERWE 40539, 40540, 40549, 40550, 40565, 40566, 40804, 40805  
 40826, 40827, 40842, 40843, 40864, 40865, 41202, 41203  
 41207, 41208, 41231, 41232, 41247, 41248, 41269, 41270  
 41277, 41278, 41510, 41511, 41535, 41536, 41470, 41471  
 41488, 41489, 41442, 41453, 41454.

## 3. VOORWAARDES WAT INGESLUIT MOET WORD IN DIE DORPS BEPLANNINGSKEMA IN TERME VAN ARTIKEL 125 VAN ORDONNANSIE 15 VAN 1986, MET BYVOEGING TOT DIE BEPALINGS VAN DIE DORPSBEPLANNINGSKEMA IN WERKING

### 3.1 ONTWIKKELINGS BEHEERMAATREELS

Die volgende beheermaatreels sal van toepassing wees:

**Erwe 40523 tot 40886, 40888 tot 41107, 41109 tot 41233, 41235 tot 41326, 41328 tot 41428, 41430 tot 41611, tot 41613 tot 41627**

Gebuiksone : Residentieel 1  
 Hoogte Sone : 2 Verdiepings  
 Dekking : 70%  
 VRV : soos per skema  
 Parkering : soos per skema  
 Boulyne: soos per skema

Algemeen:

- b) 'N derde verdieping mag voorsien word met toestemming van die Raad

#### **Erf 41612**

Gebuiksone : Residentieel 3  
 Hoogte Sone : Hoogte sone 8 (3 verdiepings)  
 Dekking : 50%  
 VRV : 0,8  
 Parkering : soos per skema  
 Boulyne : soos per skema

Algemeen:

- c) Die uitleg van parker areas en toegangs paaie sal onderworpe wees aan

die goedkeuring van die Adjunk-Direkteur-Generaal Departement van Vervoer en Openbare Werke

- d) 'n Lyn van geen toegang is van toepassing langs die oostelike grens vir 'n afstand van 25 meter van die noordelike grens.

**Erf 41234**

Gebruiksonee : Besigheid 1  
 Hoogte Sone : 2 verdiepings  
 Dekking : 80%  
 VRV : Soos per skema  
 Parkering : soos per skema  
 Boulyne : 16 Meter boulyn langs die noordelike grens. Ander grense soos per skema.

**Algemeen:**

- d) 'n Derde verdieping mag opgerig word met toestemming van die raad.  
 e) Die uitleg van parker areas en toegangs paaie sal onderworpe wees aan die goedkeuring van die Adjunk-Direkteur-Generaal Departement van Vervoer en Openbare Werke  
 f) 'n Lyn van geen toegang sal van toepassing wees langs die oostelike grens vir 'n afstand van 25 meter vanaf die noordelike grens

**Erwe 41429 & 40887**

Gebruik Sone : Opvoedkundig  
 Hoogte Sone : 2 verdiepings  
 Dekking : 80%  
 VRV : soos per skema  
 Parking : soos per skema  
 Building Lines : soos per skema

**Algemeen:**

- a) 'n Derde verdieping mag opgerig word met toestemming van die raad.

**Erf 41108**

Gebruik Sone : Institusioneel  
 Dekking : 80%  
 VRV : soos per skema  
 Parkering : soos per skema  
 Boulyne: soos per skema

**Algemeen:**

- a) 'n Derde verdieping mag opgerig word met toestemming van die raad.

**Erf 41327**

Gebruik Sone : Openbare Garage  
 Hoogte Sone : 2 verdiepings  
 Dekking : 60 %  
 VRV : soos per skema  
 Parkering : soos per skema  
 Boulyne: soos per skema

**Algemeen:**

- a) 'n Derde verdieping mag opgerig word met toestemming van die raad.

**Erwe 41629-41631**

Gebruik Sone : Openbare Oop Ruimte  
 Hoogte Sone :  
 Dekking : soos per skema

VRV : soos per skema  
 Parkering : soos per skema  
 Boulyne: soos per skema

**Algemeen**

- b) Erwe 41630 en 41631 is onderworpe aan 'n serwitut vir elektiese doeleindes ten gunste van ESKOM, soos aangedui op die algemene plan. Hierdie serwitut kan gekanseleer word deur die plaaslike bestuur na onderhandelinge met die betrokke partye.

**Erf 41628**

Gebruik Sone : "Spesiaal vir Provinsiale Pad  
 Hoogte Sone : soos per skema  
 Dekking : soos per skema  
 VRV : soos per skema  
 Parkering : soos per skema  
 Boulyne: soos per skema

**Algemeen:**

- a) Slegs met uitsondering en toestemming van die Adjunk-Direkteur-generaal: Departement van Vervoer en Openbare werke mag die erf slegs gebruik word vir Openbare Pad doeleindes.  
 c) Die erf is onderworpe aan twee reg van weg serwitute ten gunste van die algemene publiek soos aangedui op Serwitut Diagramme 1261/2002 en 1260/2002. Hierdie serwitute mag opgehef word met die toestemming van die Plaaslike Bestuur na onderhandeling met die betrokke partye.

**3.2 SPESIALE VOORWAARDES**

Met byvoeging tot die voorgenoemde voorwaardes is die ondergenoemde erwe ook onderhewig aan die volgende voorwaardes;

**3.2.1 ALLE ERWE**

Die erf is gelee in 'n gebied met grond toestande wat ernstige skade kan veroorsaak aan geboue en strukture. Om sulke skade te bekamp, moet fondasies en ander strukturele elemente van geboue of strukture ontwerp word deur 'n bevoegte professionele ingenieur, behalwe as daar bewys kan word aan die raad dat sulke maatreels onnodig is en dat die doel op 'n meer effektiewe wyse bereik kan word

**3.2.2 ERWE 40523 tot 40562, 41234 tot 41273, 41612, 41629 en 41631**

- (ii) Die geregistreerde eienaar van die erf sal 'n fisiese versperring wat bestaan uit 'n heinig of 'n baksteen muur oprig tot bevrediging van die Adjunk-Direkteur Generaal: Departement van Vervoer en Openbare Werke langs die provinsiale pad reserve van Pad 1894 ext, met dien verstande dat as die geaffekteerde pad nog nie geproklameer is nie, die fisiese versperring binne 'n tydperk van ses maande opgerig moet word nadat die pad geproklameer is.
- (iii) Geen ingang of uitgang sal toegelaat word na erwe gelee langs Provinsiale Pad 1894 ext soos aangedui op Kaart 3.
- (iv) Met uitsondering van enige noodsaaklike stormwater dreineringsstruktuur, sal geen gebou, struktuur of enige ander iets wat aan die grond verbind is al vorm dit nie deel van die grond nie, opgerig word nie en verder sal niks onder die grond van die erf gele word nie binne 'n afstand van 16 meter vanaf die grens van die erf aangrensend tot Pad P1894 ext. en verder sal geen verandering of aanbouing aan enige bestaande struktuur of gebou wat gelee is binne hierdie afstand vanaf die grens

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gedoen word sonder die toestemming van die Adjunk-Direkteur-generaal : Departement van Vervoer en Openbare Werke

3.2.3 ERWE 41160, 41162, 41163, 41165 tot 41205, 41276 tot 41326, 41613 tot 41627, 41629 tot 41631

- i) Met uitsondering van enige noodsaaklike stormwater dreineringsstruktuur, sal geen gebou, struktuur of enige ander iets wat aan die grond verbind is al vorm dit nie deel van die grond nie, opgerig word nie en verder sal niks onder die grond van die erf gele word nie binne 'n afstand van 16 meter vanaf die oostelike grens van die erf en verder sal geen verandering of aanbouing aan enige bestaande struktuur of gebou wat gelee is binne hierdie afstand vanaf die grens gedoen word sonder die toestemming van die Adjunk-Direkteur-generaal : Departement van Vervoer en Openbare Werke
  
  - ii) Ingang en uitgang tot die erf sal nie toegelaat word langs die grens van die erf aanliggend tot die ou pad P1894 soos aangedui op kaart 3.
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**LOCAL AUTHORITY NOTICE 1385**  
**EKURHULENI METROPOLITAN MUNICIPALITY**  
**AMENDMENT SCHEME 378**

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Brakpan Town-planning Scheme 1980, comprising the same land, as included in the Township of **TSAKANE EXTENSION 19**.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: Ekurhuleni Metropolitan Municipality, Brakpan Service Delivery Centre, and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme **378**

**Executive Director: Development Planning**

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**PLAASLIKE BESTUURSKENNISGEWING 1385**  
**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**  
**WYSIGINGSKEMA 378**

Die Stadsraad verklaar hierby ingevolge die bepaling van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Brakpan - dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **TSAKANE UITBREIDING 19** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkeling & Beplanning, Ekurhuleni Metropolitaanse Munisipaliteit Brakpan Dienslewering Sentrum en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Brakpan wysigingskema **378**.

**Uitvoerende Direkteur: Ontwikkeling & Beplanning**