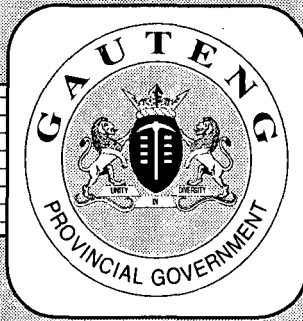


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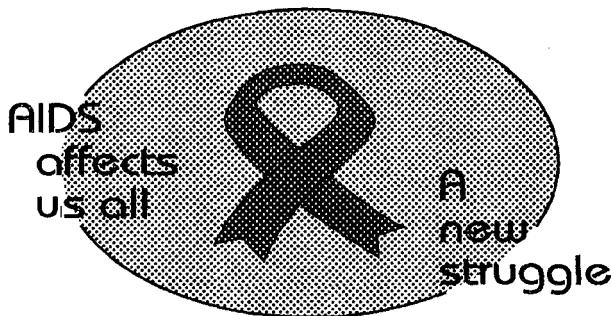
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Vol. 11

PRETORIA, 21 JUNE
JUNIE 2005

No. 261

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(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**
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For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1378

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Tunney Extension 9 Township to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY INVESTEC PROPERTY GROUP LIMITED (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 673 (A PORTION OF PORTION 20) OF THE FARM RIETFONTEIN 63 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Tunney Extension 9.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 12294/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals, save for the following conditions, which shall not be passed on to the erven in the township:

1.3.1 By Notarial Deed No K8344/03S the withinmentioned property is subject to a servitude of perpetual right of way for municipal services in respect of:

- (a) An area of land measuring 5435 (Five Thousand Four Hundred and Thirty Five) square metres being a portion of the property, which area is defined by the letters ABCDEFGHJKLMNP on Diagram S.G. No 13486/1997 annexed to the said Notarial Deed and;
- (b) An area of land measuring 4025 (Four Thousand and Twenty Five) square metres being a portion of the property, which area is defined by the letters ABCDEFGHJKLMNPQRSTUUV on Diagram S.G. No 3510/1997 annexed to the said Notarial Deed as will more fully appear from reference to the said Notarial Deed.

1.3.2 And the following condition, which only affects Erven 450, 453 to 459, 467, 468 and 470 to 476 and Brickfield Road:

By Notarial Deed K1363/1980S, the right has been granted to the Electricity Supply Commission to convey electricity by two transmission lines traversing the said Portion 20, the centre lines of which are indicated by the lines ab and cd on Diagram S.G. No 12293/2004 annexed hereto together with ancillary rights and subject to conditions as will more fully appear from reference to the said Notarial Deed and the said Diagram thereto annexed.

1.3.3 And the following condition, which only affects Sam Green Road:

By Notarial Deed No K4943/97S, the withinmentioned property is subject to a servitude for road and municipal purposes as indicated by the figure gCDEFGmkjhg on Diagram

S.G. No 12293/2004 annexed hereto, as will more fully appear from reference to the said Notarial Deed and the said Diagram thereto annexed.

1.3.4 And the following condition, which only affects Brickfield Road:

By Notarial Deed No K2353/2005S, the withinmentioned property is subject to a servitude for municipal purposes, 2 metres wide, the centre line of which is indicated by the line npqrvstu on Diagram S.G. No 12293/2004 annexed hereto, as will more fully appear from reference to the said Notarial Deed and the said Diagram thereto annexed.

1.4 LEVELLING OF SITE

The township owner shall at his own expense cause the existing excavations, ditches, dongas and other physical conditions affecting the township to be filled and compacted to the satisfaction of the City Council.

1.5 DEMOLITION OF BUILDINGS OR STRUCTURES

1.5.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves or over the common boundaries to be demolished to the satisfaction of the City Council.

1.5.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Germiston Town Planning Scheme, 1985, as well as the National Building Regulations, to the satisfaction of the City Council. The township owner shall at his own expense cause all buildings, which do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished to the satisfaction of the City Council.

1.5.3 The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf, for which no building plans have been approved by the City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

1.6 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the City Council.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.8 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services to the satisfaction of the City Council.

1.9 LAND FOR MUNICIPAL SERVICES

Erven 475 and 476 shall be transferred to the City Council by and at the expense of the township owner.

2 CONDITIONS OF TITLE**2.1 ALL ERVEN SHALL BE MADE SUBJECT TO THE FOLLOWING CONDITIONS:****CONDITIONS IMPOSED BY THE DEPARTMENT OF MINERALS AND ENERGY IN RESPECT OF LAND WITHIN THE TOWNSHIP AREA THAT MAY BE UNDERMINED.**

2.1.1 As this erf forms part of land, which is shallow undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto or to any structure thereon which may result from such subsidence, settlement, shock or cracking and no liability for such damage whatsoever shall devolve on the State or its employees.

2.1.2 The erf shall not be used for residential purposes.

2.2 ALL ERVEN (EXCEPT ERVEN 475 AND 476) SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS

2.2.1 The erf is subject to a servitude, 2m wide, in favour of the City Council, for sewerage and other municipal purposes, along any two boundaries of the erf other than the street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the City Council: Provided that the City Council may dispense with any such servitude.

2.2.2 No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m therefrom.

2.2.3 The City Council shall be entitled to temporarily deposit 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 City Council.

2.3 ERF 467 SHALL BE SUBJECT TO THE FOLLOWING CONDITION:

The Erf is subject to a servitude for substation purposes in favour of the City Council as indicated on the General Plan.

2.4 ERVEN 450, 453 TO 459, 467, 468 AND 470 TO 476 SHALL BE SUBJECT TO THE FOLLOWING CONDITION:

The Erf is subject to a tree and building restriction of 11 metres on each side of the centre lines of Eskom's overhead power lines traversing the property. All building plans must be approved by Eskom prior to construction.

PLAASLIKE BESTUURSKENNISGEWING 1378**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby dat die Dorp Tunney Uitbreiding 9 tot 'n goedgekeurde dorp verklaar is onderworpe aan die voorwaardes soos in die meegaande Bylae uiteengesit.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR INVESTEC PROPERTY GROUP BEPERK (HIERNA GENOEM DIE EIENAAR) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP GEDEELTE 673 ('N DEEL VAN GEDEELTE 20) VAN DIE PLAAS RIETFONTEIN 63 IR, GAUTENG PROVINSIE TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is Tunney Uitbreiding 9.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangetoon op Algemene Plan LG No. 12294/2004.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, behalwe vir die volgende voorwaardes, wat nie na die erwe in die dorpsgebied oorgedra moet word nie:

1.3.1 Ingevolge Notariële Akte No K8344/03S is die hieringenoemde eiendom onderworpe aan 'n ewigdurende reg van weg serwituut vir munisipale doeleindes ten opsigte van:

- (a) 'n Stuk grond 5435 (Vyf Duisend Vier Honderd Vyf en Dertig) vierkante meter groot wat deel is van die eiendom, welke area deur die letters ABCDEFGHJKLMNP gedefinieer word op Diagram L.G. No 13486/1997 wat aan die genoemde Notariële Akte aangeheg is;
- (b) 'n Stuk grond 4025 (Vier Duisend en Vyf en Twintig) vierkante meter groot wat deel is van die eiendom, welke area deur die letters ABCDEFGHJKLMNPQRSTUW gedefinieer word op Diagram L.G. No 3510/1997 wat aan die genoemde Notariële Akte aangeheg is, soos meer volledig verskyn met verwysing na die genoemde Notariële Akte.

1.3.2 En die volgende voorwaarde wat slegs Erwe 450, 453 tot 459, 467, 468 en 470 tot 476 en Brickfieldweg raak:

Ingevolge Notariële Akte K1363/1980S is die reg aan die Elektrisiteitsvoorsieningskommissie toegestaan om elektrisiteit te vervoer deur middel van twee hoogspanningsleidinglyne wat die genoemde Gedeelte 20 deurkruis en die middellyn word aangedui deur die lyne ab en cd op Diagram S.G. No 12293/2004 hierby aangeheg saam met bykomstige regte en onderworpe aan voorwaardes soos meer volledig verskyn met verwysing na die genoemde Notariële Akte en die genoemde Diagram hierby aangeheg.

1.3.3 En die volgende voorwaarde wat slegs Sam Greenweg raak:

Ingevolge Notariële Akte No K 4943/97 S, is die hieringenoemde eiendom onderworpe aan 'n servituut vir pad en munisipale doeleindes soos aangedui deur die figuur gCDEFGmkjhg op Diagram L.G. No 12293/2004 hierby aangeheg soos meer volledig verskyn met verwysing na die genoemde Notariële Akte en die genoemde Diagram hierby aangeheg.

1.3.4 En die volgende voorwaarde wat slegs Brickfieldweg raak:

Ingevolge Notariële Akte No K 2353/2005 S, is die hieringenoemde eiendom onderworpe aan 'n servituut vir munisipale doeleindes, 2 meter breed, waarvan die middellyn deur die lyn npqrvstu op Diagram L.G. No 12293/2004, hierby aangeheg, aangedui word soos meer volledig verskyn met verwysing na die genoemde Notariële Akte en die genoemde Diagram hierby aangeheg.

1.4 GELYKMAKING VAN DIE TERREIN

Die dorpseienaar moet op eie koste die bestaande uitgrawings, slote, dongas en ander fisiese omstandighede wat die dorpsgebied raak, laat opvul en kompakteer tot die bevrediging van die Stadsraad.

1.5 SLOPING VAN GEBOUE OF STRUKTURE

1.5.1 Die dorpseienaar moet op eie koste alle geboue en strukture wat binne boulyne, kantruimtes, padreserwes of oor gemeenskaplike grense val tot bevrediging van die Stadsraad laat sloop.

1.5.2 Die dorpseienaar moet op eie koste toesien dat alle geboue en strukture wat nie gesloop word nie, voldoen aan die Germiston Dorpsbeplanningskema, 1985, asook die Nasionale Bouregulasies tot bevrediging van die Stadsraad. Die dorpseienaar moet op eie koste toesien dat alle geboue en strukture wat nie aan die Dorpsbeplanningskema sowel as die Nasionale Bouregulasies voldoen nie, tot bevrediging van die Stadsraad gesloop word.

1.5.3 Die dorpseienaar moet op eie koste bouplanne opstel en aanvaarbare bouplanne indien by die Stadsraad vir goedkeuring in terme van die Nasionale Bouregulasies vir alle geboue op die erf waarvoor geen bouplanne deur die Stadsraad goedgekeur is nie. Die dorpseienaar moet op eie koste die geboue verander om aan die goedgekeurde bouplanne te voldoen tot die bevrediging van die Stadsraad.

1.6 VERWYDERING VAN VULLIS

Die dorpseienaar moet op eie koste alle vullis binne die dorpsgebied verwyder tot die bevrediging van die Stadsraad.

1.7 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

Indien, vir enige rede, as gevolg van die stigting van die dorp dit nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.8 INGENIEURSDIENSTE

Die dorpseienaar is verantwoordelik vir die nodige reëlings met betrekking tot die voorsiening van alle ingenieursdienste tot die bevrediging van die Stadsraad.

1.9 GROND VIR MUNISIPALE DIENSTE

Erwe 475 en 476 moet op koste van die dorpseienaar aan die Stadsraad oorgedra word.

2. TITELVOORWAARDES

2.1 ALLE ERWE IS ONDERWORPE AAN DIE VOLGENDE VOORWAARDES:

VOORWAARDES OPGELEË DEUR DIE DEPARTEMENT VAN MINERALE EN ENERGIE TEN OPSIGTE VAN GROND BINNE DIE DORPSGEBIED WAT ONDERMYN MAG WEES.

2.1.1 Aangesien hierdie erf deel vorm van grond wat vlak ondermyn is en onderhewig mag wees aan versakking, vassakking, skok en krake as gevolg van mynbedrywighede in die verlede, die hede en in die toekoms, aanvaar die eienaar daarvan alle verantwoordelikheid vir enige skade aan die grond of geboue daarop as gevolg van sodanige versakking, vassakking, skok of krake en geen aanspreeklikheid vir sodanige skade hoegenaamd sal oorgaan op die Staat of sy werknemers nie.

2.1.2 Die erf mag nie vir woondoelindes gebruik word nie.

2.2 ALLE ERWE (BEHALWE ERWE 475 EN 476) IS ONDERWORPE AAN DIE VOLGENDE VOORWAARDES

- 2.2.1 Die erf is onderworpe aan 'n serwituut, 2 m breed, vir riool en ander munisipale doeleindes, ten gunste van die Stadsraad, langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n bykomende serwituut vir munisipale doeleindes, 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Stadsraad. Met dien verstande dat die Stadsraad van enige sodanige serwituut mag afsien.
- 2.2.2 Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.
- 2.2.3 Die Stadsraad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke as wat hy volgens goeddunke noodsaaklik ag tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die Stadsraad geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

2.3 ERF 467 IS ONDERWORPE AAN DIE VOLGENDE VOORWAARDE

Die erf is onderworpe aan 'n serwituut for substasiedoeleindes ten gunste van die Stadsraad soos aangedui op die Algemene Plan.

2.4 ERWE 450, 453 TOT 459, 467, 468 EN 470 TOT 476 IS ONDERWORPE AAN DIE VOLGENDE VOORWAARDE

Die erf is onderworpe aan 'n boom en geboubeperking van 11 meter op elke kant van die middellyne van ESKOM se oorhoofse kraglyne wat die eiendom deurkruis. Alle bouplanne moet voor konstruksie deur ESKOM goedgekeur word.

LOCAL AUTHORITY NOTICE 1379

NOTICE OF APPROVAL

GERMISTON AMENDMENT SCHEME 925

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance 15 of 1986, declares that it has approved an amendment scheme being an amendment to the Germiston Town Planning Scheme 1985, comprising the same land as included in the township of Tunney Extension 9.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, 2nd Floor, Planning and Development Service Centre, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

This amendment is known as Germiston Amendment Scheme 925.

PAUL MASEKO, City Manager
Development Planning, P O Box 145, Germiston, 1400

Notice No: SSDR 19/2004

PLAASLIKE BESTUURSKENNISGEWING 1379

KENNISGEWING VAN GOEDKEURING

GERMISTON WYSIGINGSKEMA 925

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Germiston Dorpsbeplanningskema 1985, wat uit dieselfde grond as die dorp Tunney Uitbreiding 9 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur : Ontwikkelingsbeplanning, 2de Vloer, Planning and Development Service Centre, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Germiston Wysigingskema 925.

PAUL MASEKO, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 145, Germiston, 1400

Kennisgewingno: SSDR 19/2004

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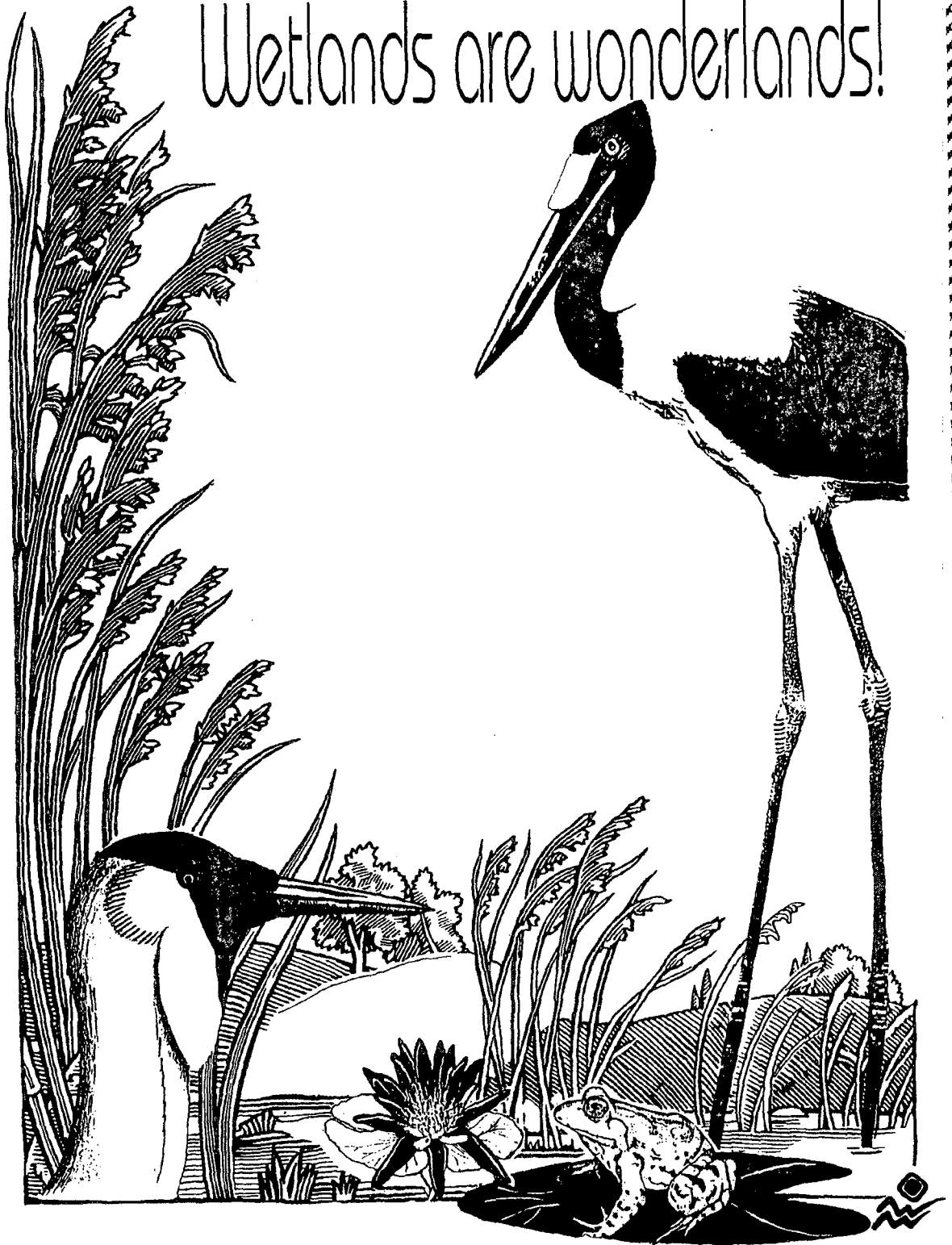
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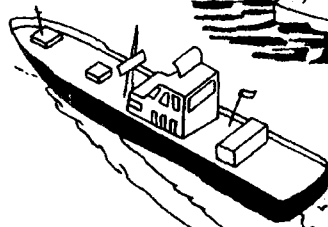
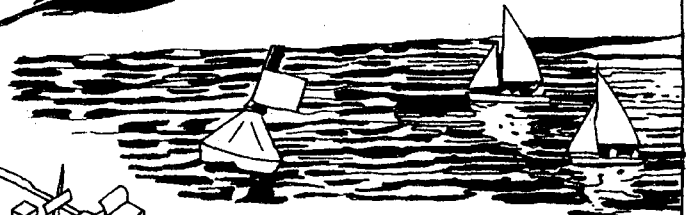
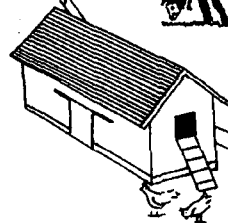
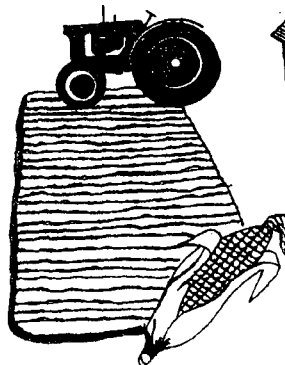
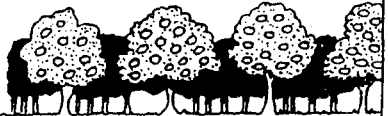
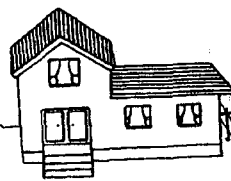
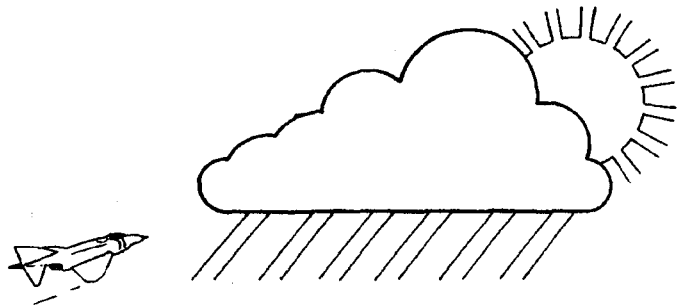
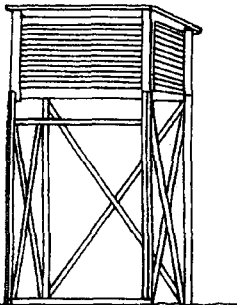
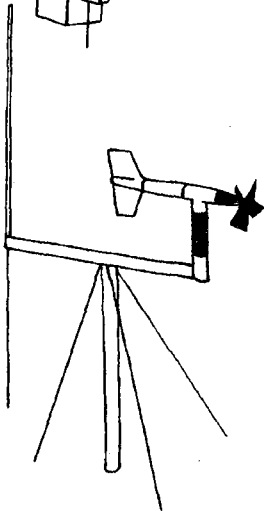
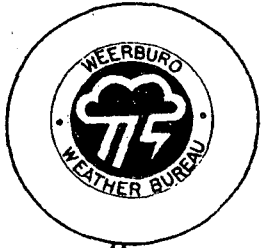
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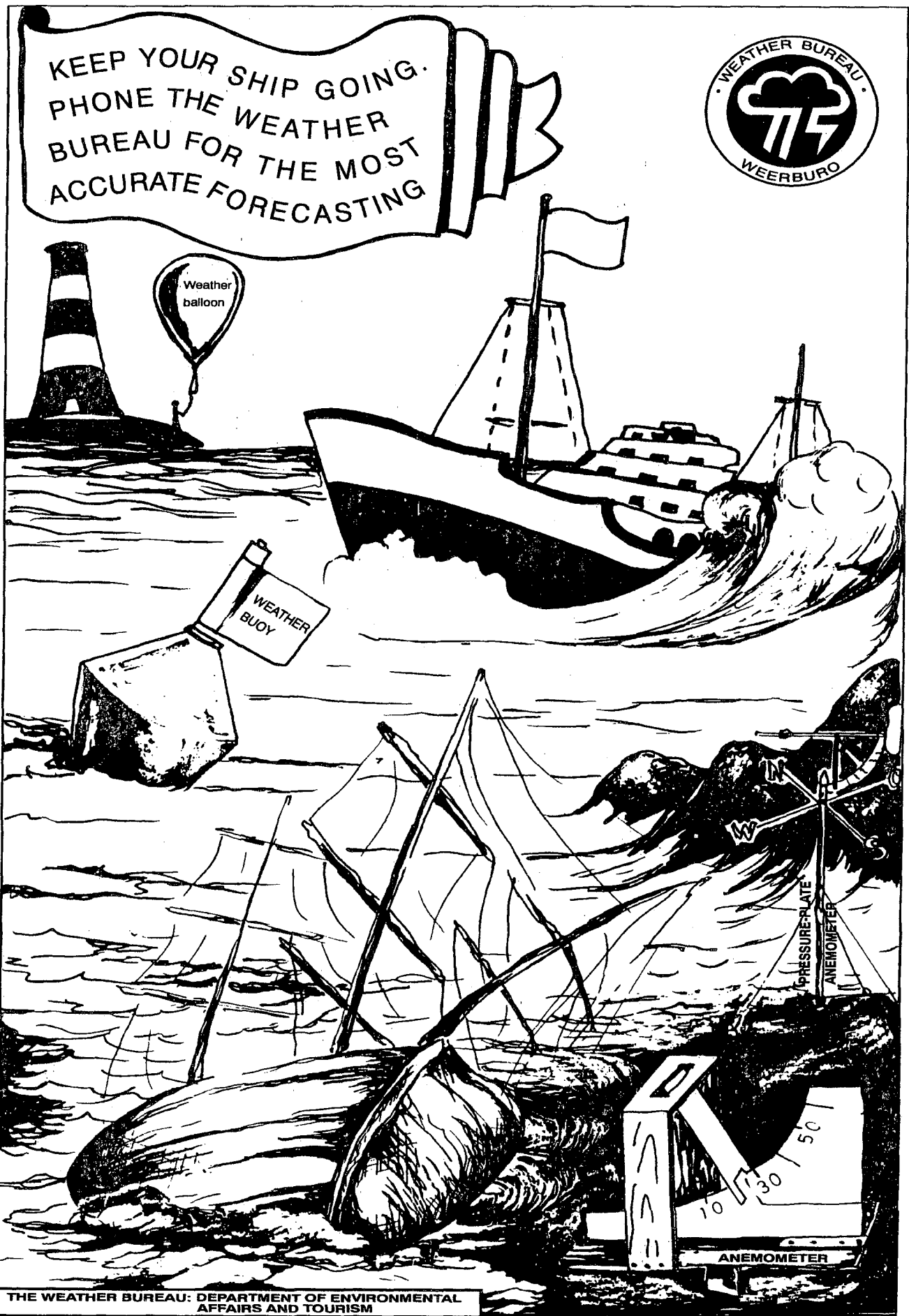
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