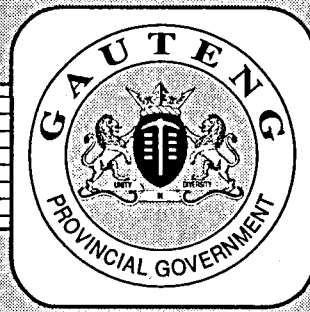


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

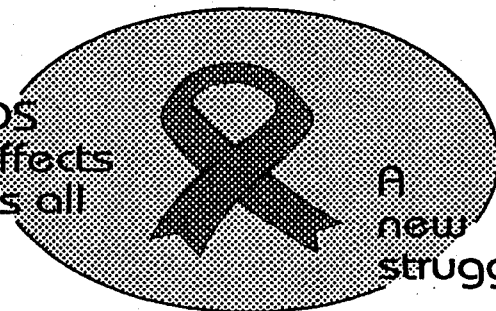
Vol. 12

PRETORIA, 18 AUGUST
AUGUSTUS 2006

No. 307

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



06307

9771682452005

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2441	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township: Elspark Extension 7.....	3	307
2442	do.: Germiston Amendment Scheme 923.....	10	307
2443	do.: Germiston Amendment Scheme 924.....	10	307
2444	do.: Ekurhuleni Metropolitan Municipality: Declaration as approved township: Elspark Extension 8	11	307
2446	Town-planning and Townships Ordinance (15/1986): Germiston Amendment Scheme 984	16	307

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2441

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality (Germiston Service Delivery Centre) hereby declares Elspark Extension 8 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY KIRON PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 257 OF THE FARM KLIPPOORTJE 110 IR, PROVINCE OF GAUTENG, HAVE BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Elspark Extension 7.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan No. SG 7878/2004.

1.3 The requirements of the Department of Transport and Public Works shall be adhered to at all times.

1.4 Access

No ingress from proposed Road K129 and Sarel Hattingh Street to the township and no egress to proposed Provincial Road K129 and Sarel Hattingh Street shall be allowed from the township, except at a point between Erven 1366 and 1367, as indicated on General Plan No. SG 7878/2001.

1.5 Disposal of Existing Conditions of Title

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

1.5.1 Conditions

1(c),(d),(e),(f),2(1),(d),(e),2(2)(a),(b),(c),(d),(e),(f),(g),3(1)(c),(d),(e),4(1)(c),(d),(e),5(1)(c), 5(2)(c),(d) and (e) in Deed of Transfer T63253/2004.

1.6 Acceptance and Disposal of Stormwater

The township owner shall arrange for all the drainage of the township to fit in with that of Provincial Roads K29 and PWV13 and for all the stormwater running off or being diverted from the road to be received and disposed of.

1.7 Erection of Fence Or Other Physical Barrier

The township owner shall at his own expense, erect a fence or other physical barrier to the satisfaction of the Director, Gauteng Roads Department, 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 that this responsibility is taken over by the Council: Provided that the township owner's responsibility for the maintenance thereof shall cease when the Council takes over the responsibility for the maintenance of the streets in the township.

1.8 Land for Municipal Purposes

The following erven shall be transferred to the Council by and at the expense of the township owner:

Parks (Public Open Space), Erven 1500 to 1502

1.9 Demolition of Buildings Or Structures

1.9.1 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 Council.

1.9.2 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 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 Council.

1.9.3 The township owner shall at his own expense draw up and submit acceptable building plans to the 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 Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Council.

1.10 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 Council.

1.11 Removal Or Replacement of Municipal Services

2.11.1 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.

2.11.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Council.

1.12 Restriction on the Disposal of Erven

1.12.1 The township owner shall, in terms of prior agreement with the Council, fulfill its obligations with regard to the provision of water, sanitation (and if applicable) electricity and the installation of reticulations for such purposes, prior to the disposal of any erf within the township.

1.12.2 No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees have been furnished in respect of the provision of services by the township applicant to the Council.

1.13 Engineering Services

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

1.14 Precautionary Measures

The township owner shall at his own expense, make arrangements with the Council to ensure that:

- 1.14.1 Water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed effectively with tar, cement or bitumen; and
- 1.14.2 Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly backfilled with damp soil in layers not thicker than 150mm and compacted until the same grade of compaction as that of the surrounding material is obtained.

2. CONDITIONS OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

2.1 Servitudes

- 2.1.1 The erf is subject to a servitude, 2 m wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
- 2.1.2 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 2 m therefrom.
- 2.1.3 The 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 Council.
- 2.1.4 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Council, registered in favour of the Council, as and when required by the Council, by the owner at his own expense.

2.2 Conditions imposed by the Department of Minerals and Energy in respect of land within the Township area that may be undermined:-

- 2.2.1 As this erf forms part of an area which may be subject to dust pollution and noise as a result of tailing and/or re-cycling activities past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result thereof may be experienced.
- 2.2.2 Prospective buyers of erven, etc, are notified, in writing by the Township Owner that tailings and/or recycling activities in the vicinity thereof may cause inconvenience with regard to dust pollution and noise.

3. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 (AS AMENDED), IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

3.1 General Conditions

3.1.1 Residential 2

ERVEN 1385 TO 1401 AND 1403 TO 1442

- (i) The erf shall be zoned "Residential 2", Height Zone 0 (Height 3 storeys; Coverage 50 %)
- (a) On written application the Council may consent in writing to the use of the erf for the following purposes: Social and religious activities, occupations and professions, trades, including retail trade (inter alia spaza shops), subject to the following conditions:
- (aa) the dominant use of the property shall remain residential;
- (bb) the occupation, trade or profession shall not interfere with the amenity of the neighbourhood;
- (cc) the building shall not be used as an industry or noxious activity;
- (dd) A Site Development Plan, drawn to the requirements of the Council, shall be submitted prior to the approval of any building plan in respect of the erf, if and when required by the Council.
- (b) The erf may be used for the following purposes with the Special Consent of the Council:
- Places of Public Worship, Places of Instruction, Social halls, Sports and Recreational Purposes, Medical Suites, Taverns and Special Purposes.

3.1.2 Residential 5**ERVEN 1345 TO 1365, 1367 TO 1384 AND 1443 TO 1499**

- (i) The erf shall be zoned "Residential 5" with a density zoning of One Dwelling per Erf, and shall be subject to the standard conditions applicable for a "Residential 5" zoning as contained in Germiston Town Planning Scheme 1985 (as amended).
- (ii) The total coverage of buildings shall not exceed 50% of the area of the erf, provided that the Council may consent in writing to a 10% relaxation in coverage.
- (iii) The height of buildings shall not exceed 2 storeys.
- (iv) Buildings, including outbuildings, shall be located not less than 2 metres away from the street front boundary, and 1 metre from any other boundary of the erf. Provided that the Council may consent in writing to a relaxation of such building line restriction if it would in its opinion result in an approved development on the erf.

3.1.3 Business 1**ERF 1366**

- (i) The erf shall be zoned "Business 1" in "Height Zone 9" (Height: 2 storeys; Coverage: 40%, FAR: 0.8).
- (ii) A Site Development Plan, drawn to a scale of 1:500, or such other scale as may be approved by the Council, shall be submitted to the Council for approval prior to the submission

of any building plans. No building shall be erected on the erf before such Site Development Plan has been approved by the Council and the whole development on the erf shall be in accordance with the approved Site Development plan: Provided that the plan may be amended from time to time with the written consent of the Council. Provided further that amendments or additions to buildings which in the opinion of the Council will have no influence on the total development of the erf, shall be deemed to be in accordance with the development plan. Such Site Development Plan shall show at least the following:

- (a) The siting and height of all buildings and structures;
 - (b) Open space and landscaping;
 - (c) Entrances to and exits from the erf;
 - (d) Access to buildings and parking areas;
 - (e) Building restriction areas;
 - (f) Parking areas and, where required by the Council, the vehicular traffic systems;
 - (g) The elevational treatment of all buildings and structures.
- (iii) The internal roads on the erf shall be constructed and maintained by the registered owner to the satisfaction of the Council: provided that no internal roads shall be permitted along any provincial road or proposed provincial road.
- (iv) The total coverage of all buildings shall not exceed 40% of the area of the erf, provided that the Council may consent in writing to a 10% relaxation in coverage.
- (v) The floor area ratio shall not exceed 0.8. Provided that the Council may consent in writing to an increase in the floor area ratio to a maximum of 1.0, subject to such conditions as the Council may deem necessary, including the payment of external services contributions.
- (vi) Effective parking spaces shall be provided on the erf to the satisfaction of the Council in the following ratios:
- (a) Shops:
 - site less than 2000m² : Nil
 - site 2000m² to 2999m²: 3 parking spaces per 100m² of shopping floor area.
 - site 3000m² and over: 4 parking spaces per 100m² shopping floor area.
 - (b) Offices:
 - site less than 2000m²: Nil
 - site from 2000m² : 2 parking spaces per 100m² of office floor area.

3.1.4 Community facility

ERF 1402

- (i) The erf shall be zoned "Special" for purposes of a "Community Facility", Height Zone 9, in order to use the erf for Places of Instruction, Social Halls, Sports and Recreational Purposes and Institutional uses: Provided that

the erf may also be used for residential purposes with the written consent of the Council subject to any conditions that the Council may deem necessary.

- (ii) The height of all buildings shall not exceed 3 storeys.
- (iii) The coverage of all buildings shall not exceed 85%.
- (iv) The floor area ratio shall not exceed 1,0.
- (v) A Site Development Plan, drawn to a scale of 1:500, or such other scale as may be approved by the Council, shall be submitted to the Council for approval prior to the submission of any building plans. No building shall be erected on the erf before such Site Development Plan has been approved by the Council and the whole development on the erf shall be in accordance with the approved Site Development plan : Provided that the plan may be amended from time to time with the written consent of the Council. Provided further that amendments or additions to buildings which in the opinion of the Council will have no influence on the total development of the erf, shall be deemed to be in accordance with the development plan. Such Site Development Plan shall show at least the following:
 - (a) The siting and height of all buildings and structures;
 - (b) Open space and landscaping;
 - (c) Entrances to and exits from the erf;
 - (d) Access to buildings and parking areas;
 - (e) Building restriction areas;
 - (f) Parking areas and, where required by the Council, the vehicular traffic systems;
 - (g) The elevational treatment of all buildings and structures.
- (vi) The internal roads on the erf shall be constructed and maintained by the registered owner to the satisfaction of the Council: Provided that no internal roads shall be permitted along any provincial road or proposed provincial road.
- (vii) Effective parking spaces shall be provided on the erf to the satisfaction of the Council in the following ratios:
 - site area less than 2000m² : Nil
 - site area from 2000m² to 2999m² : 2 parking spaces per 100m² of the office floor area.

3.1.5 Public Open Space

- (i) ERVEN 1501 TO 1503

The erf shall be zoned "Public Open Space".

3.2 Erven subject to Special Conditions

- 3.2.1 In addition to the relevant conditions set out above, the following erven shall be subject to the conditions as indicated:

- (i) ERVEN 1345, 1348, 1349, 1352, 1353, 1356, 1357, 1360, 1361 AND 1363
- (a) The registered owner of the erf shall erect a physical barrier consisting of a 1,30m high wire fence or a barrier of such material as may be approved by the Council in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road K129 to the satisfaction of the Council and shall maintain such fence to the satisfaction of the Council: Provided that, if the said road has not been declared, the relevant physical barrier shall be erected within a period of six months after the declaration of such road.
- (b) Except for the physical barrier referred to in subclause (a) above, a swimming bath or any essential stormwater 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 below the surface of the erf within a distance less than 16 metres, in respect of single-storey structures, and 20 metres, in respect of multi-storey structures, from the boundary of the erf abutting on Provincial Road K129 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 Director : Gauteng Department of Roads and Transport.
- (c) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road K129.

LOCAL AUTHORITY NOTICE 2442**GERMISTON AMENDMENT SCHEME 923**

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 Elspark Extension 7.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Germiston, Development Planning Services Centre, 15 Queen Street, Germiston, and are open for inspection between 08h00 and 13h00 every week day.

This amendment is known as Germiston Amendment Scheme 923.

PARTICK FLUSK, City Manager

Development Planning, P O Box 145, Germiston, 1400

Date :

Notice no :

LOCAL AUTHORITY NOTICE 2443**GERMISTON AMENDMENT SCHEME 924**

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 Elspark Extension 8.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Germiston, Development Planning Services Centre, 15 Queen Street, Germiston, and are open for inspection between 08h00 and 13h00 every week day.

This amendment is known as Germiston Amendment Scheme 924.

PATRICK FLUSK, City Manager

Development Planning, P O Box 145, Germiston, 1400

Date :

Notice no :

LOCAL AUTHORITY NOTICE 2444

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality (Germiston Service Delivery Centre) hereby declares Elspark Extension 8 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY GENREC DEVELOPMENT COMPANY PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 268 OF THE FARM KLIPPOORTJE 110 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Elspark Extension 8.

1.2 Design

The township shall consist of erven and streets as indicated on plan S.G. 7448/2004.

1.3 The requirements of the Department of Transport and Public Works shall be adhered to at all times.

1.4 Disposal of Existing Conditions of Title

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

1.4.1 Conditions

1(c),(d),(e),(f),2(1),(d),(e),2(2)(a),(b),(c),(d),(e),(f),(g),3(1)(c),(d),(e),4(1)(c),(d),(e),5(1)(c),5(2)(c),(d) and (e) in Deed of Transfer T41500/1993.

1.5 Acceptance and Disposal of Stormwater

The township owner shall arrange for all the drainage of the township to fit in with that of Provincial Roads K29 and PWV13 and for all the stormwater running off or being diverted from the road to be received and disposed of.

1.6 Erection of Fence Or Other Physical Barrier

The township owner shall at his own expense, erect a fence or other physical barrier to the satisfaction of the Director, Gauteng Roads Department, 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 that this responsibility is taken over by the Municipality: Provided that the township owner's responsibility for the maintenance thereof shall cease when the Municipality takes over the responsibility for the maintenance of the streets in the township.

1.7 Land for Municipal Purposes

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

Parks (Public Open Space), Erf 1615.

1.8 Demolition of Buildings Or Structures

- 1.8.1** 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 Municipality.
- 1.8.2** 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 Municipality. 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 Municipality.
- 1.8.3** The township owner shall at his own expense draw up and submit acceptable building plans to the Municipality, 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 Municipality. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Municipality.

1.9 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 Municipality.

1.10 Removal Or Replacement of Municipal Services

- 1.10.1** 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.
- 1.10.2** All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Municipality.

1.11 Restriction on the Disposal of Erven

- 1.11.1** The township owner shall, in terms of prior agreement with the Municipality, fulfill its obligations with regard to the provision of water, sanitation (and if applicable) electricity and the installation of reticulations for such purposes, prior to the disposal of any erf within the township.
- 1.11.2** No erven may be alienated or transferred in the name of a purchaser prior to the Municipality having confirmed that sufficient guarantees have been furnished in respect of the provision of services by the township applicant to the Municipality.

1.12 Engineering Services

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

1.13 Precautionary Measures

The township owner shall at his own expense, make arrangements with the Municipality to ensure that:

- 1.13.1** Water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed effectively with tar, cement or bitumen;

and

- 1.13.2 Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly backfilled with damp soil in layers not thicker than 150mm and compacted until the same grade of compaction as that of the surrounding material is obtained.

2. CONDITIONS OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

2.1 Servitudes

- 2.1.1 The erf is subject to a servitude, 2 m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- 2.1.2 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 2 m therefrom.
- 2.1.3 The Municipality 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 Municipality.
- 2.1.4 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Municipality, registered in favour of the Municipality, as and when required by the Municipality, by the owner at his own expense.

2.2 Conditions imposed by the Department of Minerals and Energy in respect of land within the Township area that may be undermined:-

- 2.2.1 As this erf forms part of an area which may be subject to dust pollution and noise as a result of tailing and/or re-cycling activities past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result thereof may be experienced.
- 2.2.2 Prospective buyers of erven, etc, are notified, in writing by the Township Owner that tailings and/or recycling activities in the vicinity thereof may cause inconvenience with regard to dust pollution and noise.

3. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 (AS AMENDED), IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

3.1 General Conditions

3.1.1 Residential 5

ERVEN 1503 TO 1614

- (i) The erf shall be zoned "Residential 5" with a density zoning of "One Dwelling per Erf", and shall be subject to the standard conditions

applicable for a "Residential 5" zoning as contained in Germiston Town Planning Scheme 1985 (as amended).

- (ii) The total coverage of buildings shall not exceed 50% of the area of the erf, provided that the Municipality may consent in writing to a 10% relaxation in coverage.
- (iii) The height of buildings shall not exceed 2 storeys.
- (iv) Buildings, including outbuildings, shall be located not less than 2 metres away from the street front boundary, and 1 metre from any other boundary of the erf: Provided that the Municipality may consent in writing to a relaxation of such building line restriction if it would in its opinion result in an improved development on the erf.

3.1.2 Public Open Space

- (i) ERF 1615

The erf shall be zoned "Public Open Space".

3.2 Erven subject to Special Conditions

- 3.2.1 In addition to the relevant conditions set out above, the following erven shall be subject to the conditions as indicated:

- (i) ERVEN 1504, 1505, 1508, 1509, 1512, 1513, 1516, 1517 AND 1520

- (a) The registered owner of the erf shall erect a physical barrier consisting of a 1,30m high wire fence or a barrier of such material as may be approved by the Municipality in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road K129 to the satisfaction of the Municipality and shall maintain such fence to the satisfaction of the Municipality: Provided that, if the said road has not been declared, the relevant physical barrier shall be erected within a period of six months after the declaration of such road.
- (b) Except for the physical barrier referred to in subclause (a) above, a swimming bath or any essential stormwater 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 below the surface of the erf within a distance less than 16 metres, in respect of single-storey structures, and 20 metres, in respect of multi-storey structures, from the boundary of the erf abutting on Provincial Road K129 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 Director : Gauteng Department of Roads and Transport.
- (c) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road K129.

- (ii) ERVEN 1551 TO 1563

- (a) The registered owner of the erf shall erect a physical barrier consisting of a 1,30m high wire fence or a barrier of such material as may be approved by the Municipality in accordance with the most recent standards of the Gauteng Department of Roads and Transport, before or during development of the erf along the boundary thereof abutting on Provincial Road PWV-13 to the satisfaction of the Municipality and shall maintain

such fence to the satisfaction of the Municipality: Provided that, if the said road has not been declared, the relevant physical barrier shall be erected within a period of six months after the declaration of such road.

- (b) Except for the physical barrier referred to in subclause (a) above, a swimming bath or any essential stormwater 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 below the surface of the erf within a distance less than 16 metres, in respect of single-storey structures, and 20 metres, in respect of multi-storey structures, from the boundary of the erf abutting on Provincial Road PWV-13 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 Director : Gauteng Department of Roads and Transport.
 - (c) Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road PWV-13.
-

LOCAL AUTHORITY NOTICE 2446**NOTICE OF APPROVAL****GERMISTON AMENDMENT SCHEME 984**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance 1986, that the Ekurhuleni Metropolitan Municipality (Germiston Customer Care Center) has approved the Amendment of the Germiston Town Planning Scheme, 1985 by the rezoning of Erven 4161, 4162, 4163, 4164, 4522 and parts of Erven 4529 and 4617 Roodekop Extension 21 Township from "Institutional" and "Business 1" to "Residential 5" with a maximum of 140 Units.

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 984.

PATRICK FLUSK, City Manager
Development Planning, P O Box 145, Germiston, 1400
Date :
Notice no :

PLAASLIKE BESTUURSKENNISGEWING 2446**KENNIS VAN GOEDKEURING****GERMISTON WYSIGINGSKEMA 984**

Ingevolge artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 word hiermee kennis gegee dat die Ekurhuleni Metropolitaanse Munisipaliteit (Germiston Kliënte-Diensentrum) die wysiging van die Germiston Dorpsbeplanningskema, 1985 goedgekeur het deur Erwe 4161, 4162, 4163, 4164, 4522 en gedeeltes van Erwe 4529 en 4617 Roodekop Uitbreiding 21 Dorp te hersoneer vanaf "Inrigting" en "Besigheid 1" na "Residensieel 5" met 'n maksimum van 140 Eenhede.

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 984.

PATRICK FLUSK, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 145, Germiston, 1400
Datum :
Kennisgewing no :