

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1157

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Solheim Extension 7 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/1/61

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 693 OF THE FARM RIETFONTEIN NO. 63-I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be Solheim Extension 7.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 9968/2006.

(3) **STORMWATER DRAINAGE AND STREET CONSTRUCTION**

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.
- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

- (a) All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes:

- (i) "SUBJECT to a servitude in favour of THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED for the conveyance of electricity and certain rights ancillary thereto as will more fully appear from Notarial Deed of Servitude No. 739/1945S, registered this day."

which affects Erf 289 in the township only.

- (ii) "To Notarial Deed of Servitude No. 83/1963-S in terms whereof the within mentioned property is subject to a servitude of:

- A. Erection of a sewerage pump;
- B. Right of way for the purpose of a public road-way as will more fully appear from Notarial Deed;"

which does not affect the township area.

- (iii) "By Notarial Deed of Servitude K1296/1964S the right has been granted to City of Johannesburg to convey electricity over the property hereby surveyed together with ancillary rights and subject to conditions as will more fully appear with reference to the said Notarial Deed and diagram."

which does not affect the township area.

- (b) The following rights will not be transferred to the owners of erven in the township:

- "B. By virtue of Notarial Deed of Servitude No. K657/1982S dated 28 October 1981 the within mentioned property is entitled to a perpetual right of way over Portion 120 (a portion of Portion 32) of the farm Rietfontein 63 IR, measuring 3,2377 hectares and held under Deed of Transfer T6080/1959 for general user purposes as indicated by the figure ABCD on diagram SG No. A3041/1981 as

will more fully appear from the said Notarial Deed with diagram annexed thereto.”

(5) ACCESS

- (a) Ingress from Road K113 to the township and egress to Road K113 from the township shall be restricted to point “KLMNP” on the layout plan in accordance with the Provincial Road K113 basic planning report only.
- (b) The township owners shall at their own expense, submit a geometric design layout (scale 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the Gauteng Provincial Government (Department of Public Transport, Roads and Works), for approval. The township owners shall, after approval of the layout and specifications, construct the said ingress and egress points at their own expense to the satisfaction of the Gauteng Provincial Government (Department of Public Transport, Roads and Works).
- (c) A right of way servitude shall be obtained across the adjacent Remaining Extent of Portion 100 (a portion of Portion 32) of the farm Rietfontein No. 63-I.R. and Portion 654 (a Portion of Portion 120), to provide vehicular access from the existing A.G. de Witt Drive to the proposed township to the satisfaction of the Council.

(6) FILLING IN OF EXISTING CLAY PIT

The township owners shall at their own expense cause the existing clay pit to be filled in and compacted to the satisfaction of the local authority, when required to do so by the local authority.

(7) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(8) RESTRICTION ON DISPOSAL OF ERVEN IN THE TOWNSHIP

No erven in the township may be transferred or registered until the following servitude has been registered:

“The applicants shall at their own expense cause a right of way servitude to be registered over Portion 654 (a Portion of Portion 120) of the farm Rietfontein No. 63-I.R. and Remaining Extent of Portion 100 (a portion of Portion 32) of the farm Rietfontein No. 63-I.R. in favour of the owners and occupiers from time to time of

erven and or sectional title units in the Township of Solheim Extension 7 to provide vehicular access from the existing A G de Witt Drive to the proposed township to the satisfaction of the Council.”

(9) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

ALL ERVEN

- (1) The erf is subject to a servitude, 2 m 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 m 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.
- (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 thereof.
- (3) 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.

PLAASLIKE BESTUURSKENNISGEWING 1157**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Solheim Uitbreiding 7 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/1/61

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BALWIN PROPERTIES (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 693 VAN DIE PLAAS RIETFONTEIN NO. 63-I.R., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Solheim Uitbreiding 7.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No.9968/2006.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opjaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpsenaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpsenaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpsenaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpsenaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd

(a) die volgende serwitute:

- (i) "SUBJECT to a servitude in favour of THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED for the conveyance of electricity and certain rights ancillary thereto as will more fully appear from Notarial Deed of Servitude No. 739/1945S, registered this day."

Wat slegs Erf 289 in die dorp raak.

- (ii) "To Notarial Deed of Servitude No. 83/1963-S in terms whereof the within mentioned property is subject to a servitude of:

- A. Erection of a sewerage pump;
- B. Right of way for the purpose of a public road-way as will more fully appear from Notarial Deed;"

Wat nie die dorp raak nie.

- (iii) "By Notarial Deed of Servitude K1296/1964S the right has been granted to City of Johannesburg to convey electricity over the property hereby surveyed together with ancillary rights and subject to conditions as will more fully appear with reference to the said Notarial Deed and diagram."

Wat nie die dorp raak nie.

- (b) Die volgende regte wat nie aan die eienaars van die erwe in die dorp oorgedra moet word nie:

“B. By virtue of Notarial Deed of Servitude No. K657/1982S dated 28 October 1981 the within mentioned property is entitled to a perpetual right of way over Portion 120 (a portion of Portion 32) of the farm Rietfontein 63 IR, measuring 3,2377 hectares and held under Deed of Transfer T6080/1959 for general user purposes as indicated by the figure ABCD in diagram SG No. A3041/1981 as will more fully appear from the said Notarial Deed with diagram annexed thereto.”

(5) TOEGANG

- (a) Ingang van Pad K113 tot die dorp en uitgang tot Pad K113 uit die dorp word beperk tot die punt “KLMNP” op die uitleg plan slegs in ooreenstemming met die Provinsiale Pad K113 basiese beplanningsverslag.
- (b) Die dorpseienaar moet op eie koste 'n meetkundige uitlegontwerp (skaal 1:500) van die in- en uitgangspunte genoem in (a) hierbo en spesifikasies vir die bou van die aansluitings laat opstel en aan die Gauteng Provinsiale Regering (Departement Openbare Vervoer, Paaie en Werke), vir goedkeuring voorlê. Die dorpseienaar moet, nadat die ontwerp en spesifikasies goedgekeur is, die toegange op eie koste bou tot bevrediging van die Gauteng Provinsiale Regering (Departement Openbare Vervoer, Paaie en Werke).
- (c) 'n Reg van weg serwituut sal verkry word oor die aangrensende Resterende Gedeelte van Gedeelte 100 ('n gedeelte van Gedeelte 32) van die plaas Rietfontein No. 63-I.R. en Gedeelte 654 ('n gedeelte van Gedeelte 120) om voertuig toegang van die bestaande A.G. de Witt Rylaan tot die voorgestelde dorp te voorsien, tot die bevrediging van die plaaslike bestuur.

(6) OPVULLING VAN BESTAANDE KLEIPIT

Die dorpseienaar moet op eie koste die bestaande kleipit laat opvul en kompakteer tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(7) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) BEPERKING OP DIE VERVREEMDING EN VAN ERWE IN DIE DORP

Geen erwe in die dorp mag oorgedra of geregistreer word voordat die volgende serwituut nie geregistreer is nie:

“The applicants shall at their own expense cause a right of way servitude to be registered over Portion 654 (a Portion of Portion 120) of the farm Rietfontein No. 63-I.R. and Remaining Extent of Portion 100 (a portion of Portion 32) of the farm Rietfontein No. 63-I.R. in favour of the owners and occupiers from time to time of erven and or sectional title units in the Township of Solheim Extension 7 to provide vehicular access from the existing A G de Witt Drive to the proposed township to the satisfaction of the Council.”

(9) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

ALLE ERWE

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (2) Geen gebou of ander struktuur mag binne die voornoemde 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.
- (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 1158**GERMISTON AMENDMENT SCHEME 1069**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town Planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Germiston Town Planning Scheme, 1985, comprising the same land as included in the township of Solheim Extension 7.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Town Clerk, Germiston, and are open for inspection at all reasonable times.

The amendment scheme is known as Germiston Amendment Scheme 1069.

DPLG 11/3/14/A(1069)

PLAASLIKE BESTUURSKENNISGEWING 1158**GERMISTON WYSIGINGSKEMA 1069**

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema synde 'n wysiging van Germiston Dorpsbeplanningskema 1985, wat uit dieselfde grond as die dorp Solheim Uitbreiding 7 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Ontwikkeling), Johannesburg en die Stadsklerk, Germiston, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Germiston Wysigingskema 1069.

DPLG 11/3/14/A(1069)
