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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 803

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 8 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 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 713 (A PORTION OF PORTION 20) OF THE FARM RIETFONTEIN 63 I.R. HAS BEEN GRANTED:

1 CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Tunney Extension 8.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan number SG No. 4806/2010.

1.3 Disposal of Existing Conditions of Title

1.3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following conditions which do not affect the township area:

(i) By Notarial Deed No K 2353/2005 S dated 7 March 2005, the withinmentioned property is subject to a perpetual servitude for municipal purposes 2 metres wide, the centre line of which is indicated by the line ABCDEFGHJKLMNPQRS on Diagram S.G. No 10372/1999 annexed thereto in favour of Ekurhuleni Metropolitan Municipality, as will more fully appear from reference to the said Notarial Deed, which servitude affects the property only with regards to ancillary rights.

(ii) By Notarial Deed No K 5331/2007 S dated 26 June 2007, the withinmentioned property is subject to a perpetual servitude 699 square metres in extent, for sewer purposes as indicated by the figure ABCDEFGHJKLMNPQRST on Diagram S.G. No 12486/2006 annexed thereto in favour of Ekurhuleni Metropolitan Municipality, as will more fully appear from reference to the said Notarial Deed, which servitude affects the property only with regards to ancillary rights.

1.3.2 And the following condition, which only affects erven 488, 492, 493 and Pinnacle 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 abd and fgh on Diagram S.G. No 4805/2010 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 conditions which only affect Sam Green Road:

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

- (i) 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 HJKLMNPQRpnmkjH on Diagram S.G. No 4805/2010; and
- (ii) 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 pRSTUVWXYZa1 on Diagram S.G. No 4805/2010.

As will more fully appear from reference to the said Notarial Deed.

1.4 Access

Access to the township shall be provided by the owner to the satisfaction of the Municipality.

1.5 Acceptance and Disposal of Stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the area.

1.6 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 in and compacted to the satisfaction of the Municipality.

1.7 Demolition of Buildings Or Structures

- 1.7.1 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.
- 1.7.2 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.
- 1.7.3 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.

1.8 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.

1.9 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.

1.10 Engineering Services

The township owner or his successor in title to the township is responsible for making the necessary arrangements for the provision of all engineering services.

1.11 Repositioning of Circuits

If, by some reason because of the establishment of the township, it should become necessary to reposition any existing circuits of the Electricity Supply Commission (ESKOM), the cost thereof shall be born by the township owner.

1.12 Notarial tie of Erven

Erven 489, 490 and 491 shall be notarially tied together.

2. CONDITIONS OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

2.1 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 or may be 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 structures thereon which may result from such subsidence, settlement, shock or cracking.

2.1.2 The erf shall not be developed for residential purposes.

2.1.3 All shafts and outcrops on the erf shall be protected to the satisfaction of the Regional Director: Department of Minerals and Energy.

2.1.4 The registered owner or his successor in title of the erf shall be made aware of the fact that mining operations in respect of quarries in the vicinity of the township could cause a nuisance in so far as dust and noise are concerned.

2.2 Servitudes

2.2.1 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.

- 2.2.2 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 2 m thereof.
- 2.2.3 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 Council.
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LOCAL AUTHORITY NOTICE 804

NOTICE OF APPROVAL

GERMISTON AMENDMENT SCHEME 1309

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 8.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: City Development, 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 1309.

K Ngema, City Manager
City Development, P O Box 145, Germiston, 1400

PLAASLIKE BESTUURSKENNISGEWING 804

KENNISGEWING VAN GOEDKEURING

GERMISTON WYSIGINGSKEMA 1309

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 8 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur : Stadsontwikkeling, 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 1309.

K Ngema, Stadsbestuurder
Stadsontwikkeling, Posbus 145, Germiston, 1400