

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

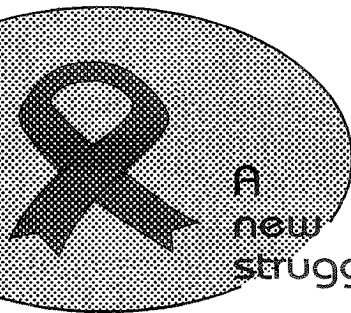
Vol. 18

PRETORIA, 25 SEPTEMBER 2012

No. 286

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

AIDS  
affects  
us all



A  
new  
struggle

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

**Prevention is the cure**

*N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes*



**IMPORTANT NOTICE**

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

**CONTENTS • INHOUD***No.**Page  
No.    Gazette  
          No.***LOCAL AUTHORITY NOTICE**

1309	Town-planning and Townships Ordinance (15/1986): Tshwane Amendment Scheme 341T.....	3	286
------	---	---	-----

---

## LOCAL AUTHORITY NOTICE

---

### LOCAL AUTHORITY NOTICE 1309

#### CITY OF TSHWANE

#### TSHWANE AMENDMENT SCHEME 341T

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Montana Extension 167, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 341T.

(13/2/Montana x167 (341T))  
\_\_ September 2012

**Chief Legal Counsel**  
(Notice No 509/2012)

---

### PLAASLIKE BESTUURSKENNISGEWING 1309

#### STAD TSHWANE

#### TSHWANE WYSIGINGSKEMA 341T

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Montana Uitbreiding 167, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Hoofregsadviseur, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Tshwane wysigingskema 341T.

(13/2/Montana x167 (341T))  
\_\_ September 2012

**Hoofregsadviseur**  
(Kennisgewing No 509/2012)

---

#### CITY OF TSHWANE

#### DECLARATION OF MONTANA EXTENSION 167 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Montana Extension 167 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Montana x167 (341T))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY URBAN CONSTRUCT AGAIN 204 CC IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 584 (A PORTION OF PORTION 63) OF THE FARM HARTEBEESTFONTEIN NO 324JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Montana Extension 167.

## 1.2 DESIGN

The township consists of erven and a street as indicated on General Plan SG No 1239/2012.

## 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the following servitudes:

1.3.1 The line ABC represents the centre line of a 2 meter wide sewer servitude vide Servitude Diagram SG No 775/2011, Notarial Deed of Servitude No SK4458/2012 and affects Erf 2144 in the township only.

1.3.2 The line BC represents the centre line of a 2 meter wide sewer servitude vide Servitude Diagram SG No 776/2011, Notarial Deed of Servitude No SK4459/2012 and affects Erf 2145 in the township only.

## 1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

1.4.1 The stormwater plan for this development must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas. Any new or enlarged stormwater systems to address all stormwater runoff must be investigated and designed by a professional civil engineer to the satisfaction of the local authority.

1.4.2 The low points in roads and the accumulation of stormwater in crescents, cull-de-sacs and lower lying erven must be drained to the satisfaction of the local authority.

## 1.5 PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that:

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

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

## 1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## 1.7 CONSOLIDATION OF COMPONENT PORTIONS AND ERVEN

The township owner shall, at his own costs, after proclamation of the township but prior to the development of any erf/unit in the township, to the satisfaction of the Municipality, consolidate the erven in the township, which has been considered and approved by the City of Tshwane in respect of Section 92 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986.)"

## 1.8 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

## 1.9 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality.

### 1.10 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

### 1.11 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

### 1.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development including if applicable, those by which exemption has been granted from compliance with regulations 1182 and 1183 promulgated in terms of sections 21, 22 and 23 of the Environmental Conservation Act, 1989 (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township (if applicable)

### 1.13 NATIONAL HERITAGE RESOURCE ACT:

The township owner shall at his own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999, and storm water sewers have been completed.

## 2. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

### 2.1 ALL ERVEN

2.1.1 The erf shall be subject to a servitude, 3 m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3m wide, over the entrance portion of the erf, is and when required by the local authority: Provided that the local authority may waive any such servitudes.

2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from thereof.

2.1.3 The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.4 As this erf (stand, land, etc) forms a part of an area which is subject to aircraft activity and noise as a result of the close proximity to the Wonderboom Airport, the owner thereof accepts that inconvenience with regard to noise as a result thereof, may be experienced.

### 2.2 ERF 2145

The erf shall be subject to a 2 meter wide servitude for stormwater purposes in favour of the City of Tshwane Metropolitan Municipality as indicated on the General Plan.





