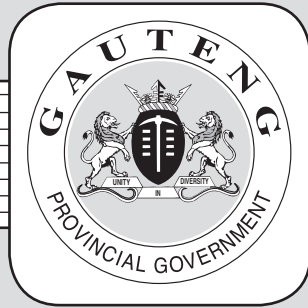


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No. 179

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 996 OF 2017**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 3654T**

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 Sunderland Ridge Extension 29, being an amendment of the Tshwane Town-planning Scheme, 2008.

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

This amendment is known as Tshwane Amendment Scheme 3654T.

(13/2/Sunderland Ridge x29 (3654T))
JULY 2017

GROUP LEGAL AND SECRETARIAT SERVICES —
(Notice 235/2017)

PLAASLIKE OWERHEID KENNISGEWING 996 VAN 2017**STAD TSHWANE****TSHWANE WYSIGINGSKEMA 3654T**

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 Sunderland Ridge Uitbreiding 29, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Groep Regs- en Sekretariaat Dienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Tshwane wysigingskema 3654T.

(13/2/Sunderland Ridge x29 (3654T)
JULIE 2017

GROEP REGS- EN SEKRETARIAAT DIENSTE
(Kennisingewing 235/2017)

CITY OF TSHWANE**DECLARATION OF SUNDERLAND RIDGE EXTENSION 29 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 Sunderland Ridge Extension 29 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Sunderland Ridge x29 (3654T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY NAPAJ PROPERTY INVESTMENT AND DEVELOPMENT (PROPRIETARY) LIMITED, 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 117 (A PORTION OF PORTION 29) OF THE FARM MOOIPLAATS NO 355JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Sunderland Ridge Extension 29.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan No 5038/2015.

1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to compile:-

1.3.1.1 A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.

1.3.1.2 A DOLOMITE RISK MANAGEMENT PLAN, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan, to a representative Body Corporate or similar as applicable must be included.

1.3.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Dolomite Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.3.3 The township owner shall at its own expense make arrangements with the Municipality, in order to ensure that-

1.3.3.1 water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen to the satisfaction of the Municipality; and

1.3.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled 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 to the satisfaction of the Municipality.

1.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

1.5 ACCESS

No ingress from Provincial Road PWV 9 to the township and no egress to Provincial Road PWV 9 from the township shall be permitted.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road PWV 9 and adjacent roads and he shall receive and dispose of the storm water running off or being diverted from the road.

The Service Report containing the stormwater design proposal must be submitted to the Municipality for approval at the time of the application, i.e. before Township Proclamation.

1.7 ACOUSTIC SCREENING MEASURES/NOISE BARRIER

The applicant/Municipality shall be responsible for any costs involved in the erection of acoustic screening along Road PWV 9, if and when the need arises to erect such screening.

1.8 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 Gauteng Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing

landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.9 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.

1.10 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan 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.

1.11 REMOVAL OF LITTER

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

1.12 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.

1.13 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.

1.14 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development including, if applicable, those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

1.15 OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the Local Authority may determine fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE

2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

A certificate issued in terms of section 82 of the town-planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.

2.2 PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

2.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water sewers, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognized financial institution.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but –

3.1 Excluding the following conditions/servitudes in Certificate of Registered Title T76046/2012, which do not affect the township due to location:

- (i) “1.(a) Die eiegenaar van gezegde Gedeelte gemerk ‘C’ van gedeelte van de plaats MOOIPLAATS Nr 356, JR (‘n Gedeelte waarvan hierme getranspoteer word) ZAL GEREGTIGD ZIJN tot 1/6de aandeel het water vloeiende in die watervoor uitgehaald bij de HENNOPSRIVIER op GEDEELTE ‘D’ van gedeelte van getranspoteerd onder Akte van Transport No. 5882/1921, en lopende over het resterende gedeelte van gedeelte van gezegde plaats, groot als zodanig 118,8324 hektare zoals getranspoteerd onder Akte van Transport No 5885/1921, over Gedeelte ‘F’ van gedeelte van gezegde plaats, groot 131,6204 hektare, zoals getranspoteerd onder Akte van Transport No 6884/1921, en over Gedeelte ‘C’ voormeld, naar Gedeelten ‘B’ en ‘A’ van gedeelte van gezegde plaats, groot respektiewelik 119,4005 hektare, en 119.0579 hektare, zoals getranspoteerd onder Akten van Transport Nos. 5880/1921 en 5879/1921 respektiewelik.”
- (ii) “1.(b) Gezegde Gedeelte ‘C’ van gedeelte van voormelde plaats (‘n gedeelte waarvan hiermee getranspoteer word) is ook onderworpen aan een Servituut ten faveure van de eiegenaren van gezegde Gedeelten ‘B’ en ‘A’ om hun aandelen in het water door de gezegde watervoor over gezegde Gedeelte ‘C’ vrij te laten lopen naar gezegde Gedeelten ‘A’ en ‘B’.”
- (iii) “1.(c) Verder is gezegde Gedeelte ‘C’ (‘n Gedeelte waarvan hiermee getranspoteer word) onderworpen aan het recht ten faveure van de eiegenaren van Gedeelten groot 18,0586 hetkare, en 4,2113 hektare, zoals gehouden door Johannes Lodewicus Steinberg onder Akten van Transport Nos. 5041/1909 en 5042/1909 respektiewelik, en gedeelte groot 22,8836 hektare, zoals gehouden door Petrus Willem Steinberg en drie anderen onder Akte van Transport No 3482/1918 van de plaats HOEKPLAATS No 601, distrik Pretoria, om het water Township Establishment application gebruiken lopende in de watervoor uitgehaald ui de HENNOPSRIVIER op gezegde GEDEELTE ‘C’ en vandaar over gezegde GEDEELTEN ‘B’ en ‘A’ naar voormelde gedeelte van HOEKPLAATS.”

3.2 Including the following condition/servitude which affect all erven in the township:

- (i) "3. GEREKTIG tot 'n serwituut van Reg van Weg oor Gedeelte 7 ('n gedeelte van Gedeelte C) van die plaas soos voorgestel op goedgekeurde Landmeterskaart LG Nr A 3528/64, geheg aan Akte van Transport Nr. 17003/1965 hede gedagteken, welke Reg van Weg 3 meter wyd sal wees en ewewydig sal loop met die Noord-Oostelike grens soos voorgestel deur lyn G H op gemelde kaart van Gedeelte 71 van die plaas Mooiplaats Nr. 355, groot 33,8020 hektaar."

4. CONDITIONS OF TITLE

4.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

4.1.1 ALL ERVEN

4.1.1.1 The erf shall be subject to a servitude, 3 m wide, for municipal services (water, sewer, electricity and stormwater) (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, 3 m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

4.1.1.2 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 2 m thereof.

4.1.1.3 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.

4.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 5.1.1 above, the undermentioned erven shall be subject to the conditions as indicated:

4.1.2.1 ERF 590 AND 591

4.1.2.1.1 The erf shall be subject to a servitude 3 m wide for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

4.1.2.1.2 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 2 m therefrom.

4.1.2.1.3 The City of Tshwane Metropolitan 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 essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City

of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

4.1.2.2 ERVEN 590 AND 592

4.1.2.2.1 The erven shall be subject to a servitude 6 m wide (stormwater), in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.

4.1.2.2.2 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 2 m thereof.

4.1.2.2.3 The City of Tshwane Metropolitan 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 City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

4.1.2.3 ALL ERVEN

The owner of each erf must be made aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the home owner understands how to manage dolomite stability risk responsibility.

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