

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

**Provincial Gazette
Provinsiale Koerant**
EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprijs: **R2.50**
Other countries • Buitelands: **R3.25**

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CONTENTS

Gazette *Page*
No. *No.*

PROCLAMATION • PROKLAMASIE

116	Town Planning and Townships Ordinance, 1986: Portion 84 (Portion of Portion 73) of the Farm Olifantsfontein No. 410 JR.....	334	4
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PROCLAMATION • PROKLAMASIE

PROCLAMATION 116 OF 2019

EKURHULENI METROPOLITAN MUNICIPALITY TEMBISA CUSTOMER CARE CENTRE DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality (Tembisa Customer Care Centre) hereby declares **Tswelapele**, situated on Portion 84 (Portion of Portion 73) of the Farm Olifantsfontein No. 410 JR, to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY NU-WAY HOUSING DEVELOPMENTS (PROPRIETARY) LIMITED (REG. NR. 1993/003717/07) (BEING THE REGISTERED OWNER OF LAND AND HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 84 (PORTION OF PORTION 73) OF THE FARM OLIFANTSFONTEIN 410, REGISTRATION DIVISION JR, GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) **NAME.**

The name of the township shall be **TSWELAPELE**.

(2) **DESIGN.**

The township shall consist of erven and streets as indicated on General Plan SG No. 12053/1995.

(3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

(a) All erven shall be made subject to the reservation of rights to minerals.

(b) The following servitudes affect Erf 2 in the township and are to be indicated on the General Plan SG No 12053/1995:

- K944/1964-S in favour of Eskom; and
- K2446/95-S in favour of EKURHULENI METROPOLITAN MUNICIPALITY

(c) The following conditions and servitudes as entrenched in Certificate of Consolidated Title T34957/1995, do not affect this township:

- | | |
|------------------|---|
| Notarial Deeds : | <ul style="list-style-type: none"> - K646/1928-S in favour of THE VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED - K3662/1977-S in favour of SUID-AFRIKAANSE GASDISTRIBUSIE-KORPORASIE BEPERK - K2415/1982-s in favour of ESKOM - K2644/89-S now K3178/1994-S in favour of ESKOM; and - K697/92-S in favour of ADMINISTRATEUR TRANSVAAL. |
| Water right | <ul style="list-style-type: none"> - The water right as per Certificate of Consolidated Title T34957/1995 |

(4) **ENDOWMENT**

None

(5) **ALIENATION OF EDUCATION ERF – ERF 2**

The applicant shall not, offer for sale or alienate, the said erf within a period of six (6) months from date of declaration of the township as an approved township, to any person or body other than the state unless confirmation in writing that the state does not wish to acquire the erf for educational purposes has been received.

2. CONDITIONS OF TITLE.

(1) CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

All erven shall be subject to the conditions as indicated:

- (a) The erf is subject to a servitude, 2 metres 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 metres wide, across the access portion of the erf, if and when required by the Local Authority.
- (b) 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 (two) metres thereof.
- (c) 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 or other works being made good by the Local Authority.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME, IN TERMS OF SECTION 125(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, (ORDINANCE 15 OF 1986), IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

The following shall be applicable to:

(1) ERF 1

Use Zone 16 – “Community Facility”

- (a) The erf may also be used for an Old Age Home.
- (b) Coverage : 60%
- (c) FAR : 0,8
- (d) Height : 3 storeys
- (e) Building lines: As per Scheme
- (f) Parking : As per Scheme
- (g) A Site Development Plan to be approved by the Local Authority prior to the approval of building plans.

(2) ERF 2**Use Zone 16 – “Community Facility”**

- (a) Coverage: 60%
- (b) FAR : 0,8
- (c) Height : 3 storeys
- (d) Building lines: As per Scheme
- (e) Parking : As per Scheme
- a. A Site Development Plan to be approved by the Local Authority prior to the approval of building plans.

(3) ERVEN 3-356**Use Zone 2 – “Residential 2”**

- (a) Density : One dwelling house per erf
- (b) Coverage : As per Scheme
- (c) Height : 2 storeys
- (d) FAR : 0,8
- (e) Building lines: As per Scheme

(4) ERF 357**Use Zone 10 – “Public Garage”**

- (a) Coverage : 40%
- (b) FSR : 0,8
- (c) Height : 2 storeys
- (d) Building lines : As per Scheme
- (e) Parking : As per Scheme
- (f) A site development plan is required in terms of Clause 29.

(5) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, the undermentioned erven shall be subject to the conditions as indicated.

- (a) Restriction on access : Erven 270-287, 313 and 356

Access to the above erven shall not be permitted on or from Ndlovu Avenue.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
**TEMBISA CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME, 2014: AMENDMENT SCHEME T0133**

The City of Ekurhuleni, Kempton Park Customer Care Area hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of **TSWELAPELE** Township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, City Planning, City of Ekurhuleni Metropolitan Municipality, Tembisa Customer Care Centre, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park

This amendment is known as Ekurhuleni Amendment Scheme T0133 and shall come into operation from date of publication of this notice.

Dr Imogen Mashazi: City Manager,
City of Ekurhuleni Metropolitan Municipality,
Private Bag X1069 Germiston 1400
Notice: CP053.2019 [15/3/7/T10]