

***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

	<i>Gazette</i>	<i>Page</i>
	<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE		
152 Town Planning and Townships Ordinance (15/1986): Portion 100 (a portion of Portion 99) of the Farm Rietspruit No. 152.....	387	4

PROCLAMATION • PROKLAMASIE

PROCLAMATION 152 OF 2019

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 100 (A PORTION OF PORTION 99) OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP.

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer **T11332/2017** in respect of **Portion 47** are cancelled, suspended or removed:

(a)

- C. SUBJECT to the following conditions imposed in terms of Act 21 of 1940:
Except with the written approval of the Controlling Authority:
- (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.
 - (iv) No building or any structure whatsoever may be erected within a distance of 94,46 metres from the centre line of a public road.
- (4) The applicant shall ensure that the following conditions contained in Deed of Transfer **T11333/2017** in respect of **Portion 48** are cancelled, suspended or removed:

(b)

- C. SUBJECT to the following conditions imposed in terms of Act 21 of 1940:
Except with the written approval of the Controlling Authority:
- (a) The land may not be subdivided.
 - (b) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (c) No store or place of business or industry whatsoever may be opened or conducted on the land.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME.

The name of the township shall be **PALM RIDGE EXTENSION 15.**

(2) DESIGN.

The township shall consist of erven and streets as indicated on General Plan S.G No. **2551/2019.**

3. EXISTING CONDITIONS OF TITLE

3.1 DISPOSAL OF EXISTING CONDITIONS

3.1.1 All erven shall be made subject to the existing conditions of title and servitudes, if any,

a) including the following condition which affects all erven in the township:

Portion 27 of the aforesaid farm, measuring 488,0188 hectares (a portion of which is held hereunder) together with the Remaining Extent of Portion A called "WELVERDIEND" of the farm Rietspruit 152, Registration Division I.R. , measuring as such 3,0010 hectares, held under Deed of Transfer 17638/1951 is entitled to the rights and subject to the conditions and servitudes regarding rights in and to dams, water and water-furrows on the farm Rietspruit as fully described in Deed of Servitude 22/1914-S.

b) excluding the following condition which only affects certain erven and streets in the Township.

SUBJECT to Notarial Deed of Servitude 960/1965-S registered on the 4th of August, 1965, in terms whereof the property held hereunder is subject to a servitude of right of way 15,74 metres wide in favour of the General Public as will more fully appear from the said Notarial Deed and Diagram S.G. No. A3825/1962 thereto annexed.

which condition only affects:

Erven 26855 (Park), 26856 (Park), 26857 (Park), 26858(Park), Martial Eagle Street, Qigwana Street, Nkorho Street and Batis Street

3.2 STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.

(b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.

(c) The Traffic Impact Study must be approved before any development can take place.

3.3 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.

3.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the costs thereof shall be borne by the township owners.

ACCEPTANCE AND DISPOSAL OF STORMWATER.

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

3.5 SOIL CONDITIONS.

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

3.6 DEMOLITION OF BUILDINGS AND STRUCTURES

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

3.7 PRECAUTIONARY MEASURES

The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

3.8 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.

3.9 LAND FOR PUBLIC / MUNICIPAL PURPOSES

Erven **26854 to 26858**

4 CONDITIONS OF TITLE**4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

- 4.1.1 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and, in the case of a corner stand, the servitude will only be applicable along one boundary 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: Provided that the Local Authority may dispense with any such servitude on submission of a site plan or a building plan, which is to be approved by the Local Authority.
- 4.1.2 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 metres thereof.
- 4.1.3 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

the process of the construction, maintenance or removal of such sewerage mains or other works being made good by the Local Authority.

5 CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986 IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

5.1 GENERAL CONDITIONS.

- (a) Except with the written consent of the Local Authority, and subject to such conditions as it may impose, neither the owner nor any other person shall:-
 - (i) save and except to prepare the erf for building purposes, excavate any material therefrom;
 - (ii) sink any wells or boreholes thereon or abstract any subterranean water therefrom; or
 - (iii) make or permit to be made, upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of any nature.
- (b) The siting of buildings, including outbuildings on the erf and entrances to and exits from the erf to a public street system, shall be to the satisfaction of the Local Authority.
- (c) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (d) No materials or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (e) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority, as and when required by it.
- (f) If the erf is fenced, such fence and the maintenance thereof, shall be to the satisfaction of the Local Authority.
- (g) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf, or any portion of the development, is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance, at the cost of the registered owner.

USE ZONE 1: RESIDENTIAL 1

Erven 26360 to 26852

Density	1 (one) dwelling house per erf
Coverage	60%
Height	2 storeys
Building lines	at the back – 1 metre, one side – 0,0,

	other side – 1 metre
Streets	3 metres
Parking	According to the City of Ekurhuleni Town Planning Scheme 2014

USE ZONE 6: BUSINESS 2 INCLUDING COMMUNITY FACILITY AND SOCIAL SERVICES

Erf 26853

Density	1 (one) dwelling house per erf
Coverage	60%
Height	2 storeys
Building lines	at the back – 1 metre, one side – 0,0, other side – 1 metre
Streets	3 metres, except for those erven abutting the Provincial Roads where a building line of 16 metres from that road shall be applicable
Parking	According to the City of Ekurhuleni Town Planning Scheme 2014

USE ZONE 15 – PUBLIC OPEN SPACE

Erven 26854 to 26858

- i The above erven shall be used for Parks, Gardens, Botanical Gardens, Zoological Gardens, Conservation Areas, Art Galleries, Sport and Recreational clubs, Social Halls, Open Spaces, Play Parks, Squares and Buildings used in connection therewith, Municipal Purposes, Sports Grounds, Swimming Pools, Stormwater Retention and Attenuation Ponds.
- ii Coverage As determined by the City of Ekurhuleni Metropolitan Municipality
- iii Height As determined by the City of Ekurhuleni Metropolitan Municipality
- iv Building lines 10 metres from the street boundary
5 metres along other boundaries
- v Parking To the satisfaction of the City of Ekurhuleni Metropolitan Municipality

Subject to the standard conditions of the City of Ekurhuleni Metropolitan Municipality Town Planning Scheme 2014

General conditions

- a. The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Municipality must show measures to be taken, in accordance with recommendations contained in the Engineering Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Municipality that such measures are necessary or that the same purpose can be achieved by other more effective means