

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**PROCLAMATION • PROKLAMASIE****PROCLAMATION 13 OF 2021****EKURHULENI TOWN PLANNING SCHEME 2014  
EKURHULENI AMENDMENT SCHEME G0417****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

It is hereby notified in terms of the provision of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act, 16 of 2013, that the City of Ekurhuleni Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Palm Ridge Extension 33, being an amendment of the Ekurhuleni Town Planning Scheme, 2014.

The Annexure of this amendment scheme is filed with the Municipal Manager and is open to inspection during normal office hours.

The amendment is known as Ekurhuleni Amendment Scheme G0417

Imogen Mashazi, City Manager  
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Germiston

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**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
GERMISTON CUSTOMER CARE AREA****DECLARATION OF PALM RIDGE EXTENSION 33 AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read with the Spatial Planning and Land Use Management Act, 16 of 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares the township of Palm Ridge Extension 33 to be an approved township, subject to the conditions as set out in the Schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), ON PORTION 103 (A PORTION OF PORTION 102) OF THE FARM RIETSPRUIT 152 I.R, GAUTENG PROVINCE BY COSMOPOLITAN PROJECTS JOHANNESBURG PROPRIETARY LIMITED (Registration No: 2005/013577/07) (HEREAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) AND BEING THE REGISTERED OWNER OF THE LAND HAS BEEN APPROVED.

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be **Palm Ridge Extension 33**.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 1235/2020.

## 1.3 EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions of title and servitudes in Deed of Transfer T106002/2014 in respect to the former Portions 31, 32, 33, 56 and 58 if any, including the reservation of rights to minerals but excluding:

- (i) The following entitlements and/or rights in respect of the former Portions 31, 32 and 58 which affect the township, shall not be passed on to the erven in the township:-

### CONDITION A

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.

### CONDITION D

The former Portion 1 of Portion A called "WELVERDIEND" of the aforesaid farm (of which the property transferred hereunder forms a portion) is subject to the following condition:

SUBJECT to Deed of Servitude 315/1946-S, registered on the 13th May 1946, in terms whereof the VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED, its Successors, Assigns or Licenses shall have the right in perpetuity to convey electricity across the property by means of wires and/or cables or other appliances.

- (ii) The following entitlements and/or rights in respect of the former Portions 33 and 56, which affect the township but shall not be passed on the erven in the township:-

### CONDITION A

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.

- (iii) Excluding the following servitude, which only affects Kimberlite Street and Crape Myrtle Street in the township area

Condition B in respect of all former portions 31, 32, 33, 56 and 58

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 in favour of the General Public as will more fully appear from the said Notarial Deed which right of way is indicated on Diagram S.G. No. A3825/62 thereto annexed.

- (iv) Excluding the following servitude, which only affects Erven 29472 (Park), 29473 (Park), 29474 (Park), 29475 (Park), Crape Myrtle Street, Dianthus Street and Clantro Street

CONDITION D relating to Portion 33

The pipeline servitude as shown on diagram No. 4080/1975 together with ancillary rights has been ceded to the Republic of South Africa (Railways & Harbours Administration) by virtue of Deed of Cession No. K2860/1976-S registered on 1<sup>st</sup> October 1976.

- (v) Excluding the following servitude, which only affects 29101, 29100, 29099, 29098, 29097, 29096 and Crape Myrtles Street

CONDITION E relating to Portion 33

By Notarial Deed of Servitude SK3972/2018S, this property is subject to a 4,00 (four) metres wide servitude for pipeline, sewer, stormwater and other municipal purposes, along the central portion of the property as indicated by the Figure A B C D E F on Diagram SG No 3617/2017.

#### **1.4 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 as set out in the sub-clause (b) above.

#### **1.5 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.

#### **1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by any 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.

## **1.7 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.

## **1.8 SOIL CONDITIONS**

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

## **1.9 DEMOLITION OF BUILDINGS AND STRUCTURES**

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

## **1.10 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.

## **1.11 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.

## **1.12 LAND FOR PUBLIC / MUNICIPAL PURPOSES**

Erven 29469 to 29475

## **2. CONDITIONS OF TITLE**

### **A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

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

- (a) The property is subject to a servitude, 1m 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 1m 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 of a building plan which is to be approved by the local authority.

- a. 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 1m thereof.
- b. 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 and other works being made good by the Local Authority.

**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 unnecessary or that the same purpose can be achieved by other more effective means.
- b) Erven 28844 to 28856 and 29093 to 29096 and 29475 are affected by a 2m Eskom building line.

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