

**THE PROVINCE OF
GAUTENG**



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10 DESEMBER 2018

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 169 OF 2018

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

TSHWANE AMENDMENT SCHEME 239T

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of New Eersterus Extension 1, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 239T.

(CPD 9/2/4/2-239T)
(13/2/New Eersterus x1 (239T))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

10 DECEMBER 2018
(Notice 199/2018)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF NEW EERSTERUS EXTENSION 1 AS APPROVED TOWNSHIP

In terms of Section 111 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of New Eersterus Extension 1 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/2/4/2-239T)
(13/2/New Eersterus x1 (239T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 14 (A PORTION OF PORTION 6) OF THE FARM STINKWATER 97JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be New Eersterus Extension 1.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 471/2011.

1.3 LAND RETAINED BY THE GOVERNMENT

The following erf shall be retained by the Provincial Government, and shall be transferred free of charge by the Applicant, once a township register has been opened in the Deeds Registries Office:

Educational (Primary Schools): Erven 2144 and 2282

1.4 LAND RETAINED BY THE LOCAL AUTHORITY

The following erven shall be retained by the Local Authority:

Municipal: Erven 2030, 2142, 2143 and 2284
Park: Erven 2431, 2432 and 2433

1.5 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of ESKOM, the cost thereof shall be borne by the Applicant.

1.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the Applicant.

1.7 INSTALLATION AND PROVISION OF SERVICES

The proposed township is provided with services that exceed the National Minimum required.

The Applicant must incrementally increase the level of services to a suitable level which the majority of households in the community can afford as soon as funding through subsidies become available.

1.8 REMOVAL OF LITTER

The Applicant shall at its own expense have all litter within the Township removed.

1.9 CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

1.9.1 ACCESS

1.9.1.1 Ingress from provincial Road K224 to the township and egress to provincial Road K224 from the township shall be restricted to the junction of the street south of Erf 1395 with the said road, the junction of the street between Erf 1296 and Erf 1432 with the said road and the junction of the street north of Erf 1396 as indicated on Layout Plan.

1.9.1.2 The Applicant shall at its own expense, submit a geometric design layout plan of the ingress and egress points referred to above, and specifications for the construction of the access, to Gauteng Department of Public Transport, Roads and Works, for approval. The Applicant shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Gauteng Department of Public Transport, Roads and Works.

1.9.2 STORMWATER DRAINAGE

1.9.2.1 Part 4, Section 40, 41, 46, 48 of Transport Infrastructure Act, Act No 8 of 2001, are applicable.

1.9.2.2 The Applicant shall arrange for the drainage of the township to fit in with Road K224 and for all storm water running off or being diverted from the said roads to be received and disposed of to the satisfaction of the Gauteng Department of Public Transport, Roads and Works.

1.9.2.3 All changes in the run-off resulting from the proposed development must be accommodated within the township and the discharge must be affected in the general direction of the natural contours.

1.9.2.4 Any crossing of a provincial road shall be done in the shortest way possible, taking into account the latest planning of the Gauteng Department of Public Transport, Roads and Works.

1.9.2.5 The Applicant shall be responsible for the construction of the storm water drains within the road boundaries of Road K224.

1.9.2.6 No construction of the drainage structures may commence without written permission from the Gauteng Department of Public Transport, Roads and Works.

1.9.3 LINES OF NO ACCESS

No ingress to or egress from Provincial Road K224 and proposed PWV9 will be allowed along the lines of no access as indicated on the Layout Plan.

1.9.4 ERECTION OF A FENCE OR OTHER PHYSICAL BARRIER

The Applicant shall at its own expense, erect a physical barrier, which is in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978 on the lines of no access. The Applicant shall maintain such fence or physical barrier in good order and repair.

1.9.5 BUILDING RESTRICTIONS AREA(S)

1.9.5.1 Building restriction areas, which are in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978 shall be provided as indicated on the Layout Plan.

1.9.5.2 No buildings or structures shall hereafter be erected within the building restriction of 16 metres from the reserve boundary of Provincial Road K224.

1.9.6 LAND USE ALONG ROAD(S)

Land uses of erven abutting on the lines of no access shall be in accordance with the requirements of Executive Committee Resolution 1112 of 26 June 1978.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

2.1 All erven shall be made subject to the existing conditions and servitudes, if any, excluding the following conditions and servitudes which do affect the township but shall not be passed onto the erven in the township:

A. "Die voormalige resterende gedeelte van Gedeelte 6 van die plaas Stinkwater 97JR, groot 1543,1223 hektaar, waarvan daardie gedeelte aangetoon deur die figuur ABCDEFGHJKLMNPQRSTUVWXYZ op die aangehegte kaart SG No 8262/2000 'n gedeelte vorm, is geregtig op 'n servituut van 'n ewigdurende reg van weg oor die plaas Zoutpan 104JR soos meer volledig sal blyk uit Notariële Akte 582/1952S gedateer 16 Mei 1952."

B. "Sites utilised or intended to be utilised for State domestic purposes by the National Government or the North-West Provincial Government shall be transferred free of charge, once a township register has been opened in the Deeds Registries Office."

3. CONDITIONS OF TITLE

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

All erven with the exception of erven for Public and Municipal purposes shall be subject to the conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

3.1.1 The erf is subject to –

3.1.1.1 a servitude 2 metres wide along the street boundary;

3.1.1.2 a servitude 2 metres wide along the rear (midblock) boundary; and

3.1.1.3 a servitude along the side boundaries with an aggregate width of 2 metres and a minimum width of 1 metre,

in favour of the Local Authority for sewerage and other municipal purposes 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 relax or grant exemption from the required servitudes.

3.1.2 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 1 metre thereof.

3.1.3 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 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.

PROCLAMATION 170 OF 2018**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 240T**

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of New Eersterus Extension 2, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 240T.

(CPD 9/2/4/2-240T)
(13/2/New Eersterus x2 (240T))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

10 DECEMBER 2018
(Notice 200/2018)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF NEW EERSTERUS EXTENSION 2 AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of New Eersterus Extension 2 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/2/4/2-240T)
(13/2/New Eersterus x2 (240T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 59 (A PORTION OF PORTION 15) OF THE FARM STINKWATER 97JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be New Eersterus Extension 2.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 486/2011.

1.3 LAND RETAINED BY THE GOVERNMENT

The following erf shall be retained by the Provincial Government, and shall be transferred free of charge by the Applicant, once a township register has been opened in the Deeds Registries Office:

Educational (Primary School): Erf 2623
Educational (Secondary School): Erf 2557

1.4 LAND RETAINED BY THE LOCAL AUTHORITY

The following erven shall be retained by the Local Authority:

Municipal: Erven 2547, 2884, 3022 and 3289
Park: Erven 3399 to 3407
Sport and Recreation: Erf 2470

1.5 RESTRICTION ON THE DISPOSAL OF ERVEN

1.5.1 Erven 2869 to 2880 and 2947 to 2983

The township applicant shall with respect to the wet area not allow further development of the Erf and transfer of the Erf shall not be permitted until:

1.5.1.1 arrangements have been made by the municipality to resolve the subsurface drainage and to ensure that the erf is no longer subject to wet soil conditions due to a high water table or;

1.5.1.2 any other suitable arrangements have been made to the satisfaction of the Municipality.

1.6 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of ESKOM, the cost thereof shall be borne by the Applicant.

1.7 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the Applicant.

1.8 INSTALLATION AND PROVISION OF SERVICES

The proposed township is provided with services that exceed the National Minimum required.

The Applicant must incrementally increase the level of services to a suitable level which the majority of households in the community can afford as soon as funding through subsidies become available.

1.9 REMOVAL OF LITTER

The Applicant shall at its own expense have all litter within the Township removed.

1.10 CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

1.10.1 ACCESS

1.10.1.1 Ingress from provincial Road K224 to the township and egress to provincial Road K224 from the township shall be restricted to the junction of the street south of Erf 2479 with the said road, the junction of the street between Erf 2441 and Erf 2557 with the said road and the junction of the street between Erf 3401 and Erf 2986 with the said road as indicated on Layout Plan.

1.10.1.2 Ingress from provincial Road K216 to the township and egress to provincial Road K216 from the township shall be restricted to the junction of the street between Erf 2899 and Erf 2886 with the said road as indicated on Layout Plan.

1.10.1.3 Ingress from provincial Road P62-2 to the township and egress to provincial Road P62-2 from the township shall be restricted to the junction of the street south of Erf 2881 with the said road and the junction the street.

1.10.1.4 The Applicant shall at its own expense, submit a geometric design layout plan of the ingress and egress points referred to above, and specifications for the construction of the access, to Gauteng Department of Public Transport, Roads and Works, for approval. The Applicant shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Gauteng Department of Public Transport, Roads and Works.

1.10.2 STORMWATER DRAINAGE

1.10.2.1 Part 4, Section 40, 41, 46, 48 of Transport Infrastructure Act, Act No 8 of 2001, are applicable.

1.10.2.2 The Applicant shall arrange for the drainage of the township to fit in with Road K224, K216 and P62-2 and for all storm water running off or being diverted from the said roads to be received and disposed of to the satisfaction of the Gauteng Department of Public Transport, Roads and Works.

1.10.2.3 All changes in the run-off resulting from the proposed development must be accommodated within the township and the discharge must be affected in the general direction of the natural contours.

1.10.2.4 Any crossing of a provincial road shall be done in the shortest way possible, taking into account the latest planning of the Gauteng Department of Public Transport, Roads and Works.

1.10.2.5 The Applicant shall be responsible for the construction of the storm water drains within the road boundaries of Road K224, K216 and P62-2.

1.10.2.6 No construction of the drainage structures may commence without written permission from the Gauteng Department of Public Transport, Roads and Works.

1.10.3 LINES OF NO ACCESS

No ingress to or egress from Provincial Road K224, K216 and P62-2 will be allowed along the lines of no access as indicated on the Layout Plan.

1.10.4 ERECTION OF A FENCE OR OTHER PHYSICAL BARRIER

The Applicant shall at it's own expense, erect a physical barrier, which is in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978 on the lines of no access. The Applicant shall maintain such fence or physical barrier in good order and repair.

1.10.5 BUILDING RESTRICTIONS AREA(S)

1.10.5.1 Building restriction areas, which are in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978 shall be provided as indicated on the Layout Plan.

1.10.5.2 No buildings or structures shall hereafter be erected within the building restriction of 16 metres from the reserve boundary of Provincial Road K224, K216 and P62-2.

1.10.6 LAND USE ALONG ROAD(S)

Land uses of erven abutting on the lines of no access shall be in accordance with the requirements of Executive Committee Resolution 1112 of 26 June 1978.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions and servitudes, if any, excluding the following conditions and servitudes which do affect the township but shall not be passed onto the erven in the township:

- A. "Die voormalige resterende gedeelte van Gedeelte 6 van die plaas Stinkwater 97-JR, groot 1543,1223 hektaar, waarvan daardie gedeelte aangetoon deur die figuur A B C D E F G H J K L M N P Q R S T U V W X Y Z 1A 1B 1C 1D 1E 1F 1G 1H 1J 1K 1L 1M 1N 1P 1Q 1R 1S 1T A op die aangehegte kaart SG No. 8263/2000 'n gedeelte vorm, is geregtig op 'n serwituuat van 'n ewigdurende reg van weg oor die plaas Zoutpan 104-JR soos meer volledig sal blyk uit Notariële Akte 582/1952S gedateer 16 Mei 1952."
- B. "Sites utilised or intended to be utilised for State domestic purposes by the National Government or the North-West Provincial Government shall be transferred free of charge, once a township register has been opened in the Deeds Registries Office."
- C. The following servitude which only affects Erf 3407 (PARK)
- "Portion 59 of the farm Stinkwater 97-JR is subject to a servitude of right of way 15,00 metres wide in favour of the general public as indicated by the line A B on Servitude Diagram SG No 4949/2011, Deed of Servitude No _____.

3. CONDITIONS OF TITLE

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

All erven with the exception of erven for Public and Municipal purposes shall be subject to the conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

3.1.1 The erf is subject to –

- 3.1.1.1 a servitude 2 metres wide along the street boundary;
 3.1.1.2 a servitude 2 metres wide along the rear (midblock) boundary; and
 3.1.1.3 a servitude along the side boundaries with an aggregate width of 2 metres and a minimum width of 1 metre,

in favour of the Local Authority for sewerage and other municipal purposes 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 relax or grant exemption from the required servitudes.

3.1.2 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 1 metre thereof.

3.1.3 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 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.

3.2 ERF 2557

The erf is subject to a servitude for municipal purposes in favour of the Local Authority, as indicated on the General Plan. On submission of a certificate from the Local Authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

PROCLAMATION 171 OF 2018**CITY OF TSHWANE METROPOLITAN MUNICIPALITY****TSHWANE AMENDMENT SCHEME 241T**

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 Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of New Eersterus Extension 3, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Department: Economic Development and Spatial Planning, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 241T.

(CPD 9/2/4/2-241T)
(13/2/New Eersterus x3 (241T))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

10 DECEMBER 2018
(Notice 201/2018)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY**DECLARATION OF NEW EERSTERUS EXTENSION 3 AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of New Eersterus Extension 3 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(CPD 9/2/4/2-241T)
(13/2/New Eersterus x3 (241T))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 16 (A PORTION OF PORTION 6) OF THE FARM STINKWATER 97JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be New Eersterus Extension 3.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 487/2011.

1.3 LAND RETAINED BY THE GOVERNMENT

The following erf shall be retained by the Provincial Government, and shall be transferred free of charge by the Applicant, once a township register has been opened in the Deeds Registries Office:

Educational: Erf 3739

1.4 LAND RETAINED BY THE LOCAL AUTHORITY

The following erven shall be retained by the Local Authority:

Municipal: Erven 3835 and 4213
Park: Erven 4212 and 4233 to 4236
Sport and Recreation: Erf 3477

1.5 RESTRICTION ON THE DISPOSAL OF ERVEN

1.5.1 Erven 3851 to 3858, 3862 to 3863, 3872 to 3873, 3879, 3926, 3937 and 4126.

The township applicant shall with respect to the wet area not allow further development of the Erf and transfer of the Erf shall not be permitted until:

The township applicant shall not allow further development of the Erf and transfer of the Erf shall not be permitted until that part of the Erf where buildings are to be erected is no longer subject to inundation by floodwater on an average every 50 and 100 years.

1.6 REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING ESKOM POWER LINES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing power lines of ESKOM, the cost thereof shall be borne by the Applicant.

1.7 REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the Applicant.

1.8 INSTALLATION AND PROVISION OF SERVICES

The proposed township is provided with services that exceed the National Minimum required.

The Applicant must incrementally increase the level of services to a suitable level which the majority of households in the community can afford as soon as funding through subsidies become available.

1.9 REMOVAL OF LITTER

The Applicant shall at its own expense have all litter within the Township removed.

1.10 CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

1.10.1 ACCESS

1.10.1.1 Ingress from provincial Road P62-2 to the township and egress to provincial Road P62-2 from the township shall be restricted to the junction of the street north of Erf 4222 with the said road, the junction the street between Erf 4092 and Erf 4033 with the said road and the junction the street south of Erf 4062 with the said road as indicated on Layout Plan.

1.10.1.2 The Applicant shall at its own expense, submit a geometric design layout plan of the ingress and egress points referred to above, and specifications for the construction of the access, to Gauteng Department of Public Transport, Roads and Works, for approval. The Applicant shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the Gauteng Department of Public Transport, Roads and Works.

1.10.2 STORMWATER DRAINAGE

1.10.2.1 Part 4, Section 40, 41, 46, 48 of Transport Infrastructure Act, Act No 8 of 2001, are applicable.

1.10.2.2 The Applicant shall arrange for the drainage of the township to fit in with Road P62-2 and for all storm water running off or being diverted from the said roads to be received and disposed of to the satisfaction of the Gauteng Department of Public Transport, Roads and Works.

1.10.2.3 All changes in the run-off resulting from the proposed development must be accommodated within the township and the discharge must be affected in the general direction of the natural contours.

1.10.2.4 Any crossing of a provincial road shall be done in the shortest way possible, taking into account the latest planning of the Gauteng Department of Public Transport, Roads and Works.

1.10.2.5 The Applicant shall be responsible for the construction of the storm water drains within the road boundaries of Road P62-2.

1.10.2.6 No construction of the drainage structures may commence without written permission from the Gauteng Department of Public Transport, Roads and Works.

1.10.3 LINES OF NO ACCESS

No ingress to or egress from Provincial Road P62-2 will be allowed along the lines of no access as indicated on the Layout Plan.

1.10.4 ERECTION OF A FENCE OR OTHER PHYSICAL BARRIER

The Applicant shall at it's own expense, erect a physical barrier, which is in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978 on the lines of no access. The Applicant shall maintain such fence or physical barrier in good order and repair.

1.10.5 BUILDING RESTRICTIONS AREA(S)

1.10.5.1 Building restriction areas, which are in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978 shall be provided as indicated on the Layout Plan.

1.10.5.2 No buildings or structures shall hereafter be erected within the building restriction of 16 metres from the reserve boundary of Provincial Road P62-2.

1.10.6 LAND USE ALONG ROAD(S)

Land uses of erven abutting on the lines of no access shall be in accordance with the requirements of Executive Committee Resolution 1112 of 26 June 1978.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions and servitudes, if any, excluding the following conditions and servitudes which do affect the township but shall not be passed onto the erven in the township:

- A. "Die voormalige resterende gedeelte van Gedeelte 6 van die plaas Stinkwater 97JR, groot 1543,1223 hektaar, waarvan daardie gedeelte aangetoon deur die figuur ABCDEFGHJ KLMA op die aangehegte kaart SG No. 8264/2000 'n gedeelte vorm, is geregtig op 'n servituut van 'n ewigdurende reg van weg oor die plaas Zoutpan 104JR soos meer volledig sal blyk uit Notariële Akte 582/1952S gedateer 16 Mei 1952."
- B. "Sites utilised or intended to be utilised for State domestic purposes by the National Government or the North-West Provincial Government shall be transferred free of charge, once a township register has been opened in the Deeds Registries Office."

3. CONDITIONS OF TITLE

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

All erven with the exception of erven for Public and Municipal purposes shall be subject to the conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

3.1.1 The erf is subject to –

- 3.1.1.1 a servitude 2 metres wide along the street boundary;
- 3.1.1.2 a servitude 2 metres wide along the rear (midblock) boundary; and
- 3.1.1.3 a servitude along the side boundaries with an aggregate width of 2 metres and a minimum width of 1 metre,

in favour of the Local Authority for sewerage and other municipal purposes 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 relax or grant exemption from the required servitudes.

3.1.2 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 1 metre thereof.

3.1.3 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 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.

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