

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

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

Vol. 24

PRETORIA
11 OCTOBER 2018
11 OKTOBER 2018

No. 290

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ISSN 1682-4525



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PROCLAMATION • PROKLAMASIE**PROCLAMATION 137 OF 2018**

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 94 (A PORTION OF PORTION 87) OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION I.R. 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 Certificate of Registered Title T66861/2018 are removed:

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.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **"PALM RIDGE EXTENSION 24"**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No S.G. 794/2018.

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, excluding the following condition which only affects certain streets in the Township:

- 3.1.1.1 Portion 27 of the farm Rietspruit 152, Registration Division I.R. Province of Gauteng (a portion whereof is hereby held) is subject to:

Notarial Deed of Servitude 960/1965-S 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, indicated by the figure A B a b A on Diagram S.G. No 790/2018 annexed hereto, in favour of the General Public as will more fully appear from the said Notarial Deed.

Which condition only affects Escalator Street

3.1.2 All erven shall be made subject to the existing conditions of title and servitudes, if any, including the following condition which affects all erven in the Township:

3.1.2.1 Portion A called "WELVERDIEND" of the farm Rietspruit 152, Registration Division I.R., Gauteng Province (a portion whereof is hereby held) 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.

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 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.4 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.

3.5 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.

3.6 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 run-off or being diverted from the roads to be received and disposed of.

3.7 SOIL CONDITIONS

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

3.8 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.

3.9 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.

3.10 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.

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**

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 structures 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 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.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.**5.1 Conditions to be contained in Annexure:****USE ZONE 2 – “RESIDENTIAL 2”**

Erven 24033 to 24498

(i)	Density	1(one dwelling house per erf)
(ii)	Coverage	60%
(iii)	Height	2 storeys
(iv)	Building Lines	As per the City of Ekurhuleni TPS 2014
(v)	Parking	As per the City of Ekurhuleni TPS 2014

PROCLAMATION 138 OF 2018

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 95 (A PORTION OF PORTION 87) OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION I.R. 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 Certificate of Registered Title T66862/2018 are removed:

B. 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.

2. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be **"PALM RIDGE EXTENSION 25"**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No S.G. 795/2018.

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, including the following condition which affects all erven in the Township:**

- 3.1.1.1 Portion A called "WELVERDIEND" of the farm Rietspruit 152, Registration Division I.R., Gauteng Province (a portion whereof is hereby held) 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.

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 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.4 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.

3.5 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.

3.6 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 run-off or being diverted from the roads to be received and disposed of.

3.7 SOIL CONDITIONS

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

3.8 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.

3.9 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.

3.10 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.

4. CONDITIONS OF TITLE

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

All erven

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 structures 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 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.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.

5.1 Conditions to be contained in Annexure:

USE ZONE 2 – “RESIDENTIAL 2”

Erven 24499 to 24635 and 24637 to 24834

- | | | |
|-------|----------------|--|
| (i) | Density | 1(one dwelling house per erf) |
| (ii) | Coverage | 60% |
| (iii) | Height | 2 storeys |
| (iv) | Building Lines | As per the City of Ekurhuleni TPS 2014 |
| (v) | Parking | As per the City of Ekurhuleni TPS 2014 |

5.2 Conditions to be contained in Annexure:

USE ZONE 16 – “COMMUNITY FACILITY”

Erf 24636

- | | | |
|-------|----------------|--|
| (i) | Density | n/a |
| (ii) | Coverage | 50% |
| (iii) | FAR | 1,5 |
| (iv) | Height | 3 storeys |
| (v) | Building Lines | As per the City of Ekurhuleni TPS 2014 |
| (vi) | Parking | As per the City of Ekurhuleni TPS 2014 |

PROCLAMATION 139 OF 2018

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 176 (A PORTION OF PORTION 175) OF THE FARM RIETFONTEIN 153 REGISTRATION DIVISION I.R. 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 **T98681/2013** with regard to Portion **87** are cancelled, suspended or removed:
 - (a)**
 - B. 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.

(b)

A. The remaining extent of Portion 1 "DE LEEUW" of the aforesaid farm measuring as such 353,1898 hectares, (of which the property held hereunder forms a portion) is subject to the following:

(a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettings Wet" 1912 bepaal.

(4) The applicant shall ensure that the following conditions contained in Deed of Transfer **T7736/2014** with regard to Portion **86** are cancelled, suspended or removed:

(a)

B. 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.

(b)

A. The remaining extent of Portion 1 "DE LEEUW" of the aforesaid farm measuring as such 353,1898 hectares, (of which the property held hereunder forms a portion) is subject to the following:

(a) Die regte van die Staatspresident soos in Artikel vier-en-dertig van die "Kroongrond Nederzettings Wet" 1912 bepaal.

2. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be "**PALM RIDGE EXTENSION 26**".

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan 796/2018.

(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, excluding the following condition which will not be passed onto erven in the Township:**

- A. The remaining extent of Portion 1 "DE LEEUW" of the aforesaid farm measuring as such 353,1898 hectares (a portion of which is hereby transferred) is subject to the following:
- (a) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou geregtig is tot die water uit die watervoor lopende uit die spruit op gedeelte B van gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr 73/1943 geregistreer op 24 Maart 1943, na die hiermee getransporteerde grond.
 - (b) Die voorwaarde dat die huurders, eienaars of regsverkrygendes van die grond hieronder gehou verantwoordelik is vir die onderhoud van die watervoor genoem in voorwaarde (a) hiervan en geregtig is tot toegang tot enige deel van die genoemde watervoor op gedeelte B van gedeelte genoem "DE LEEUW" van die gesegde plaas Rietfontein oorspronklik toegeken kragtens Kroongrondbrief Nr. 73/1943 geregistreer op 24 Maart 1943.
 - (c) Die voorwaarde dat die regte veleen in voorwaarde (a) en (b) hiervan geen regte tot water of tot enige serwituut of regte hoegenaamd sal wees waartoe die grond nie volgens Wet geregtig is nie, of wat met die bepalinge van die Besproeiings- en Waterbewaringswet van 1912 of 'n wysiging daarvan in stryd is, en verder dat aan die voorwaardes geen uitleg gegee word dat dit bedoel om enige oewerregte te gee waartoe die grond nie volgens Wet geregtig is nie.

3.3 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.

3.4 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.5 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.

3.6 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.

3.7 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 run-off or being diverted from the roads to be received and disposed of.

3.8 SOIL CONDITIONS

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

3.9 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.

3.10 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.

3.11 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.

4. CONDITIONS OF TITLE

4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANING AND TOWNSHIPS ORDINANCE, 15 OF 1986.

All erven

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 structures 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 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.

4.2 Erven 24949, 25037 and 25051 are subject to a 3 metre wide servitude for stormwater purposes in favour of the City of Ekurhuleni Metropolitan Municipality as indicated on the General Plan of the township.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.

5.1 Conditions to be contained in Annexure:

USE ZONE 2 – “RESIDENTIAL 2”

Erven 24835 to 25130

(i)	Density	1 (one dwelling house per erf)
(ii)	Coverage	60%
(iii)	Height	2 storeys
(iv)	Building Lines	As per the City of Ekurhuleni TPS 2014
(v)	Parking	As per the City of Ekurhuleni TPS 2014

USE ZONE 21 – “TRANSPORTATION”

Erf 25131

The erf shall be used for purposes of a railway line subject to the standard conditions of the City of Ekurhuleni Town Planning Scheme 2014.

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065