

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

# **Provincial Gazette Provinsiale Koerant**

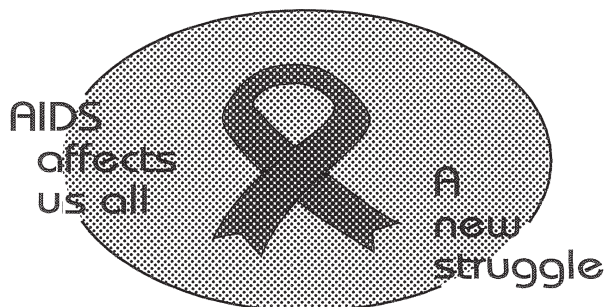
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**Vol: 27**

**PRETORIA**  
15 DECEMBER 2021  
15 DESEMBER 2021

**No: 434**

**We all have the power to prevent AIDS**



**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1443 OF 2021****Gauteng Gambling and Betting Act No 4 of 1995****Notice of Application for Amendment of a Bookmaker Licence**

Notice is hereby given that G Bets Morula (Pty) Ltd intends submitting an application to the Gauteng Gambling Board for an amendment of its bookmaker licence to:

- Relocate from Site 2193 (Goldrush @ Morula), Lucas Mangope Highway, Unit U, Mabopane, District Odi; and:
- Relocate to: Shop LG66 Mall of Thembisa, Cnr R562 Olifantsfontein Road & Aluminium Road, Thembisa 1501

This application will be open for public inspection at the offices of the Board from the 17<sup>th</sup> December 2021.

Attention is directed to the provisions of section 20 of the Gauteng Gambling Act, 1995 which makes provision for the lodging of written representations in respect of the application. Such representations shall contain at least the following information:

- (a) The name of the application to which representations relate;
- (b) The ground or grounds on which representations are made;
- (c) The name, address, telephone number and fax number of the person submitting the representations;
- (d) Whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) Whether or not they wish to make oral representations at the hearing of the application.

Any representations not containing the information required above shall be of no force or effect and shall be deemed not to have been lodged with the Board.

Written representations should be with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from the 17<sup>th</sup> December 2021.

**GENERAL NOTICE 1444 OF 2021****CITY OF JOHANNESBURG**

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF  
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.  
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND PROVISIONALLY APPROVED the following Security Access Restriction and  
Thereto authorised the Johannesburg Roads Agency to give effect to the said interim approval and  
Further manage the process and resultant administrative processes of the interim approval.

Notice is given further that this provisional/ interim approval should not be considered and/or construed /and /or  
interpreted and/or deemed to be a final approval.

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Fourways Ext 12	Norscot Slopes Secure Village	37	Swallow Drive	A 24-Hour automated manned boom on Swallow Drive near its intersection with Douglas Drive

Should there be no objections the restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for 2 years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected by appointment during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7 unless stated pedestrian gates have limited hours operations.
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

Traffic Engineering Department  
JRA (PTY) Ltd.  
75 Helen Joseph Street  
Johannesburg

or

Traffic Engineering Department  
JRA (PTY) Ltd.  
Braamfontein X70  
Braamfontein 2107

Email: [cmoalusi@jra.org.za](mailto:cmoalusi@jra.org.za)  
[chizam@joburg.org.za](mailto:chizam@joburg.org.za)

Comments must be received on or before one month after the first day of the appearance of this notice.



**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd

[www.jra.org.za](http://www.jra.org.za)



**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 100 OF 2021****EMFULENI LOCAL MUNICIPALITY - LOCAL AUTHORITY NOTICE****ERF 310 VANDERBIJLPARK CW1**

It is hereby notified in terms of Sections 39(4) and 63(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018 that the Emfuleni Local Municipality has approved the following:

Removal of conditions C.1.(i), (ii) and (iv), 3, 4, (a), (b), (c), as contained in Title Deed T103851/2004, and the simultaneous amendment of the Vanderbijlpark Town Planning Scheme, 1987 for Erf 310 Vanderbijlpark CW1, from “Residential 1” to “Special” with an annexure, subject to certain conditions.

The above will come into operation on 15 December 2021.

Map 3 and the Scheme Clauses of the amendment scheme are filed with the Executive Director: Economic Planning (Land Use), 1<sup>st</sup> floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times.

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1653.

**L.E.M. LESEANE, MUNICIPAL MANAGER**

15 December 2021

Notice Number: DP34/2021

**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS****PROVINCIAL NOTICE 1094 OF 2021****NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME OF 1987 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 394 VANDERBIJLPARK CENTRAL WEST NO. 3.**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 394 Vanderbijklaprk cw3 situated at 30 Gilbert Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from Residential 1 to Special for a Guest House. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Municipal manager, Economic Development Planning and Housing at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days of this notice. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**PROVINSIALE KENNISGEWING 1094 VAN 2021****KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA VAN 1987 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 394 VANDERBIJLPARK CENTRAL WEST NO. 3.**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 394 Vanderbijklaprk CW3 geleë te Gilbertstraat 3, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerig en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom vanaf Residensieel 1 tot Spesiaal vir 'n Gastehuis. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Old Trust Bank Building, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar teen die aansoek wil aanteken of verhoë daarvan wil indien, moet hul bekommernisse skriftelik by die Adjunk Munisipale Bestuurder, Ekonomiese Ontwikkelingsbeplanning en Behuising by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of by Posbus 3, Vanderbijlpark, 1900, indien. faks na 0169505533 binne 28 dae vanaf hierdie kennisgewing. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-pos: thembandwene@gmail.com

## PROVINCIAL NOTICE 1095 OF 2021

**NOTICE IN TERMS OF SECTION 38 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF THE VANDERBIJLPARK TOWN PLANNING SCHEME OF 1987 AND THE REMOVAL OF RESTRICTIVE CONDITIONS IN RESPECT OF ERF 714 VANDERBIJLPARK CENTRAL EAST NO. 2.**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 714 Vanderbijklaprk CE2 situated at 3 Crampton Street, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning and Removal of Restrictive Conditions of the subject property from Residential 1 to Special for a Guest House with subservient place of refreshment. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Municipal manager, Economic Development Planning and Housing at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days of this notice. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

## PROVINSIALE KENNISGEWING 1095 VAN 2021

**KENNISGEWING INGEVOLGE ARTIKEL 38 EN 62 VAN DIE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, VIR DIE GELYKTYDIGE WYSIGING VAN DIE VANDERBIJLPARK DORPSBEPLANNINGSKEMA VAN 1987 EN DIE OPHEFFING VAN BEPERKENDE VOORWAARDES TEN OPSIGTE VAN ERF 714 VANDERBIJLPARK CENTRAL EAST NO2.**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 714 Vanderbijklaprk CE2 geleë te Cramptonstraat 3, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerings en Opheffing van Beperkende Voorwaardes van die onderhawige eiendom vanaf Residensieel 1 tot Spesiaal vir 'n Gastehuis met diensbare verversingsplek. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Old Trust Bank Building, hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar teen die aansoek wil aanteken of vertoë daarvan wil indien, moet hul bekommernisse skriftelik by die Adjunk Munisipale Bestuurder, Ekonomiese Ontwikkelingsbeplanning en Behuising by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of by Posbus 3, Vanderbijlpark, 1900, indien. faks na 0169505533 binne 28 dae vanaf hierdie kennisgewing. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-pos: thembandwene@gmail.com



**PROVINCIAL NOTICE 1096 OF 2021****NOTICE IN TERMS OF SECTION 38, 51 AND 62 OF THE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018, FOR THE SIMULTANEOUS AMENDMENT OF ANNEXURE F OF THE BLACK COMMUNITIES DEVELOPMENT ACT 1984, THE REMOVAL OF RESTRICTIVE CONDITIONS AND THE SUBDIVISION OF ERF 919 EVATON**

I, Themba Confidence Ndwene, being the authorized agent of the owner of Erf 919 Evaton along Easton road, hereby give notice that I have applied to the Emfuleni Local Municipality for the Simultaneous Rezoning, Removal of Restrictive Conditions on Title Deed and Subdivision of the subject property. A portion of the proposed will be rezoned from Residential to Municipal and the rest of the erven will remain Residential. All relevant documents relating to the application will be open for inspection during normal office hours at the office of the Strategic Manager: Land Use Management, First floor, Old Trust Bank Building, corner of President Kruger Street and Eric Louw Street, Vanderbijlpark and the office of the agent hereunder. Any person, who wishes to object to the application or would like to submit representation thereof, must lodge their concerns in writing to the Deputy Municipal manager, Economic Development Planning and Housing at the mentioned address or to PO Box 3, Vanderbijlpark, 1900, or fax to 0169505533 within 28 days of this notice. Agent's address: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Mobile: 073 920 5947 Email:thembandwene@gmail.com

**PROVINSIALE KENNISGEWING 1096 VAN 2021****KENNISGEWING IN TERME VAN ARTIKEL 38, 51 EN 62 VAN DIE EMFULENI MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS, 2018,, VIR DIE GELYKTYDIGE WYSIGING VAN ANNEXURE F VAN DIE BLACK COMMUNITIES DEVELOPMENT ACT 1984 DIE OPHEFFING VAN BEPERKENDE VOORWAARDES EN DIE ONDERWERKING VAN ERF 919 EVATON**

Ek, Themba Confidence Ndwene, synde die gemagtigde agent van die eienaar van Erf 919 Evaton langs Easton Road, gee hiermee kennis dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die Gelyktydige Hersonerig, Opheffing van Beperkende Voorwaardes op Titelakte en Onderverdeling van die onderwerp eiendom. 'n Gedeelte van die voorgestelde sal hersoneer word van Residensieel na Munisipaal en die res van die erwe sal Residensieel bly. Alle relevante dokumente met betrekking tot die aansoek sal gedurende gewone kantoorure ter insae lê by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur, Eerste vloer, Old Trust bank Building, hoek van President Kruger Straat en Eric Louw Straat, Vanderbijlpark en die kantoor van die agent hieronder. Enige persoon wat beswaar teen die aansoek wil aanteken of vertoë daarvan wil indien, moet hul bekommernisse skriftelik by die Adjunk Munisipale Bestuurder, Ekonomiese Ontwikkelingsbeplanning en Behuising by die genoemde adres of by Posbus 3, Vanderbijlpark, 1900, of by Posbus 3, Vanderbijlpark, 1900, indien. faks na 0169505533 binne 28 dae vanaf hierdie kennisgewing. Agent se adres: 75 Frikkie Meyer BLVD Vanderbijlpark CE3, Selfoon: 073 920 5947 E-pos:thembandwene@gmail.com



## PROVINCIAL NOTICE 1097 OF 2021

## MEC FOR ECONOMIC DEVELOPMENT, AGRICULTURE AND ENVIRONMENT

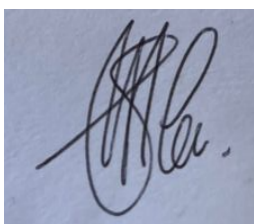
## GAUTENG LIQUOR ACT, ACT 2 OF 2003

## EXTENSION OF VALIDITY PERIOD OF LIQUOR LICENCES AND PAYMENT OF ANNUAL RENEWAL FEES

I, **Mpho Parks Franklin Tau, MPL and MEC for Economic Development, Agriculture and Environment**, noting the ongoing Covid 19 pandemic and related Regulations under the National State of Disaster Act, 2002, hereby give notice in terms of section 141(k) of the Gauteng Liquor Act, 2003 read together with Sections 98 and 99 of the Gauteng Liquor Act, 2003 in respect of the renewal and payment of annual liquor licence fees.

All licensed Liquor Traders that have licences that were due for renewal during the period 1 August **2021 to 30 June 2022** are given till **31<sup>st</sup> July 2022**, to renew their licences.

The granting of this extension to pay renewal licence fees means that licences that are/ will fall due for renewal during the period as indicated above, shall not attract penalties for late payment nor be terminated.



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**MR MPHO PARKS FRANKLIN TAU (MPL)**  
**MEC FOR ECONOMIC DEVELOPMENT,**  
**AGRICULTURE AND ENVIRONMENT**  
**DATE: 14 October 2021**

**PROVINCIAL NOTICE 1098 OF 2021****CITY OF JOHANNESBURG**

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF  
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.  
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND APPROVED the following Security Access Restriction and  
Thereto authorised the Johannesburg Roads Agency to give effect to the said approval and  
Further manage the process and resultant administrative processes of the approval.

**SPECIFIED RESTRICTIONS APPROVED:**

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
WAVERLY	GREATER SAVOY & WAVERLY COMMUNITY ENCLOSURE	435	24-Hour automated boom gate. Left Upright between (06:00-08:30) and (15:30-18:00)  Temporary Road Closure. With pedestrian access	<ul style="list-style-type: none"> <li>- Douglas Street and its intersection with Athol Street.</li> <li>- Knox Street and its intersection with Athol Street.</li> <li>- Bruce Street and its intersection with Hamlin Street.</li> <li>- Knox Street and its intersection with Scott Street.</li> <li>- Kenneth Road and its intersection with Scott Street.</li> <li>- Silwood Road at its intersection with Louis Botha Avenue.</li> <li>- Campbell Street and its intersection with Athol Street.</li> <li>- Murray Street and its intersection with Athol Street.</li> <li>- Burn Street and its intersection with Athol Street.</li> <li>- Halford Avenue and its intersection with Hamlin Street.</li> <li>- Merriman Avenue and its intersection with Hamlin Street.</li> <li>- Wallace Street and its intersection with Scott Street</li> <li>- Burn Street and its intersection with Scott Street.</li> <li>- Homestead Road and its intersection with Corlett Drive.</li> <li>- High Road and its intersection with Corlett Drive.</li> <li>- Darwin Avenue and its intersection with Aintree Avenue.</li> <li>- Grenville Avenue and its intersection with Aintree Avenue.</li> </ul>

				- Waverley Road and its intersection with Louis Botha Service Avenue.
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The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the: -

Traffic Engineering Department  
JRA (PTY) Ltd.  
666 Sauer Street  
Johannesburg

or

Traffic Engineering Department  
JRA (PTY) Ltd.  
Braamfontein X70  
Braamfontein 2107

Comments must be received on or before one month after the first day of the appearance of this notice.



a world class African city

**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd

[www.jra.org.za](http://www.jra.org.za)



## LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

## LOCAL AUTHORITY NOTICE 1739 OF 2021

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY  
PROPOSED ALIENATION OR LEASE BY DEVELOPMENT SALE OR DEVELOPMENT LEASE OF:

Locality	Erven Number	Regional Offices	Viewing sites
Swartkoppies Road, framed by Liefde-en-Vrede, Mulbarton and Brackenhurst Townships	Remainder of portion 13 and portion 29 of the Farm Rietvlei 101 IR	Region F	The City of Joburg Property Company (SOC) Ltd offices at 3rd Floor, Forum 1 Block B, Braampark, 33 Hoofd Street, Braamfontein, Johannesburg. Region F Offices; Inner City Ground Floor, CJ Cronje Building, 80 Loveday Street The City of Joburg Property Company Website <a href="http://www.jhbproperty.co.za">www.jhbproperty.co.za</a>
Marlboro drive across from the Marlboro Gautrain Station, approximately 6.2km east of Sandton CBD and 20km north east of Johannesburg CBD	Portion 1 and 31 of the remaining extent of Farm Bergvallei 31 IR	Region E	The City of Joburg Property Company (SOC) Ltd offices at 3rd Floor, Forum 1 Block B, Braampark, 33 Hoofd Street, Braamfontein, Johannesburg. CoJ Region E Offices : 137 Daisy Street, Sandton, 2031 The City of Joburg Property Company website <a href="http://www.jhbproperty.co.za">www.jhbproperty.co.za</a>

The Notice, is further published in accordance with the provisions of section 21 of the Local Government: Municipal Systems Act, act no 32 Of 2000 and Section 79 (18) (b) of the Local Government Ordinance, 1939 (Ordinance 17 of 1939), as amended:-

of both the proposal and intention of the City of Johannesburg Metropolitan Municipality to make the aforesaid properties available for development sale or development lease by private sector development partners.

The details of each of the projects and the venues where the information can be inspected are available on JPC's website [www.jhbproperty.co.za](http://www.jhbproperty.co.za)

Any person who wishes to object to the proposed alienation or lease mentioned above must lodge such objection in writing with the Chief Executive Officer: City of Joburg Property Company (SOC) Ltd, not later than 30 days from the date of this publication.

Any person who cannot write may come to offices of the City of Joburg Property Company where a staff member will assist that person to transcribe that person's comments and representations.

Plans of each of the projects be may be inspected between 09:00 to 15:00 (Monday to Friday) Working days from **15 December 2021 until 04 February 2022**, at the City of Joburg Property Company SOC Ltd, 3rd Floor, Forum I, Block B Building, Braampark Office Park, 33 Hoofd Street, Braamfontein, Johannesburg. In addition, information related to the other venues where the plans may be inspected during the same period for each of the projects are available on JPC's website.

**Helen Botes**  
Chief Executive Officer  
CITY OF JOBURG PROPERTY COMPANY SOC LTD  
P. O. Box 31565  
BRAAMFONTEIN

CAT14586/1RE



a world class African city

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Property Company SOC Ltd

Chief Executive Officer  
City of Joburg Property  
Company SOC Ltd  
3rd Floor,  
Forum I Building,

Braam Park Office Park,  
33 Hoofd Street,  
Braamfontein  
Johannesburg  
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**LOCAL AUTHORITY NOTICE 1740 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 5972T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **5972T**, being the rezoning of the Remainder of Erf 111, Pretoria, from "Business 1", to "Business 1" including a Place of Amusement, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **5972T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-5972T (Item 33361))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 DECEMBER 2021  
(Notice 374/2021)

**LOCAL AUTHORITY NOTICE 1741 OF 2021**  
**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**  
**TSHWANE AMENDMENT SCHEME 4790T**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has approved and hereby adopted the land development application for the amendment of Tshwane Amendment Scheme **4790T**, being the rezoning of the Remainder of Erf 446, Arcadia, from "Residential 1", to "Special", Offices, subject to certain further conditions.

The Tshwane Town-planning Scheme, 2008 (Revised 2014) and the adopted scheme clauses and adopted annexure of this amendment scheme are filed with the Municipality, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme **4790T** and shall come into operation on the date of publication of this notice.

(CPD 9/2/4/2-4790T (Item 28819))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 DECEMBER 2021  
(Notice 373/2021)

**LOCAL AUTHORITY NOTICE 1742 OF 2021****CITY OF TSHWANE METROPOLITAN MUNICIPALITY****NOTICE IN TERMS OF SECTION 16(1)(y) OF CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REMOVAL, AMENDMENT OR SUSPENSION OF RESTRICTIVE CONDITIONS IN TITLE**

It is hereby notified in terms of the provisions of Section 16(1)(y) of the City of Tshwane Land Use Management By-Law, 2016, that the City of Tshwane has **approved** and adopted the land development application for the removal of certain conditions contained in Title Deed T167884/2006, with reference to the following properties: The Remainder of Erf 27, Lynnwood Glen.

The following conditions and/or phrases are hereby removed: Conditions 2, 3.A.(a), 3.A.(c), 3.A.(g), 3.B.(c), 3.B.(c)(i), 3.B.(c)(ii) and 3.C.(a).

The following conditions and/or phrases are hereby **REFUSED**: Condition 3.B.(a).

This removal will come into effect on the date of publication of this notice.

(CPD LWG/0384/27/R (Item 26938))

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

15 DECEMBER 2021  
(Notice 672/2021)

**LOCAL AUTHORITY NOTICE 1743 OF 2021****AMENDMENT SCHEME 01-18990**

Notice is hereby given in terms of section 22.(4) that an appeal lodged in terms of Section 49 and partly upheld in terms of Section 50 by the MMC Development Planning of the City of Johannesburg Municipal Planning By-Law, 2016 that the City of Johannesburg Metropolitan Municipality has approved the amendment of the City of Johannesburg Land Use Scheme, 2018, in respect of the rezoning of Erven 530 and 531 Parkwood from "Residential 1" to "Business 1", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-18990. Amendment Scheme 01-18990 will come into operation on date of publication.

The application and the Amendment Scheme are filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 310/2021

**LOCAL AUTHORITY NOTICE 1744 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****GAUTENG REMOVAL OF RESTRICTION ACT – ERF 717 SUNWARD PARK EXTENSION 2 TOWNSHIP**

It is hereby notified in terms of Section 6 (8) of the Gauteng Removal of Restrictions Act, 1996 (Act 3 of 1996), that the Ekurhuleni Metropolitan Municipality has approved the amendment of restrictive title conditions 3(a) and 3(bi) in Deed Transfer T27082/2005 to read as follows:

1. Condition 3(a) shall be amended as follows:

“The erf is subject to a servitude, 1 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along two boundaries other than the street boundary as determined by the local authority.”

2. Condition 3(b) shall be amended as follows:

“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.”

The above mentioned approval shall come into operation on the date of publication of this notice.

Imogen Mashazi, City Manager  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Cross & Roses Streets,  
Germiston

**LOCAL AUTHORITY NOTICE 1745 OF 2021****MIDVAAL LOCAL MUNICIPALITY****ERF 41 HIGHBURY TOWNSHIP**

Notice is hereby given, in terms of Section 63 (4) of the Midvaal Spatial Planning and Land Use Management By-Law, that MIDVAAL LOCAL MUNICIPALITY approved the removal of Condition(s) A and B from Deed of Transfer T160516/2004.

**MR S. M. MOSIDI**  
**ACTING MUNICIPAL MANAGER**  
Midvaal Local Municipality  
Date: (of publication)



**LOCAL AUTHORITY NOTICE 1746 OF 2021****GLEN ACRES EXTENSION 28**

- A. In terms of section 28(15) of the By-laws of the City of Johannesburg Metropolitan Municipality declares **Glen Acres Extension 28** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY JINSHANBO INVESTMENT CLOSE CORPORATION, REGISTRATION NO. 200410245023 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1866 (A PORTION OF PORTION 1863) OF THE FARM RANDJESFONTEIN NO. 405, REGISTRATION DIVISION J.R., GAUTENG PROVINCE, HAS BEEN APPROVED.**

1. **CONDITIONS OF ESTABLISHMENT.**

(1) **NAME**

The name of the township is GLEN ACRES EXTENSION 28

(2) **DESIGN**

The township consists of erven and streets as indicated on the General Plan No. 3003/2019.

(3) **DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) **ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not been commenced with before 7 November 2022 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed within 10 years of the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(7) **GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

The township owner shall comply with the conditions regarding the Gautrain Rapid Rail Link as set out in the letter of the Department of Roads and Transport dated 08 November 2017.

(8) ACCESS

Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd and/or the Department of Roads and Transport.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(13) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(14) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions, servitudes and entitlements, excluding:

- A. The following condition which does not affect the township and shall not be made applicable to the individual erven in the township due to its locality:

## 3. CONDITIONS OF TITLE.

### A. Conditions of Title imposed in favour of the local authority in terms of the provisions of Chapter 5 Part 3 of the City of Johannesburg Municipal Planning By-law, 2016.

#### (1) ALL ERVEN

- (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 local authority 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 Local Authority that such measures are unnecessary to that the same purposes can be achieved by other more effective means.

The NHBRC coding for foundations is classified as C1-C2

#### (2) ALL ERVEN

- (a) Each erf is subject to a servitude, 2m 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 2m 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.

- (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 2m 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 process 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.

- B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 54 of the By-Law of the City of Johannesburg, in addition to the provisions of the Halfway House and Clayville Town Planning Scheme, 1976, declares that it has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of **Glen Acres Extension 28**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 07-17720.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. 123/2021**

**LOCAL AUTHORITY NOTICE 1747 OF 2021****LOCAL AUTHORITY NOTICE 277 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 17 Crosby**:

The removal of Conditions (i) and (j) from Deed of Transfer No. T21413/2020.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 277/2021

**LOCAL AUTHORITY NOTICE 1748 OF 2021****CORRECTION NOTICE**  
**AMENDMENT SCHEME 20-16-0273**

It is hereby notified in terms of Section 23 of the City of Johannesburg Municipal Planning By-Law, 2016 that Notice 1347 of 2021 which appeared on 20 October 2021, with regards to **Erven 2504 and 2505 Vlakfontein Extension 3**, needs to be amended to read as follows:

“The amendment scheme number was incorrect as 01-6481 and needs to be replaced by the **correct amendment scheme number 20-16-0273** everywhere in the notice where it refers to the number..., “

**Director: Development Planning**  
Notice No: 274/2021

**LOCAL AUTHORITY NOTICE 1749 OF 2021****LOCAL AUTHORITY NOTICE 276 OF 2021**

Notice is hereby given in terms of section 42.(4) of the City of Johannesburg: Municipal Planning By-law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the following in respect of **Erf 113 Glenadrienne**:

The removal of Conditions C from Deed of Transfer No. T 82643/2015.

A copy of the approved application lies open for inspection at all reasonable times, at the office of the Director: Land Use Development Management, 158 Civic Boulevard, Metropolitan Centre, A Block, 8th Floor, Braamfontein 2017. This notice shall come into operation on the date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 276/2021

**LOCAL AUTHORITY NOTICE 1750 OF 2021****AMENDMENT SCHEME 20-04-2532**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Municipal Planning Land Use Scheme, 2018, by the rezoning of Portion 1 of Erf 631 Ferndale from "Residential 1" to "Residential 3", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-04-2532, which will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality /**  
Notice No. 273/2021

**LOCAL AUTHORITY NOTICE 1751 OF 2021****AMENDMENT SCHEME 20-01-0247**

Notice is hereby given in terms of Section 22(4) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Municipal Planning Land Use Scheme, 2018, by the rezoning of Erf 417 Ridgeway Extension 1 from "Residential 1" to "Business 4", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-01-0247, which will come into operation on date of publication hereof.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality /**

Notice No. 272/2021

**LOCAL AUTHORITY NOTICE 1752 OF 2021****Linbro Park Extension 172**

- A. In terms of Section 28.(15) of the City of Johannesburg Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Linbro Park Extension 172** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE ROTHE GROUP PROPRIETARY LIMITED (REGISTRATION NUMBER 2014/086405/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 293 (A PORTION OF PORTION 13) OF THE FARM MODDERFONTEIN 35 I.R. HAS BEEN APPROVED.**

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

The name of the township is **Linbro Park Extension 172**.

**(2) DESIGN**

The township consists of erven and the roads as indicated on General Plan S.G. No. 2706/2019,

**(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

**(4) ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

**(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed before 30 October 2029, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

**(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)**

Should the development of the township not been completed before 29 July 2024 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

**(7) ACCESS**

Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

**(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

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



(9) **REFUSE REMOVAL**

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(10) **REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(11) **DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

(12) **OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN**

(a) The township owner shall, after compliance with clause 1.(3) above, at its own costs and to the satisfaction of the local authority, construct and install all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven

and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 1.(3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(13) **OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES**

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

All erven shall be made subject to existing conditions, entitlements and servitudes.

**3. CONDITIONS OF TITLE.**

**(A) Conditions of Title imposed by the local authority in terms of the provisions of Part 3 of Chapter 5 of the By-law.**

(1) **ALL ERVEN**

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall

be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

- (b) (i) Each erf is subject to a servitude, 2m 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 2m 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.
- (ii) 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 2m thereof.
- (iii) 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 process 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.

**B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.**

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

- (1) ERF 185
- (a) The erf is subject to a 6m X 3m servitude for electrical mini-substation purposes in favour of ESKOM as indicated on the General Plan.
- B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54.(1) of the City of Johannesburg Municipal Planning By-Law, 2016 declares that it has approved an amendment scheme being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of **Linbro Park Extension 172**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 02-16700.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T121/2021**

**LOCAL AUTHORITY NOTICE 1753 OF 2021****LOCAL AUTHORITY NOTICE 05 OF 2021****RAND WEST CITY LOCAL MUNICIPALITY****DECLARATION OF AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Rand West City Local Municipality hereby declares Toekomsrus Extension 5 to be an approved township subject to the conditions set out in the schedule hereto.

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MUNBAK DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) 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 151 (A PORTION OF PORTION 143) OF THE FARM LUIPAARDSVLEI 243-IQ, HAS BEEN GRANTED**

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

The name of the township shall be Toekomsrus Extension 5.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No. 1733/2020.

**1.3 ENGINEERING SERVICES**

2.3.1 A written services agreement, covering all engineering services shall be entered into between the municipality and the township developer.

**1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any.

**1.4.1 *Excluding the following servitudes which do not affect the Township due to the locality thereof:***

The former PORTION F OF FARM LUIPAARDESVLEI NO. 243, REGISTRATION DIVISION I.Q., (of with that portion of the property held hereunder forms a portion) is subject and entitled to the following conditions, namely:-

A1. *Subject to the conditions of Notarial Deed No. 580/1936-S, by which the right was granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the aforesaid Portion F of the said farm together with ancillary rights.*

**REMAINING EXTENT OF PORTION 66 (A PORTION OF PORTION 6) OF THE FARM LUIPAARDESVLEI NO. 234-IQ**

- C.2. Subject to a 31,00 (Thirty One) metres wide Electrical Powerline Servitude in favour of Eskom Holdings, SOC Limited of which the centre line of the servitude is indicated by the line g h on Diagram S.G. No. 1030/2016 and as will more fully appear from Notarial Deed of Servitude Number K6426/2016S.

**REMAINING EXTENT OF PORTION 67 (A PORTION OF PORTION 6) OF THE FARM LUIPAARDESVLEI NO. 234-IQ**

- D(a)1. *Subject to the conditions of Notarial Deed No. 580/1936-S, by which the right was granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the aforesaid Portion F of the said farm together with ancillary rights.*

- D.16.(e) Subject to a 31,00 (Thirty One) metres wide Electrical Powerline Servitude in favour of Eskom Holdings, SOC Limited of which the centre line of the servitude is indicated by the line f g on Diagram S.G. No. 1030/2016 and as will more fully appear from Notarial Deed of Servitude Number K6427/2016S.

**1.4.2 Excluding the following servitudes which affect certain Erven in the Township only:**

**1.4.2.1 Erf 4933 only:**

- B. The owner of the property hereby transferred is entitled to a right of way 4,72 metres wide over Portion 67 (a portion of Portion F) of the said farm, measuring 67,9483 hectares all along its Southern boundary marked C D on Diagram S.G. No. A.7681/49 and Portion 68 (a portion of Portion F) of the said farm measuring 67,9483 hectares along its Eastern boundary marked CD on Diagram S.G. No. A.7682/49, held under Deeds of Partition Transfer No. 31381/1955 and 31378/1955, dated 16<sup>th</sup> November 1955, from and to the public which traverses portion 68, 96, 70 and 71 (all portions of portion "F") of the said farm along their Southernmost boundaries.

**1.4.2.2 Cooke Plant Road only:**

- C.1. Subject by virtue of Notarial Deed of Servitude K 4219/1986 in perpetuity to a Servitude of Right of Way 15 (Fifteen) metres wide for roadway purposes together with ancillary rights which servitude is indicated by the figure A B C D on diagram S.G. No. A.6769/77 annexed to the said Deed of Servitude.

**1.4.2.3 Erf 4933 only:**

- D.16.(b) The property hereby transferred is subject to a right of way 4,72 meters wide all along its southern boundary in favour of the owner of Portion 66 measuring 67,9426 Hectares, from and

to the public road which traverses Portions 68, 69, 70 and 71 (all Portion of Portion F) of the said farm along their southernmost boundaries, as indicated by the figures s.r.F.D.s on Diagram S.G. No. 1030/2016.

- D.16.(c) The owner of the property hereby transferred is entitled to a right of way 4,72 meter wide over Portion 68 (a Portion of Portion "F") of the said farm, measuring 67,9484 Hectares, along its eastern boundary marked C D on Diagram S.G. No. A7682/49, from and to the public road which traverses Portions 68, 69, 70 and 71 (all portions of Portion "F") of the said farm along their southernmost boundaries.

**1.4.2.4 Cooke Plant Road only:**

- D.16.(d) The property hereby transferred is subject to a perpetual servitude of right of way 15 meter wide for roadway purposes and other rights in favour of Randfontein Estates Gold Mining Company Limited as will more fully appear from reference to Notarial Deed No. K3331/86S registered on 29 September 1986 and as indicated by the figure j.k.p.q.j on Diagram S.G. No. 1030/2016.

**1.4.3 Excluding the following entitlements and/or servitudes which does affect the Township area but should not be passed on to the erven in the Township:**

- A. The former PORTION F OF FARM LUIPAARDESVLEI NO. 243, REGISTRATION DIVISION I.Q., (of with that portion of the property held hereunder forms a portion) is subject and entitled to the following conditions, namely:-**
2. *De eigenaren van gemelde Gedeelten "F", "E" en "G" zullen gezamentlik en in gelyke delen gerechtigd zyn tot het enig en uitsluitend gebruik van al het water (uitgesloten vloed water) dat afloopt met de spruit in de bestaande watervoor tezamen met al het water ontstaande op Gedeelte "L" en de gezegde plaats Luipaardsvlei No. 243, Registrasie Afdeling I.Q., Transvaal, 'n aandeel waarvan gehouden is onder Akte van Transport Nr. 10331/939 gedateerd 13 Junie 1949 en onder sertifikaten van Verdelingstitel Nos. 12198/1926, 12199/1926, 12200/1926, 12201/1926, 12203/1926, 12205/1926 gedateerd 12 November 1926, en de eigenaren van gemelde gedeelte "E" zullen verder het recht hebben hun gedeelte in gezegd water te gebruiken op enig aandeel van Gedeelte "H" van de gezegde plaats Luipaardsvlei No. 243, Registrasie Afdeling I.Q., Transvaal gehouden onder Sertifikaten van Verdelingstitel Nos. 12198/1926, 12199/1926, 12200/1926, 12201/1926 en 12203/1926 gedateerd 12 November 1926, hun toekomende.*
  3. *De eigenaar van gezegde Gedeelte "F" tesamen met de eigenaren van gemelde gedeelten "E" en "G" zal gerechtigd zyn tot de nodige servituut of servituten van doorleiding van water, alsook het recht van toegang langs de voor of voren waarin het water in*

voorafgaande paragraaf genoem vervoerd word over gemelde Gedeelten "H" en "L" en over Gedeelten "J" en "K" van de gezegde plaats Luipaardsvlei No. 243, Registrasie Afdeling I.Q., Transvaal gehouden onder Sertifikaten van Verdelingstitel nos. 12196/1926, 12190/1926, 12191/1926, 12192/1926 gedateerd 12 November 1926 om gezegde watervoor of voren te inspekteren, temaken, schoon te maken te repareren en in orde te houden.

4. De eigenaren van gemelde Gedeelten "H", "J", "K" en "L" over wiens grond gezegde voor of voren loopt of lopen is voormeld, zullen verplicht zyn aan de eiegenaren van gemelde Gedeeltes "E", "F", en "G" en/of hunne Agenten redelike toegang daartoe te geven en zullen niets doen of toelaten waardoor gezegde watervoorraad vervuild of onbruikbaar voor alle primaire doeleinden kan worden.
5. De eigenaren van gemelde Gedeelten "F", "E" en "G" zullen gezamentlik gerechtigd zyn het water (uitsluitende vloed water) dat met gezegde spruit afloopt te verzamelen door een dam op gemelde gedeelte "G" te maken waar de oude dam gelegen is, en zullen voor dat doel de nodige servituut of servituten van opdammen, toegang en doorleiding om het also verzamelde water weg te leiden naar hunne opstellen of enige ander grond hun toekomende over verdeling van de betrokken eigenaren kunnen eisen. Gezegde eigenaren van Gedeelten "F", "E" en "G" zullen gezamentlik verantwoordelik zyn voor de kosten van het maken, schoonmaken, repareren en onderhoud van gezegde dam en zullen gezamenlik de eiegenaren van enige Gedeelte vergoeden voor enige grond waarop de opdamming rust, zulk kompensatie gebaseerd te worden op de bestaande waarde van gezegde grond.
6. De eigenaren van gezegde Gedeelten "F", "E" en "G" zullen afzonderlik verandwoordelik zyn voor het behoerlike maken, schoonmaken, repareren en onderhoud van gezegde watervoor of watervoren op hun respektieve Gedeelten zo dikwels als het mag nodig zyn en zullen gezamentlik verantwoordelik zyn:
  - (i) Voor het maken, schoonmaken, repareren en onderhoud van gezegde voor of voren van het begin daarvan tot waar dezelve de opstel op Gedeelte "G" bereiken; en
  - (ii) Voor het oprichten, onderhoud en repareren van een doorndraad heining van 5 draden en ten minste 1,52 meter hoog rondom de grenslynen van Gedeelte "L" voormeld en enig van gezegde eienaren zal gerechtigd zyn de andere op te roepen om de nodige werkkraft en materiaal voor het maken, schoonmaken en repareren en onderhoud van gezegde doorndraad heining te verschaffen op alle zulke tyden als het mag nodig zyn.
7. En in geval een der voormelde eigenaren alzo opgeroepen weigert of nalaat zulke werkkraft en materiaal onmiddellik te verschaffen zal enig ander eiegenaar of eigenaren gerechtigd zyn zelf zulke werkkraft en materiaal te verschaffen en zo pro rata aandeel van zulk uitgave te vorderen van hem die alzo in gebreke blyft.

8. *Die eigenaren van gezegd Gedeelten "F", "E" en "G" zullen gerechtigd zyn tot het gebruik van gezegd water met de bestaande watervoor of enige ander watervoor die van tyd tot tyd gesubstitueerd mag worden gedurende de volgende tydperken:*
- (i) *De eigenaren van gezegde Gedeelte "E" vanaf Donderdag om 6 uur namiddag tot Zaterdag om 6 uur namiddag in elk week en vanaf Zaterdag om 6 uur namiddag tot Zondag om 6 uur namiddag in de derde van elke drie weken.*
  - (ii) *De eigenaren van gezegde Gedeelte "F" vanaf Dinsdag om 6 uur namiddag tot Donderdag om 6 uur namiddag in elk week en vanaf Zaterdag om 6 uur namiddag in die tweede van elk drie weken.*
  - (iii) *De eigenaren van gezegde Gedeelte "G" vanaf Zondag om 6 uur namiddag tot Dinsdag 6 uur namiddag in elk week en vanaf Zaterdag om 6 uur namiddag tot Zondag om 6 uur namiddag in die eerste van elke drie weken.*
9. *De eigenaren van gezegde Gedeelte "F" sal verplicht zyn na verloop van zyn waterbeurt enig sluis waarmee hy het water uitgezegde voor genomen heeft behoorlik toe te maken zodat de vole stroom wer in gezegde voor loopt en sodat er geen verkwisting van water is.*
10. *De eigenaren van gemelde Gedeelte "F" waarover gezegde voor of voren loopt of lopen zal verder verantwoordelik zyn alle schade aan gezegde voor of voren op dit gedeelte gedaan te vergoeden of zulk schade veroorzaak wordt door mens of dier.*
11. *Buiten en behalve voor het doel om water voor huishoudelike doeleinden te verkrygen zal geen boorgat of put gezonken of gemaak worden door enig eigenaar binne een afstand van 188,88 meter wedenzyds van het midden van de spruit langs de gehele lengte daarvan.*
12. *Alle water opgepompt uit de bestaande myn schacht op gemeld Gedeelte "G" of uit enig ander mynschacht op gemeld of enig ander gedeelte der gezegde Plaats of enig ander gedeelte der gezegde Plaats zal toegelaten worden of te lopen naar de spruit.*
13. *Niets in gezegde Akte van Verdeling vervat zal inbreuk maken op het recht dat enige eigenaar mag hebben vloed water te verzamelen en/of te gebruiken op applikatie naar het Waterhof of enig ander bevoegde Hof te maken voor verlof om enig zulke recht uit te oefenen.*
- "All rights to water and water servitudes more fully described in conditions (3) to (13) above, shall be enjoyed solely by Portion 72 (a Portion of Portion "F") of the aforesaid farm, measuring 11,4183 hectares, transferred on 16<sup>th</sup> November 1955 to Gideon Jakobus Ellis du Plessis by virtue of Deed of Partition Transfer No. 31385/1955.*
14. *Alle wege op die Generale Plan van Verdeling (gehecht aan Sertifikaat van Verdelingstitel No. 12198/1926) aangestipt en zoals*



tans aanwezig op die plaats zullen blyven, onderhevig echter an het recht van eider eigenaar naar eigen wens applikatie te maken aan de Wegen Raad of enig ander wettig gezg voor het toemaken, verleggen of veranderen van enig zulk pad.

15. Gezegde Gedeelte "G" is onderworpen aan een servituut van begrafenis plaats groot 0,4293 hektaar en (zoals aangetoond op de Kaart daarvan) op het terrein van de bestande Kerkhof welke inbegrepen wordt ten faveure van de gesamentlike eiegenaren van gezegde plaats Luipaardsvlei.

**D. THE FORMER REMAINING EXTENT OF PORTION 67 (A PORTION OF PORTION 6) OF FARM LUIPAARDSVLEI NO. 243, REGISTRATION DIVISION I.Q., THE PROVINCE OF GAUTENG, IN EXTENT 62,8815 (SIXTY TWO COMMA EIGHT EIGHT ONE FIVE) HECTARES (of which that portion of the property held hereunder forms a portion) is subject and entitled to the following conditions:-**

2. De eigenaren van gemelde Gedeelten "F", "E" en "G" zullen gezamentlik en in gelyke delen gerechtigd zyn tot het enig en uitsluitend gebruik van al het water (uitgesloten vloed water) dat afloopt met de spruit in de bestaande watervoor tezamen met al het water ontstaande op Gedeelte "L" en de gezegde plaats Luipaardsvlei No. 30 Distrik Randfontein, 'n aandeel waarvan gehouden is onder Akte van Transport Nr. 10331/939 gedateerd 13 Junie 1949 en onder sertifikaten van Verdelingstitel Nos 12198/1926, 12199/1926, 12200/1926, 12201/1926, 12203/1926, 12205/1926 gedateerd 12 November 1926, en de eigenaren van gemelde gedeelte "E" zullen verder het recht hebben hun gedeelte in gezegd water te gebruiken op enig aandeel van Gedeelte "H" van de gezegde plaats Luipaardsvlei Nr. 30, Distrik Randfontein, gehouden onder Sertifikaten van Verdelingstitel Nos. 12198/1926, 12199/1926, 12200/1926, 12201/1926 en 12203/1926 gedateerd 12 November 1926, hun toekomende.
3. De eigenaar van gezegde Gedeelte "F" tesamen met de eigenaren van gemelde gedeelten "E" en "G" zal gerechtigd zyn tot de nodige servituut of servituten van doorleiding van water, alsook het recht van toegang langs de voor of voren waarin het water in voorafgaande paragraaf genoem vervoerd word over gemelde Gedeelten "H" en "L" en over Gedeelten "J" en "K" van de gezegde plaats Luipaardsvlei Nr. 30, gehouden onder Sertifikaten van Verdelingstitel nos. 12196/1926, 12190/1926, 12191/1926, 12192/1926 gedateerd 12 November 1926 om gezegde watervoor of voren te inspekteren, temaken, schoon te maken te repareren en in orde te houden.
4. De eigenaren van gemelde Gedeelten "H", "J", "K" en "L" over wiens grond gezegde voor of voren loopt of lopen is voormeld, zullen verplicht zyn aan de eiegenaren van gemelde Gedeeltes "E", "F", en "G" en/of hunne Agenten redelike toegang daartoe te geven en zullen niets doen of toelaten waardoor gezegde watervoorraad vervuild of onbruikbaar voor alle primaire doeleinden kan worden.

5. *De eigenaren van gemelde Gedeelten "F", "E" en "G" zullen geamenlik gerechtigd zyn het water (uitsluitende vloed water) dat met gezegde spruit afloopt te verzamelen door een dam op gemelde gedeelte "G" te maken waar de oude dam gelegen is, en zullen voor dat doel de nodige servituut of servituten van opdammen, toegang en doorleiding om het also verzamelde water weg te leiden naar hunne opstellen of enige ander grond hun toekomende over verdeling van de betrokken eigenaren kunnen eisen. Gezegde eigenaren van Gedeelten "F", "E" en "G" zullen gezamentlik verantwoordelik zyn voor de kosten van het maken, schoonmaken, repareren en onderhoud van gezegde dam en zullen gezamenlik de eiegenaren van enige Gedeelte vergoeden voor enige grond waarop de opdamming rust, zulk kompensatie gebaseerd te worden op de bestaande waarde van gezegde grond.*
6. *De eigenaren van gezegde Gedeelte "F", "E" en "G" zullen afzonderlik verandwoordelik zyn voor het behoorlike maken, schoonmaken, repareren en onderhoud van gezegde watervoor of watervoren op hun respektieve Gedeelten zo dikwels als het mag nodig zyn en zullen gezamentlik verantwoordelik zyn:*
  - (i) *Voor het maken, schoonmaken, repareren en onderhoud van gezegde voor of voren van het begin daarvan tot waar dezelve de opstel op Gedeelte "G" bereiken; en*
  - (ii) *Voor het oprichten, onderhoud en repareren van een doordraad heining van 5 draden en ten minste 1,52 meter hoog rondom de grenslynen van Gedeelte "L" voormeld en enig van gezegde eienaren zal gerechtigd zyn de andere op te roepen om de nodige werkkraft en materiaal voor het maken, schoonmaken en repareren en onderhoud van gezegde doordraad heining te verschaffen op alle zulke tyden als het mag nodig zyn.*
7. *En in geval een der voormelde eigenaren alzo opgeroepen weigert of nalaat zulke werkkraft en materiaal onmiddellik te verschaffen zal enig ander eiegenaar of eigenaren gerechtigd zyn zelf zulke werkkraft en materiaal te verschaffen en zo pro rata aandeel van zulk uitgave te vorderen van hem die alzo in gebreke blyft.*
8. *Die eigenaren van gezegd Gedeelten "F", "E" en "G" zullen gerechtigd zyn tot het gebruik van gezegd water met de bestaande watervoor of enige ander watervoor die van tyd tot tyd gesubstitueerd mag worden gedurende de volgende tydperken:*
  - (i) *De eigenaren van gezegde Gedeelte "E" vanaf Donderdag om 6 uur namiddag tot Zaterdag om 6 uur namiddag in elk week en vanaf Zaterdag om 6 uur namiddag tot Zondag om 6 uur namiddag in de derde van elke drie weken.*
  - (ii) *De eigenaren van gezegde Gedeelte "F" vanaf Dinsdag om 6 uur namiddag tot Donderdag om 6 uur namiddag in elk week en vanaf Zaterdag om 6 uur namiddag in die tweede van elk drie weken.*

- (iii) *De eigenaren van gezegde Gedeelte "G" vanaf Zondag om 6 uur namiddag tot Dinsdag 6 uur namiddag in elk week en vanaf Zaterdag om 6 uur namiddag tot Zondag om 6 uur namiddag in die eerste van elke drie weken.*
9. *De eigenaren van gezegde Gedeelte "F" sal verplicht zyn na verloop van zyn waterbeurt enig sluis waarmee hy het water uitgezegde voor genomen heeft behoorlik toe te maken zodat de vole stroom wer in gezegde voor loopt en sodat er geen verkwisting van water is.*
10. *De eigenaren van gemelde Gedeelte "F" waarover gezegde voor of voren loopt of lopen zal verder verantwoordelik zyn alle schade aan gezegde voor of voren op dit gedeelte gedaan te vergoeden of zulk schade veroorzaak wordt door mens of dier.*
11. *Buiten en behalve voor het doel om water voor huishoudelike doeleinden te verkrygen zal geen boorgat of put gezonken of gemaak worden door enig eigenaar binne een afstand van 152,4 meter wedenzyds van het midden van de spruit langs de gehele lengte daarvan.*
12. *Alle water opgepompt uit de bestaande myn schacht op gemeld Gedeelte "G" of uit enig ander mynschacht op gemeld of enig ander gedeelte der gezegde Plaats of enig ander gedeelte der gezegde Plaats zal toegelaten worden of te lopen naar de spruit.*
13. *Niets in gezegde Akte van Verdeling vervat zal inbreuk maken op het recht dat enige eigenaar mag hebben vloed water te verzamelen en/of te gebruiken op applikatie naar het Waterhof of enig ander bevoegde Hof te maken voor verlof om enig zulke recht uit te oefenen.*
- "All rights to water and water servitudes more fully described in conditions (2) to (13) above, shall be enjoyed solely by Portion 72 (a Portion of Portion "F") of the aforesaid farm, measuring 11,4183 hectares, transferred on 16<sup>th</sup> November 1955 to Gideon Jakobus Ellis du Plessis by virtue of Deed of Partition Transfer No. 31385/1955.*
14. *Alle wegen op die Generale Plan van Verdeling (gehecht aan Sertifikaat van Verdelingstitel No. 12198/1926) aangestipt en zoals tans aanwezig op die plaats zullen blyven, onderhevig echter an het recht van eider eigenaar naar eigen wens applikatie te maken aan de Wegen Raad of enig ander wettig gezg voor het toemaken, verleggen of veranderen van enig zulk pad.*
15. *Gezegde Gedeelte "G" is onderworpen aan een servituut van begrafenis plaats groot 0,4293 hektaar en (zoals aangetoond op de Kaart daarvan) op het terrein van de bestande Kerkhof welke inbegrepen wordt ten faveure van de gesamentlike eiegenaren van gezegde plaats Luipaardsvlei.*

## 1.5 ACCESS

- 1.5.1 Access to and egress from the site shall be to the satisfaction of the Local Authority and the Gauteng Department of Public Transport Roads and Works.
- 1.5.2 The applicant shall at his own expense submit for approval to the Department of Public Transport, Roads and Works (DPTRW) a geometric design layout on a scale of 1:500 of all roads connecting onto the R559 (026/P241-1).
- 1.5.3 After approval of the road layout and specifications, the applicant shall construct the said intersections at his own expense in terms of a wayleave approval under the supervision of and to the satisfaction of the Department of Public Transport, Roads and Works.
- 1.5.4 No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township.

#### 1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the PWV 16, K102 and P241-1(026) and for all storm water running off or being diverted from the roads and railway line to be received or disposed of.

#### 1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Deputy Director-General, Gauteng Department of Public Transport, Roads and Works as and when required by him to do so.

#### 1.8 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 to the satisfaction of the local authority when required by the local authority to do so.

#### 1.9 REFUSE REMOVAL

The township owner shall at his own expense cause all refuse within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

#### 1.10 REMOVAL AND REPLACEMENT OF MUNICIPAL SERVICES

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

#### 1.11 REPOSITIONING OF CIRCUITS

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the township owner.

## 2 CONDITIONS OF TITLE

### 2.1 CONDITIONS IMPOSED BY THE STATE PRESIDENT IN TERMS OF SECTION 184 (2) OF THE MINING RIGHTS ACT, 1967 (ACT 20 OF 1967)

All erven shall be subject to the following conditions:

2.1.1 As these erven form part of land which is or may be undermined or liable to subsidence, settlement, shock and cracking due to mining operations past, present or future the owner thereof accepts all liability for any damages thereto and to any structure thereon which may result from any such subsidence, settlement, shock or cracking.

2.1.2 The plans of all buildings to be erected on the erf shall bear a certificate, signed by a registered architect or qualified civil engineer as follows:

"The plans and specifications of this building have been drawn up in the knowledge that the ground is liable to subsidence. The building has been designed in a manner which will as far as possible ensure the safety of its occupants in the event of subsidence taking place"

### 2.2 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:

2.2.1 The erven are subject to a servitude, 2 metre 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, if and when required by the local authority, Provided that the local authority may dispense with any such servitude.

2.2.2 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 (TWO) metres thereof.

2.2.3 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 work 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.

**2.3 CONDITIONS IMPOSED BY THE MINISTER OF MINERAL AND ENERGY AFFAIRS IN TERMS OF THE PROVISION OF SECTION 184 (2) OF THE MINING RIGHTS ACT NO 20 OF 1967.**

All erven shall be subject to the following condition:

“As this erf forms part of the land which is or may be undetermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking”.

**2.4 ERF 4929**

- (a) The erf is subject to a right of way servitude, for access purposes, in favour of Erf 4935 as indicated on General Plan SG No. 1733/2020.

Acting Municipal Manager: Mr Larry Steyn  
Rand West City Local Municipality  
Notice number: 05/2021  
Date: 15 December 2021

**LOCAL AUTHORITY NOTICE 06/2021**

**RANDFONTEIN TOWN PLANNING SCHEME, 1988: AMENDMENT SCHEME 1017**

The Rand West City Local Municipality herewith in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment to the Randfontein Town Planning Scheme, 1988, comprising the same land as included in the township of Toekomsrus Extension 5. Map 3 and scheme clauses of the amendment scheme are filed with the Municipal Manager: Rand West City Local Municipality and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 1017.

Acting Municipal Manager: Mr Larry Steyn  
Rand West City Local Municipality  
Notice number: 06/2021  
Date: 15 December 2021

**LOCAL AUTHORITY NOTICE 1754 OF 2021****LOCAL AUTHORITY NOTICE 27 OF 2021 MOGALE CITY LOCAL MUNICIPALITY**

It is hereby notified in terms of Section 67(4) of the Mogale City Local Municipality Spatial Planning and Land Use Management By-Law, 2018, that Mogale City Local Municipality approved the removal of restrictive title conditions C(a) to C(i), C(j), C(l) and C(m) from Deed of Transfer No T47085/2002 (Erf 951 Noordheuwel).

Copies of the application as approved are filed with the office of the Municipal Manager of the Mogale City Local Municipality and are open for inspection at all reasonable times.

MUNICIPAL MANAGER

Date : 15 December 2021









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