

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

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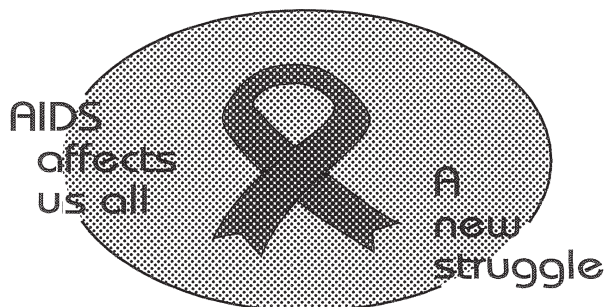
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13 DECEMBER 2023
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Closing times for **ORDINARY WEEKLY** 2023

GAUTENG PROVINCIAL GAZETTE

*The closing time is **15:00** sharp on the following days:*

- 21 December, Wednesday for the issue of Wednesday 04 January 2023
- 28 December, Wednesday for the issue of Wednesday 11 January 2023
- 04 January, Wednesday for the issue of Wednesday 18 January 2023
- 11 January, Wednesday for the issue of Wednesday 25 January 2023
- 18 January, Wednesday for the issue of Wednesday 01 January 2023
- 25 January, Wednesday for the issue of Wednesday 08 February 2023
- 01 February, Wednesday for the issue of Wednesday 15 February 2023
- 08 February, Wednesday for the issue of Wednesday 22 February 2023
- 15 February, Wednesday for the issue of Wednesday 01 March 2023
- 22 February, Wednesday for the issue of Wednesday 08 March 2023
- 01 March, Wednesday for the issue of Wednesday 15 March 2023
- 08 March, Wednesday for the issue of Wednesday 22 March 2023
- 15 March, Wednesday for the issue of Wednesday 29 March 2023
- 22 March, Wednesday for the issue of Wednesday 05 April 2023
- 29 March, Wednesday for the issue of Wednesday 12 April 2023
- 05 April, Wednesday for the issue of Wednesday 19 April 2023
- 12 April, Wednesday for the issue of Wednesday 26 April 2023
- 19 April, Wednesday for the issue of Wednesday 03 May 2023
- 26 April, Wednesday for the issue of Wednesday 10 May 2023
- 03 May, Wednesday for the issue of Wednesday 17 May 2023
- 10 May, Wednesday for the issue of Wednesday 24 May 2023
- 17 May, Wednesday for the issue of Wednesday 31 May 2023
- 24 May, Wednesday for the issue of Wednesday 07 June 2023
- 31 May, Wednesday for the issue of Wednesday 14 June 2023
- 07 June, Wednesday for the issue of Wednesday 21 June 2023
- 14 June, Wednesday for the issue of Wednesday 28 June 2023
- 21 June, Wednesday for the issue of Wednesday 05 July 2023
- 28 June, Wednesday for the issue of Wednesday 12 July 2023
- 05 July, Wednesday for the issue of Wednesday 19 July 2023
- 12 July, Wednesday for the issue of Wednesday 26 July 2023
- 19 July, Wednesday for the issue of Wednesday 02 August 2023
- 26 July, Wednesday for the issue of Wednesday 09 August 2023
- 02 August, Wednesday for the issue of Wednesday 16 August 2023
- 08 August, Tuesday for the issue of Wednesday 23 August 2023
- 16 August, Wednesday for the issue of Wednesday 30 August 2023
- 23 August, Wednesday for the issue of Wednesday 06 September 2023
- 30 August, Wednesday for the issue of Wednesday 13 September 2023
- 06 September, Wednesday for the issue of Wednesday 20 September 2023
- 13 September, Wednesday for the issue of Wednesday 27 September 2023
- 20 September, Wednesday for the issue of Wednesday 04 October 2023
- 27 September, Wednesday for the issue of Wednesday 11 October 2023
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- 11 October, Wednesday for the issue of Wednesday 25 October 2023
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- 06 December, Wednesday for the issue of Wednesday 20 December 2023
- 13 December, Wednesday for the issue of Wednesday 27 December 2023

PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 145 OF 2023****CITY OF TSHWANE****PRETORIA AMENDMENT SCHEME 13233P**

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Atteridgeville Extension 44, being an amendment of the Pretoria Town-planning Scheme, 1974.

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

This amendment is known as Pretoria Amendment Scheme 13233P.

(13/2/Atteridgeville x44 (13233P)
(CPD 9/1/1/1-ATTx44 0030) (Item 33119))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

__ OCTOBER 2023
(Notice 124/2023)

CITY OF TSHWANE**DECLARATION OF ATTERIDGEVILLE EXTENSION 44 AS APPROVED TOWNSHIP**

In terms of Section 111 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Atteridgeville Extension 44 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Atteridgeville x44 (13233P)
(CPD 9/1/1/1-ATTx44 0030) (Item 33119))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY, UNDER THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 5 OF THE FARM ATTERIDGEVILLE 744JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Atteridgeville Extension 44.

1.2 DESIGN

The township consists of erven and streets as indicated on General Plan SG No 439/2015.

1.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township. If external services are not available or the existing external services not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the local authority.

1.4 REFUSE REMOVAL

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the City of Tshwane Metropolitan Municipality.

1.5 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. For purposes of removal or replacement the township owner shall, at its own cost, protect the services by means of the registration of servitudes in favour of the Municipality or Telkom or Eskom, should it be deemed necessary.

1.6 ERF FOR MUNICIPAL PURPOSES

The township owner shall at its own expense ensure that a Certificate of Registered Title be issued to it in respect of Erf 16391.

1.7 RESTRICTION ON THE TRANSFER OF ERF 16390

The township owner shall not alienate Erf 16390 and transfer of the erf shall not be permitted until the lease agreement affecting the erf has lapsed.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.1 Excluding the following which do not affect the township due to its locality:

The former Farm Atteridgeville 744 JR, whereof the property held hereunder forms a portion, is subject to Notarial Deed K1386/83S in terms whereof the right has been granted to ESCOM to convey electricity over the property held hereunder together with ancillary rights and subject to conditions as will more fully appear from the said Notarial Deed, which electric power transmission lines are indicated by the lines cg and fh on diagram SG No 10076/2003, which lines represent the centre line of the electrical line.

3. CONDITIONS OF TITLE

3.1 Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

3.1.1 ALL ERVEN

3.1.1.1 The erf is subject to a servitude, 2m wide, in favour of the Municipality, for 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 Municipality: Provided that the Municipality may dispense with any such servitude.

3.1.1.2 No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

3.1.1.3 The Municipality 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 Municipality.

3.1.2 ERF 16389

3.1.2.1 The erf is subject to a 3m wide servitude for municipal services (water pipeline) in favour of the City of Tshwane Metropolitan Municipality, as indicated on General Plan SG No 439/2015.

3.1.2.2 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 2m thereof.

3.1.2.3 The Municipality 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 Municipality.

PROCLAMATION NOTICE 146 OF 2023**CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 4565T****DECLARATION OF AN APPROVED TOWNSHIP AND NOTICE OF ADOPTION OF AN AMENDMENT SCHEME IN TERMS OF SECTION 16(9) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR AN APPROVED TOWNSHIP****ERASMUSPARK EXTENSION 2**

It is hereby notified in terms of the provisions of Section 16(9) 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 scheme with regards to the property(ies) in the township of Erasmuspark Extension 2, being an amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014).

The Tshwane Town-planning Scheme, 2008 (Revised 2014), and the adopted scheme map and the adopted annexures 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 **4565T** and shall come into operation on the date of publication of the notice.

(CPD 9/2/4/2-4565T (Item 27992))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

__ NOVEMBER 2023
(Notice 127 of 2023)

CITY OF TSHWANE**DECLARATION OF ERASMUSPARK EXTENSION 2 AS APPROVED TOWNSHIP**

It is hereby declared that in terms of the provisions of section 16(9) of the City of Tshwane Land Use Management By-Law, 2016, that Erasmuspark Extension 2 is an approved township, subject to the conditions as set out in the schedules hereto.

(CPD 9/2/4/2-4565T (Item 27992))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CASTLE GATE PROPRIETY LIMITED, REGISTRATION NO 2008/008646/07, IN TERMS OF SECTION 16(4)(f)(i) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE ESTABLISHMENT OF A TOWNSHIP ON PORTION 143 OF THE FARM WATERKLOOF 378JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Erasmuspark Extension 2.

1.2 LAYOUT DESIGN

The township consists of erven as indicated on layout plan CPD EMP x2/4 and General Plan 2562/2021.

1.3 PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall at his cost provide the township with such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the township and comply with the engineering services agreement entered into between the township owner and the Municipality as required in terms of Section 21(3) of the By-law and in accordance with Section 49 of the Spatial Planning and Land Use Management Act, 16 of 2013.

1.4 CONDITIONS IMPOSED BY THE COUNCIL FOR GEOSCIENCE

The township owner and its successors in title including the owner of any erven within the township shall comply with the conditions imposed by the Council for Geoscience and shall comply with the geotechnical or dolomite stability or similar report aimed at managing the development in so far as it is located on dolomite.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent road(s) and all stormwater running off or being diverted from the road(s) and higher lying areas shall be received and disposed of, to the satisfaction of the Municipality.

1.6 ACCESS CONDITIONS

Access to or egress from the township shall be provided to the satisfaction of the Municipality.

1.7 CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

1.7.1 Should the township not be proclaimed in terms of section 16(9) of the By-law before 8 August 2028 the application to establish the township, shall be resubmitted to the Department of Agriculture, and Rural Development in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

1.7.2 The township owner shall at his own costs comply with and strictly adhere to all the conditions and/or requirements imposed by the Department of Agriculture and Rural Development including those by which exemption has been granted from compliance with the Environmental Impact Assessment Regulations, 2014, promulgated on 4 December 2014 in terms of section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) as amended and the Regulations thereto, as the case may be for the development of this township.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 1 ABOVE IN TERMS OF SECTION 16(10) OF THE BY-LAW AND SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

2.1 REFUSE REMOVAL

2.1.1 The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane, when required to do so by the City of Tshwane;

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

2.2 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. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane, TELKOM and/or ESKOM should it be deemed necessary.

2.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his or her own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

2.4 RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 16(10) of the By-law read with Section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/registers or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered in the name of the owner; prior to the Municipality certifying to the Registrar of Deeds that:

- 2.4.1 all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;
 - 2.4.2 all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
 - 2.4.3 all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
 - 2.4.4 all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
 - 2.4.5 it is in a position to consider a final building plan; and
 - 2.4.6 all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.
 - 2.4.7 a Construction Report must be submitted, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.
 - 2.4.8 a Dolomite Risk Management Plan must be submitted, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body Corporate or similar as applicable must be included.
- 2.5 ESTABLISHMENT OF A NON-PROFIT COMPANY IN TERMS OF SECTION 34 WITH SCHEDULE 19 OF THE BY-LAW
- The township owner shall at his/her own cost establish a Non-Profit Company ("NPC") in terms of schedule 1 of the Companies Act, 2008 (Act 71 of 2008) as amended and as contemplated in section 34 read with schedule 19 of the By-law, with the main object of the Company being to retain and maintain the private engineering services in the township. The township owner shall further submit proof that such a Company has been duly registered, before a section 16(10) Certificate shall be issued in terms of the By-law. Servitudes in favour of all the erven within the township shall be registered over any and all properties owned or transferred to a NPC for purposes of access and engineering services.
- 2.6 RESTRICTION ON THE TRANSFER OF AN ERF/ERVEN CONTEMPLATED IN SECTION 16(11) READ WITH SECTION 34 AND SCHEDULE 19 OF THE BY-LAW TO A NON-PROFIT COMPANY
- Erf 11 shall, prior to or simultaneously with registration of the first transfer of an erf/unit in the township and at the costs of the township owner, be transferred only to the Property Owners Association which organization shall have full responsibility for the functioning and proper maintenance of the said erf (or erven) and the engineering services within the said erf (or erven).
- The erf may not be transferred thereafter by the non-profit Company before the consent of the City of Tshwane first been obtained.
- The township owner shall comply with the provisions of section 34 read with Schedule 19 of the By-law in the establishing of a Non-Profit Company.
- The township owner shall, at its (or his or her) own costs and to the satisfaction of the Municipality, remove all refuse, building rubble and/or other materials from Erf 11, prior to the transfer of the erf/erven in the name of the Non-Profit Company.

2.7 PROVISION OF OPEN SPACES AND PARKS IN TERMS OF SECTION 47 OF THE BY-LAW

The township owner shall, in terms of the provisions of Section 47(3) read with Schedule 16 of the By-Law, pay an amount of money to the Municipality in lieu of the provision of land for the provision of open spaces and parks equal to 1944m² read with section 16(10) of the By-law.

The township owner has agreed to secure open space of at least 1944m² by means of a servitude over a part of Erf 11 in favour of the Municipality for purposes of open spaces in lieu of the provision of open spaces and parks contemplated in section 47 of the By-law. This servitude shall fall beyond the area of land affected by the 1:100-year flood line or the 32m line from the centre of the water course.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE IN TERMS OF SECTION 16(4)(g)

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

3.1 excluding the following servitudes which do not affect the township due to locality;

- “A. Die Resterende Gedeelte van voormelde eiendom, groot as sodanig 386,3711 hektaar (die Resterende Gedeelte waarvan hierby getransporeer word, groot as sodanig 255,6798 hektaar) is ONDERWORPE aan die reg verleen aan die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, en onderhewig aan kondisies soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr 283/58S en kaart afskrifte, geheg aan Akte van Transport Nr 17509/1938.”
- “B. Onderhewig aan ‘n ewigdurende reg verleen aan die STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT om water te vervoer deur middel van pyp of pype tesame met bykomende regte soos meer vollediger blyk uit Notariële Akte K 1263/1972S en LG Kaart No A 2696/1971.”
- “C. Onderhewig aan ‘n ewigdurende reg ten gunste van die STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT om water te vervoer deur middel van pyp of pype tesame met bykomende regte soos meer blyk uit Akte K 1264/1972S en LG Kaart No A 2695/1971.”
- “D. Onderhewig aan ‘n pyplynserwituut ten gunste van die REPUBLIEK VAN SUID-AFRIKA (SPOORWEË EN HAWENS ADMINISTRASIE) met bykomende regte soos meer volledig blyk uit Notariële Akte van Serwituut K1136/1976S.”
- “F. Onderhewig aan ‘n ewigdurende deurgangsreg ten gunste van die STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT vir die geleiding van elektriese krag, tesame met bykomende regte soos meer volledig sal blyk uit Notariële Akte K 81/1983S en LG Kaart No A 6218/1981.”

3.2 Excluding the following servitudes which affect erf 11 in the township only:

- “E. Onderhewig aan ‘n ewigdurende deurgangseg ten gunste van die STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT, vir die geleiding van elektriese krag, tesame met bykomende regte, soos meer volledig sal blyk uit Notariële Akte van Serwituut K400/1966S tot die mate wat die reg tot deurgang nie gekanselleer is kragtens Notariële Akte K81/1983S nie.”
- “G. Onderhewig aan ‘n serwituut vir waterdoeleindes, groot 9068 (NEGE NUL SES AGT) vierkante meter soos aangedui deur die figuur ABCDEF, GHJKLM en NPQRSTUV op LG Kaart No 10040/1998 en meer volledig blyk uit Notariële Akte van Serwituut K 6739/1998.”

3.3 Including the following servitude which affects all the erven in the township only:

By virtue of Notarial Deed of Servitude K3860/2022S dated 05 May 2022 the within mentioned property is subject to a servitude for the conveyance of stormwater in favour of the City of Tshwane, of which the size and location to be determined as and when the City of Tshwane so requires. As will more fully appear from the said Notarial Deed.

4. CONDITIONS OF TITLE

4.1 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE MUNICIPALITY IN TERMS OF THE SECTION 16(4)(g) OF THE BY-LAW

4.1.1 ALL ERVEN

4.1.1.1 The erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary 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 Municipality: Provided that the Municipality may dispense with any such servitude.

4.1.1.2 No building or other structure or any part of its foundation 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.

4.1.1.3 The Municipality 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 Municipality.

4.1.1.4 The erf lies in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional engineer and erected under his supervision. Building plans submitted to the Municipality for consideration shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. The owner of the erf shall comply with these measures in accordance with the recommendations contained in the Geo-technical report for the township and conditions imposed by the Council for Geoscience, unless it is proven to the Municipality and the Council for Geoscience, that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

4.1.1.5 The erf is subject to a servitude for the conveyance of stormwater in favour of the Municipality, of which the size and location of the servitude to be determined by the Municipality, as and when the Municipality so requires.

4.1.2 ERF 10

The erf is subject to a 3x6m servitude for electrical services, in favour of the Municipality as indicated on the General Plan.

4.1.3 ERF 11

4.1.3.1 The erf is subject to a servitude for engineering services and conservation of open space purposes, measuring 1,5780ha in favour of the Municipality as indicated on the General Plan.

4.1.3.2 The erf is subject to a servitude for open space purposes, measuring 1 944m² in favour of the municipality, as indicated on the General Plan.

4.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON FIRST REGISTRARTION 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:

Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer automatically become and remain a member of the Home Owners Association and shall be subject to its Memorandum of Incorporation until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub-divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from the NPC of the Home Owners Association certifying that the provisions of the Memorandum of Incorporation ("MOI") have been complied with.

PROCLAMATION NOTICE 147 OF 2023**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(SPRINGS CUSTOMER CARE AREA)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of the provisions of Section 103 of the Town-planning and Townships Ordinance, 1986, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality (Benoni Customer Care Area) hereby declares **Dersley Extension 10 Township** to be an approved township subject to the conditions set out in the schedule hereto:

STATEMENT OF THE CONDITIONS UNDER WHICH THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (HEREAFTER REFERRED TO AS THE MUNICIPALITY) HAS RESOLVED, IN TERMS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), TO ESTABLISH A TOWNSHIP ON PORTION 310 (A PORTION OF PORTION 213) OF THE FARM GEDULD 123-I.R.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Dersley Extension 10**.

1.2 DESIGN

The township shall consist of streets and erven as indicated on Layout Plan S.G. No 1785/2022.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, but excluding the following:

1.3.1 The following rights which have lapsed in terms of the Minerals and Petroleum Resources Act, 2002:**(a) Condition A in Deed of Transfer No T34109/2006 which reads as follows:**

“Subject to Mynpacht No. 481/1899.”

(b) Condition G in Deed of Transfer T34109/2006 which reads as follows:

“Subject to Mynpacht Brief No. 544”

1.3.2 The following servitude which has been withdrawn:**(a) Condition F in Deed of Transfer T34109/2006 which reads as follows:**

“The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1965,8458 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude for water pipe lines indicated by the figure ABCDEFGHJKLM on diagram SG No. A8919/70 in favour of SAPPI LIMITED together with ancillary rights and subject to conditions, as will more fully appear from Notarial Deed K2874/1978S registered on 21 November 1978.”

1.3.3 The following conditions and servitudes which, due to the geographic location thereof, do not affect the township area:**(a) Condition B in Deed of Transfer T34109/2006 which reads as follows:**

“Die Resterende Gedeelte van die plaas Geduld 4, distrik Springs, groot as sodanig 3910 morge 176 vierkante roede (waarvan die eiendom hiermee getranspoteer 'n gedeelte vorm) is onderhewig aan 'n ewigdurende servituut van dreinerings en toegang daartoe, 10 Kaapse voet breed, aangedui deur die figuur A¹b¹cdef op kaart SGA 2545/1939 ten gunste van die Republiek van Suid-Afrika in sy Spoorweg en Hawens Administrasie soos geskep in en meer ten volle sal blyk uit Notariële Akte Nr. 196/1940S met kaart daarby aangeheg.”

- (b) Condition C in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 2465,3292 hectares (whereof the property transferred forms a portion) is subject to a perpetual servitude of pipeline 4 (FOUR) metres wide indicated by the figure ABCD on diagram SG No. A2232/1972 in favour of the TOWN COUNCIL OF SPRINGS, as will more fully appear from Notarial Deed 1606/1972 registered on 13 December 1972."

- (c) Condition D in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring 1994,5655 hectares (whereof the property transferred forms a portions) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K3480/76S registered on 3 December 1976, the route whereof has been determined by Notarial Deed K3175/1978 and is indicated by the figure ABCDEFGH on diagram S.G. A5178/1978 annexed thereto."

- (d) Condition E in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1965,8458 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K2873/78S registered on 21 November 1978."

- (e) Condition H in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1904,5056 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K2008/1980S, the route whereof has been determined by Notarial Deed K2904/1996S and is 11 metres wide on both sides of the line ABCD on diagram SG 1904/1995 annexed thereto."

- (f) Condition I in Deed of Transfer T34109/2006 which reads as follows:

"Endorsement in terms of Section 31(6)(a) of Act 47/1937 portion measuring approximately 25,63 hectares and 4,95 hectares of the within-mentioned property have been expropriated by the South African Railways and Harbours Administration, See Expropriation Notice No. EX46/81."

- (g) Condition J in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1837,9976 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K1980/1984S, the route whereof has been determined by Notarial Deed K4232/1989S and is 15,5 metres wide on both sides of the lines Db a and bC on diagram SGA 5163/1988 annexed thereto."

- (h) Condition K in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1837,9976 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey

electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K2818/1984S.”

- (i) Condition L in Deed of Transfer T34109/2006 which reads as follows:

“The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1837,9976 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K28/1985S, the route whereof has been determined by Notarial Deed K1784/1996S and is 1,5 metres wide on both sides of the line cd on diagram SGA 2224/1995 and 11,00 metres wide on both sides of the line Ab on diagram SGA 2225/1995 annexed thereto.”

- (j) Condition M in Deed of Transfer T34109/2006 which reads as follows:

“The remaining extent of the farm GEDULD 123, Registration Division I.R., Transvaal measuring as such 1743,0640 hectares (whereof the property hereby transferred forms a portion) is subject to:

- (1) A servitude area 6 metres wide indicated by the line ABC on diagram SG No. A5808/85.
- (2) A servitude area 6 metres wide indicated by the line ABC on diagram SG No. A5805/85.
- (3) A servitude area 6 metres wide indicated by the line ABCDEFGJKLMOPQRSTUVWXYZ on diagram SG No. A5808/85 in favour of the South African Gas Distribution Corporation Limited. As will more fully appear from Notarial Deed of Servitude K1297/86S”.

- (k) Condition N in Deed of Transfer T34109/2006 which reads as follows:

“The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1732,5857 (One Thousand Seven Hundred and Thirty Two comma Five Eight Five Seven) hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K5424/1993S.”

- (l) Condition O in Deed of Transfer T34109/2006 which reads as follows:

“The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1732,5857 (One Thousand Seven Hundred and Thirty Two comma Five Eight Five Seven) hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions, indicated by the line DBC on diagram SGA 636/1991, as will more fully appear from Notarial Deed K5425/93S, with annexed diagram.”

- (m) Condition P in Deed of Transfer T34109/2006 which reads as follows:

“The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1494,0198 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions indicated by the line ABCD on diagram LGA 9206/1992, as will more fully appear from Notarial Deed K6943/1993S, with annexed diagram.”

- (n) Condition R in Deed of Transfer T34109/2006 which reads as follows:

"The former Remaining Extent of the farm GEDULD 123, Registration Division I.R., Transvaal, measuring as such 1281,8298 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM together with ancillary rights and subject to conditions of the right in perpetuity to convey electricity across the said property by means of 2 (two) transmission lines over the said property as will more fully appear from Notarial Deed of Servitude K5114/1995S."

- (o) Condition S in Deed of Transfer T34109/2006 which reads as follows:

"The former Portion 213 of the farm GEDULD 123, Registration Division I.R., Transvaal (of which the property hereby transferred forms a portion) is subject to a perpetual servitude in favour of ESKOM, together with ancillary rights and subject to conditions, 31 (thirty one) metres wide as indicated by lines AB, CB and EF, GH on diagram SG no. 9090/95 as created in and will more fully appear from Notarial Deed K6401/1998S which servitude has been amended by Notarial Deed of Servitude K4661/2002S to include the powerline servitude with centre line ABCDEF on diagrams 9092/1995 annexed to Notarial Deed K4661/2002S."

- (p) Condition T in Deed of Transfer T34109/2006 which reads as follows:

"The former Portion 213 of the farm GEDULD 123, Registration Division I.R., Transvaal (of which the property hereby transferred forms a portion) is subject to:

- (i) a perpetual servitude 15 (fifteen) metres wide along the middle line AB on diagram LG No. 9095/1995.
- (ii) a perpetual servitude in favour of RAND WATER, 15 (fifteen) metres wide along the middle line ABC on diagram LG No. 9098/1995 as created in and will more fully appear from Notarial Deed K6403/1998S together with ancillary rights and subject to conditions."

- (q) Condition U (A) to (I) in Deed of Transfer T34109/2006 which reads as follows:

"The former Portion 213 of the farm GEDULD 123, Registration Division I.R., Transvaal (of which the property hereby transferred forms a portion) is, by virtue of Notarial Deed K6402/1998S, subject to perpetual servitudes in favour of the CITY COUNCIL OF SPRINGS together with ancillary rights for:

- (A) stormwater purposes, 3 metres wide, the southern boundary whereof is indicated by the line C₁B₁A₁ on diagram LG no. 9088/1995 annexed to the aforesaid Notarial Deed.
- (B) sewerage purposes, 2 metres wide, the western boundary whereof is indicated by the line QP on diagram LG No. 9088/1995 annexed to the aforesaid Notarial Deed.
- (C) powerline purposes, 32 metres wide, the centre line whereof is indicated by the line ABC on diagram LG No. 9097/1995 annexed to the aforesaid Notarial Deed.
- (D) stormwater purposes, 3 metres wide, the western boundary whereof is indicated by the ABC on diagram LG No. 9093/1995 annexed to the aforesaid Notarial Deed.
- (E) stormwater purposes, 5 metres wide, the southern boundary whereof is indicated by the line AB on diagram LG No. 9091/1995 annexed to the aforesaid Notarial Deed.
- (F) stormwater purposes, 6 metres wide, on either side of the centre line AB as indicated on diagram LG No 9100/1995 annexed to the aforesaid Notarial Deed.
- (G) sewerage purposes, 2 metres wide, on either side of the centre line ABC as indicated on diagram LG No. 9099/1995 annexed to the aforesaid Notarial Deed.

- (H) sewerage purposes, 2 metres wide, on either side of the centre line ABCDEF as indicated on diagram LG No. 9094/1995 annexed to the aforesaid Notarial Deed."
- (I) municipal purposes, or such public purposes, 3,6897 hectares, as indicated by figure ABCDEFA on diagram LG No. 9089/1995 annexed to the aforesaid Notarial Deed."

1.4 PARK ENDOWMENT

No endowment is payable to the Municipality for parks and public open spaces.

1.5 REMOVAL AND / OR REPLACEMENT OF MUNICIPAL OR ANY OTHER ENGINEERING OR COMMUNICATION SERVICES INFRASTRUCTURE

Should it become necessary to move and / or replace any existing municipal or other engineering or communication services infrastructure as a result of the establishment of the township, it shall be done in liaison with the owner of such infrastructure and the cost thereof shall be borne by the Applicant.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Municipality to do so, the Applicant shall at his own expense cause to be demolished (to the satisfaction of the Municipality) all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or in a street reserve or servitude area, or dilapidated structures and structures for which building plans have not been approved.

1.7 REMOVAL OF LITTER / RUBBLE

The Applicant shall at his own expense have all litter / rubble within the township area removed to the satisfaction of the Municipality, when required to do so by the Municipality.

1.8 SOIL CONDITIONS / GEOLOGICAL CONDITIONS

- (a) Proposals for precautionary measures to overcome detrimental soil / geological conditions to the satisfaction of the Municipality and the National Home Builders Registration Council (NHBRC) shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with such precautionary measures to the satisfaction of the Municipality and the NHBRC.
- (b) The Applicant shall at his own expense, make arrangements with the Municipality in order to ensure that the recommendations as laid down in the geological report, as well as the provisions of the Dolomite Risk Management Plan (if and where applicable) are complied with and, when required, engineering certificates for the foundations of the structures and engineering services are submitted.

1.9 PROVISION FOR REFUSE REMOVAL WITHIN THE TOWNSHIP

- (a) Provision must be made for either kerb-side refuse removal, or proper refuse holding areas with access from the street must be provided, in a manner that does not detrimentally affect the movement of traffic along the street.
- (b) All streets / roadways along which refuse removal by the Municipality is required, must be designed in a manner that will allow easy maneuvering of refuse removal vehicles, to the satisfaction of the Council and any overhanging cables or structures over such streets / roadways must be at least 4,5 (four comma five) metres high above the road surface level, to allow for refuse removal vehicles to pass underneath.

1.10 ACCEPTANCE AND DISPOSAL OF STORMWATER

The Applicant shall ensure that the stormwater drainage of the township fits in with that of the existing and planned roads and stormwater drainage infrastructure in the vicinity of the township

and that all storm-water running off or diverted from the township is received and disposed of in such infrastructure.

1.11 OBLIGATIONS OF APPLICANT WITH REGARD TO ENGINEERING SERVICES INFRASTRUCTURE

The Applicant shall within such period as the Municipality may determine (or such period as determined in the engineering services agreement), fulfill his obligations in respect of the installation / construction of engineering services infrastructure (i.e. water, sewerage, electricity, roads and stormwater drainage infrastructure) as per an engineering services agreement to be entered into between the Applicant and the Municipality. Such engineering services agreement may include payment of contributions, by the Applicant, towards bulk engineering services.

1.12 PROVISION OF ENGINEERING DRAWINGS

The Applicant shall submit to the Municipality complete engineering drawings, for approval by the Municipality, prior to commencement with the installation / construction of engineering services infrastructure.

1.13 PROVISION OF AS-BUILT DRAWINGS AND CERTIFICATES BY PROFESSIONAL ENGINEER

Upon completion of the installation / construction of engineering services infrastructure by the Applicant, the Applicant shall supply the Municipality with as-built drawings and certificates by a professional engineer, in which it is certified that such engineering services infrastructure has been completed and that the engineer accepts liability for such infrastructure.

1.14 MAINTENANCE PERIOD AND GUARANTEE

Unless stated otherwise in the engineering services agreement between the Applicant and the Municipality, a maintenance period of 12 (twelve) months commences from the date when the last of the engineering services infrastructure (i.e. water, sewerage, electricity and roads and stormwater drainage infrastructure) installed / constructed by the Applicant has been completed and the as-built drawings and engineers' certificates have been submitted to the Council. The Applicant must furnish the Municipality with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and / or materials, which guarantee must be for an amount that is equal to at least 5% of the contract cost for the installation / construction of such infrastructure.

1.15 RESTRICTION REGARDING REGISTRATION OF ERVEN AND APPROVAL OF BUILDING PLANS

No erf / unit in the township may be registered, nor will building plans be approved, before the Municipality has certified that the Applicant has complied with all his obligations and all conditions for establishment of the township, to the satisfaction of the Municipality.

2. CONDITIONS OF TITLE

2.1 GENERAL CONDITIONS OF TITLE LAID DOWN BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

2.1.1 ALL ERVEN

- (a) The 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, when required by the local authority.
- (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 course of the

construction, maintenance or removal of such sewerage mains and other works on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for 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.

2.1.2 ERF 1492

The erf is subject to a 3m wide Stormwater servitude in favour of the Local Authority as indicated on the General Plan of the township.

NOTICE OF APPROVAL

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME S0221C

The City of Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013, declares that it has adopted a town planning scheme, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021, comprising the same land as included in **DELSLEY EXTENSION 10** Township.

All relevant information is filed with The Manager: Springs Sub-Section, City Planning, Operations Division, 4th floor, Springs Civic Centre, Springs, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division and are open for inspection at all reasonable times.

This amendment is known as the City of Ekurhuleni Amendment Scheme S0221C and shall come into operation from date of publication of this notice.

PROCLAMATION NOTICE 148 OF 2023**PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY**
EMFULENI LAND USE SCHEME, 2023 – R88
ERF 333 BEDWORTH PARK

Notice is hereby given in terms of the provision of Section 39(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that the Emfuleni Local Municipality has approved the amendment of Emfuleni Land Use Scheme 2023 (previously the Vereeniging Town Planning Scheme, 1992), by the rezoning of Erf 333 Bedworthpark from “Residential 1” to “Residential 4” for Student Accommodation, subject to certain conditions.

The above will come into operation on 13 December 2023. In terms of Section 43(1) of the Emfuleni Municipal Spatial Planning and Land Use Management ByLaws, 2018, this approval will lapse after 3 years from the date of approval if conditions are not being complied with.

The amendment scheme is filed with the Manager Land Use Management, 1st 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 Emfuleni Land Use Scheme, 2023 – R88.

APRIL NTULI, MUNICIPAL MANAGER

13 December 2023
015/2023

Notice Number: VER-

PROCLAMATION NOTICE 149 OF 2023
LOCAL AUTHORITY NOTICE 17 OF 2023
RAND WEST LOCAL MUNICIPALITY

In terms of Section 43 (15) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017, the Rand West City Local Municipality hereby declares the township Droogeheuvel Mega City Extension 2 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE RAND WEST SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW PART 3 OF CHAPTER 5 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013), BY DROOGEHEUWEL LIFESTYLE ESTATE PTY LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT), TO ESTABLISH A TOWNSHIP HAS BEEN APPROVED ON PORTION 29 OF THE FARM DROOGEHEUVEL 251IQ

CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Droogeheuvel Mega City Extension 2.

1.2 Layout/ Design

The township consists of erven, 8 parks and streets as indicated on the General Plan S.G. No. 141/2023.

1.3 Provision and Installation of Engineering Services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

1.4 Disposing of Existing Conditions of Title

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

a) Excluding the following servitudes which do not affect the township due to its location:

“The line s1 s2 s3 and s4 s5 s6 represent the centre lines of an Electric Power Transmission Servitude, Vide Diagram S.G. No. A/7622/1994, Deed of Servitude No. K5757/1996S”.

“(A) Subject to a perpetual Servitude of Right of Way 50 Cape feet wide in favour of the Town Council of Randfontein the said Servitude being contiguous with and extending along the entire length of the Northern Boundary of the said Remaining Extent of the farm with the further rights and subject to conditions set out in Notarial Deed of Servitude No. 1127/1968S.”

“(B) Subject to a Servitude of Outspan in extent 1/75th of 1393 morgen 53 square roods.”

1.5 Access

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

1.6 Acceptance and Disposal of Storm Water

The developer shall arrange for the drainage of the township to fit in with that of the adjoining existing and future roads and for all storm water running of or being diverted from the said roads to be received and disposed of.

1.7 Removal, Repositioning, Modification or Replacement of Existing Services

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.

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal service, Post Office/Telkom plant, pipeline, etc. the cost thereof shall be borne by the developer.

1.8 Demolition of Buildings and Structures

The township owner shall at his 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.

1.9 Erf/Erven for Municipal Purposes

Erven 2064, 2066 to 2070 and 2072 to 2073 shall, prior to or simultaneously with registration of transfer of the first erf or unit in the township and at the cost of the township owner, be transferred to the Rand West Local Municipality, for municipal purposes and public open space.

1.10 Obligations with regard to engineering services and restriction regarding the alienation of erven

- a) The township owner shall, at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven

2064, 2066 to 2070 and 2072 to 2073, prior to the transfer of the erf/erven in the name of the Rand West Local Municipality; and

- b) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct 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 alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and
- c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE RAND WEST LOCAL MUNICIPALITY

2.1 All Erven shall be subject to the following conditions as laid down by the Rand West Local Municipality:

- a. The erf is subjected to a servitude, 2 metres wide along any two boundaries in favour of the Local Municipality for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Municipality: Provided that the Local Municipality may relax or grant exemption from the required servitudes.
- 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 2 meters thereof.
- c. The local municipality 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 Municipality.

V. BEKWA
Executive Director: Economic Development and Planning
Rand West City Local Municipality
13 December 2023

LOCAL AUTHORITY NOTICE 17 OF 2023
RAND WEST CITY LOCAL MUNICIPALITY
RANDFONTEIN AMENDMENT SCHEME, 1116

It is hereby notified in terms of the provisions of the Rand West Spatial Planning and Land Use Management By-Law, 2017 that the Rand West City Local Municipality has approved an amendment scheme with regards to the land in the township Droogeheuvel Mega City Extension 2, being amendment of the relevant Town Planning Scheme.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Executive Director: **Economic Development and Planning** of the Rand West City Local Municipality and are open for inspection during normal office hours.

The amendment scheme is known as Randfontein Amendment Scheme No. 1116

V. BEKWA
Executive Director: Economic Development and Planning
Rand West City Local Municipality
13 December 2023

PROCLAMATION NOTICE 150 OF 2023**LOCAL AUTHORITY NOTICE 16 OF 2023****RAND WEST LOCAL MUNICIPALITY**

In terms of Section 43 (15) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017, the Rand West City Local Municipality hereby declares the township Droogeheuvel Mega City Extension 1 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE RAND WEST SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW PART 3 OF CHAPTER 5 READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 2013 (ACT 16 OF 2013), BY DROOGEHEUWEL LIFESTYLE ESTATE PTY LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT), TO ESTABLISH A TOWNSHIP HAS BEEN APPROVED ON PORTION 28 OF THE FARM DROOGEHEUVEL 251IQ.

CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township shall be Droogeheuvel Mega City Extension 1.

1.2 Layout/ Design

The township consists of erven, 6 parks and streets as indicated on the General Plan S.G. No. 105/2023.

1.3 Provision and Installation of Engineering Services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

1.4 Disposing of Existing Conditions of Title

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

- a) Including the following servitude which will affect erven 820 to 825 and streets in the township:

"The line s1 s2 s3 and s4 s5 s6 represent the centre lines of an Electric Power Transmission Servitude, Vide Diagram S.G. No. A/7622/1994, Deed of Servitude No. K5757/1996S".

b) Excluding the following servitude which do not affect the township due to its location:

“(A) Subject to a perpetual Servitude of Right of Way 50 Cape feet wide in favour of the Town Council of Randfontein the said Servitude being contiguous with and extending along the entire length of the Northern Boundary of the said Remaining Extent of the farm with the further rights and subject to conditions set out in Notarial Deed of Servitude No. 1127/1968S.”

“(B) Subject to a Servitude of Outspan in extent 1/75th of 1393 morgen 53 square roods.”

1.5 Access

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

1.6 Acceptance and Disposal of Storm Water

The developer shall arrange for the drainage of the township to fit in with that of the adjoining existing and future roads and for all storm water running of or being diverted from the said roads to be received and disposed of.

1.7 Removal, Repositioning, Modification or Replacement of Existing Services

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.

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal service, Post Office/Telkom plant, pipeline, etc. the cost thereof shall be borne by the developer.

1.8 Demolition of Buildings and Structures

The township owner shall at his 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.

1.9 Erf/Erven for Municipal Purposes

Erven 819 to 825 shall, prior to or simultaneously with registration of transfer of the first erf or unit in the township and at the cost of township owner be transferred to the Local Authority for municipal purposes.

1.10 Obligations with regard to engineering services and restriction regarding the alienation of erven

- a) The township owner shall, at its own costs and to the satisfaction of the local authority, remove all refuse, building rubble and/or other materials from Erven 819 to 825, prior to the transfer of the erf/erven in the name of the Rand West Local Municipality; and
- b) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct 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 alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and
- c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE RAND WEST LOCAL MUNICIPALITY

2.1 All Erven shall be subject to the following conditions as laid down by the Rand West Local Municipality:

- a. The erven is subjected to a servitude, 2 metres wide along any two boundaries in favour of the Local Municipality for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Municipality: Provided that the Local Municipality may relax or grant exemption from the required servitudes.
- 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 2 meters thereof.
- c. The local municipality 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 Municipality.

V. BEKWA

**Executive Director: Economic Development and Planning
Rand West City Local Municipality
13 December 2023**

**LOCAL AUTHORITY NOTICE 16 OF 2023
RAND WEST CITY LOCAL MUNICIPALITY
RANDFONTEIN AMENDMENT SCHEME, 1115**

It is hereby notified in terms of the provisions of the Rand West Spatial Planning and Land Use Management By-Law, 2017 that the Rand West City Local Municipality has approved an amendment scheme with regards to the land in the township Droogeheuvel Mega City Extension 1, being amendment of the relevant Town Planning Scheme.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Executive Director: **Economic Development and Planning** of the Rand West City Local Municipality and are open for inspection during normal office hours.

The amendment scheme is known as Randfontein Amendment Scheme No. 1115

V. BEKWA

**Executive Director: Economic Development and Planning
Rand West City Local Municipality
13 December 2023**

PROCLAMATION NOTICE 151 OF 2023**PROCLAMATION NOTICE - EMFULENI LOCAL MUNICIPALITY**
EMFULENI LAND USE SCHEME, 2023 – R54
ERF 180, BEDWORTH PARK TOWNSHIP

Notice is hereby given in terms of the provisions of Section 39(4) of the Emfuleni Municipality Spatial Planning and Land Use Management By-Laws, 2018, that the Emfuleni Local Municipality has approved the amendment of the Emfuleni Land Use Scheme, 2023 (Previously the Vereeniging Town Planning Scheme, 1992), by the re-zoning of Erf 180, Bedworth Park Township from "Residential 1" to "Residential 4", with an annexure, subject to certain conditions.

"The amendment scheme are filed with the Manager: Land Use Management, 1st floor, Old Trust Bank Building, c/o Pres Kruger and Eric Louw Streets Vanderbijlpark, and are open for inspection at all reasonable times. This approval will lapse after 3 years from the date of approval if conditions are not being complied with.

This amendment scheme is known as Emfuleni Land Use Scheme, 2023 – R54

Mr APRIL NTULI, MUNICIPAL MANAGER

Emfuleni Local Municipality, P. O. Box 3, Vanderbijlpark, 1900

13 December 2023

Notice Number LUM002/2023

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 1032 OF 2023****NOTICE IN TERMS OF SECTION 38 OF THE EMFULENI SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW FOR THE REZONING OF ERF 1784 BOPHELONG EXTENSION 1 TOWNSHIP**

We Abakwa-Nyambi Town Planning, on behalf of the owners of the below mentioned property hereby give notice in terms of Section 38 of the Emfuleni Spatial Planning and Land Use Management By-Law, that I have applied to the Emfuleni Local Municipality for the rezoning of the property in respect of Erf 1784 Bophelong Extension 1 Township located at Dube Street from “Residential 1” to “Business 3” for shops and a place of refreshment.

Particulars of the application will lie 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, for 28 days calculated from **13th December 2023**.

Objections to or representations in respect of the application must be lodged with or made in writing to the Strategic Manager: Land Use Management at the above address or at P.O.Box 3 Vanderbijlpark 1900, within a period of twenty-eight (28) days from **13th December 2023**.

Address of applicant: Abakwa-Nyambi Town Planning, Private Bag X1003, Postnet Suite 102, Meyerton, 1960. E-mail: bongani@abakwanyambi.co.za, Tel: 0711818576

PROVINSIALE KENNISGEWING 1032 VAN 2023**KENNISGEWING IN TERME VAN ARTIKEL 38 VAN DIE EMFULENI RUIMTELIKE BEPLANNING EN GRONDGEBRUIKBESTUUR VERORDENING VIR DIE HERSONERING VAN ERF 1784 BOPHELONG UITBREIDING 1 DORP**

Ons Abakwa-Nyambi Stadsbeplanning, namens die eienaars van die onderstaande eiendom gee hiermee kennis ingevolge Artikel 38 van die Emfuleni Ruimtelike Beplanning en Grondgebruikbestuursverordening, dat ek by die Emfuleni Plaaslike Munisipaliteit aansoek gedoen het vir die hersonering van die eiendom ten opsigte van Erf 1784 Bophelong Uitbreiding 1 Dorpsgebied geleë te Dubestraat vanaf “Residensieel 1” na “Besigheid 3” vir winkels en 'n plek van verversing.

Besonderhede van die aansoek le ter insae gedurende gewone kantoorure by die kantoor van die Strategiese Bestuurder: Grondgebruikbestuur eerste verdieping, Ou Trust Bankgebou hoek van President Krugerstraat en Eric Louwstraat, Vanderbijlpark, vir 28 dae gereken vanaf **13 Desember 2023**.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van agt-en-twintig (28) dae vanaf 04de skriftelik by die Staatsbestuurder: Grondgebruikbestuur by bogenoemde adres of by Posbus 3 Vanderbijlpark 1900 ingedien of gerig word aan die **13 Desember 2023**.

Adres van aansoeker: Abakwa-Nyambi Stadsbeplanning, Privaatsak X1003, Postnet Suite 102, Meyerton, 1960. E-pos: bongani@abakwanyambi.co.za, Tel: 0711818576

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1607 OF 2023****AMENDMENT SCHEME 20-04-4274**

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 Land Use Scheme, 2018 by the rezoning of Erf 1642 Sunnighill Ext 163 from "Special" to "Special", to amend the definition of a multi-level storage facility, subject to conditions as indicated in the approved application, which Land Use Scheme will be known as Land Use Scheme 20-04-4274.

The Land Use Scheme is 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. Land Use Scheme 20-04-4274 will come into operation on date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. 528/2023

LOCAL AUTHORITY NOTICE 1608 OF 2023**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****THIS NOTICE REPLACE ALL PREVIOUS NOTICES**

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 T13948/1980, with reference to the following property: Erf 1078, Sinoville.

The following conditions and/or phrases are hereby removed: Conditions D.1.(b), D.1.(c), D.1.(d), D.1.(e), D.1.(f), D.1.(g), D.2.(a), D.2.(b), D.2.(c), D.2.(d) and D.2.(e).

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

(CPD SIN/0640/1078 (Item 38049))

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

13 DECEMBER 2023
(Notice 655/2023)

LOCAL AUTHORITY NOTICE 1609 OF 2023**AMENDMENT SCHEME 20-02-4496**

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 City of Johannesburg Land Use Scheme, 2018, by the rezoning of Erf 196 Bryanston from "Residential 2" to "Residential 2", subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 20-02-4496. Amendment Scheme 20-02-4496 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, 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 589/2023

LOCAL AUTHORITY NOTICE 1610 OF 2023**ERF 503 DOORNFONTEIN**
REF NO.: 20/13/1524/2023

Notice is hereby given in terms of Section 42(4) of the 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 503 Doornfontein:

The removal of Conditions:

- a) Property No. 3 (Described as "Erf 503 Doornfontein Township") for the removal of the servitude described as "Further subject to Notarial Deed No. 127/70 dated 4th December 1969, the within mentioned property is subject to a servitude in perpetuity for road purposes in favour of the City Council of Johannesburg as will more fully appear from the said Notarial Deed", as fully appears on page 3 of the Deed of Transfer T5872/2020:

And

- b) Property No. 3 (Described as "Erf 503 Doornfontein Township") for the removal of the servitude described as "Further subject to Notarial Deed No. 127/70 dated 4th December 1969, the within mentioned property is subject to a servitude in perpetuity for road purposes in favour of the City Council of Johannesburg as will more fully appear from the said Notarial Deed", as fully appears on page 3 of the Deed of Transfer T5873/2020:

This notice will come into operation on 13 December 2023 date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No 598/2023

LOCAL AUTHORITY NOTICE 1611 OF 2023**AMENDMENT SCHEME: 20-01-4570 and 20/13/0101//2023**

Notice is hereby given in terms of Section 22(4), read with 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 Portion 2 and 3 and the Remaining Extent of Portion 1 of erf 335 Parktown North:

- (1) The amendment of the City of Johannesburg Municipal Planning By-Laws, 2016, the amendment of the City of Johannesburg Land Use Scheme, 2018, by rezoning of Portion 2 and 3 and The Remaining Extent of Portion 1 of Erf 335 Parktown North 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 20-01-4570, will come into operation on 13 December 2023 date of publication hereof.

AND

- a) In terms of Section 42 of the City of Johannesburg Municipal By-Laws, 2016, registration number 20/13/0101/2023, the removal of conditions 2.A and 2B from Deed of Transfer T24850/2020.

The Amendment Scheme is 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. 561/2023

LOCAL AUTHORITY NOTICE 1612 OF 2023**REPEAL OF AMENDMENT SCHEME 20-04-4047R**

Notice is hereby given in terms of section 25(3)(b) read with Section 21(1) of the City of Johannesburg Municipal Planning By-Law, 2016, that the City of Johannesburg Metropolitan Municipality has granted the request to repeal Amendment Scheme 20-04-4047 pertaining to Portion 3 of Erf 422 Johannesburg North.

This notice will come into operation on 13 December 2023 the date of publication hereof.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No 578/2023

LOCAL AUTHORITY NOTICE 1613 OF 2023**Blackheath Extension 8**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016 the City of Johannesburg Metropolitan Municipality declares **Blackheath Extension 8** 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 GYRO PROPERTIES PROPRIETARY LIMITED (REGISTRATION NUMBER 2016/517678/07) (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 269 (A PORTION OF PORTION 98) OF THE FARM WELTEVREDEN 202-IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.

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

The name of the township is **Blackheath Extension 8**

(2) DESIGN

The township consists of erven as indicated on General Plan SG No. 1874/2022.

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

Should the development of the township not been commenced with before 30 October 2025 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.

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

(a) Should the development of the township not been completed before 11 December 2030 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 fulfilment 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 March 2026 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 and/or the Department of Roads and Transport.

(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/roads and all stormwater running off or being diverted from the road/roads 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) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48. of the By-law pay an open space contribution to the local authority *in lieu* of providing the necessary open space in the township {*or for the shortfall in the provision of land for open space.}

(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 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 alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, 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 alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered, 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.

(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.

(15) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 353 and 354, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

3. CONDITIONS OF TITLE.

(A) Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 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. The NHBRC coding for foundations is classified as S/ H2-H3/P (uncontrolled fill).

(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.

(3) ERF 353

The erf is subject to a 18m² electrical transformer servitude in favour of the local authority, 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 City of Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Blackheath Extension 8**. 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 20-01-2876.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No. T146/2023

LOCAL AUTHORITY NOTICE 1614 OF 2023**MIDVAAL LOCAL MUNICIPALITY****HOLDINGS 3 AND 4 VALLEY SETTLEMENTS AGRICULTURAL HOLDINGS NO 1**

NOTICE OF APPLICATION FOR AMENDMENT OF THE TOWN PLANNING SCHEME IN TERMS OF SECTION 57 (1) (a) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Notice is hereby given that, the Randvaal Town Planning Scheme 1994, read together with Spatial Planning and Land Use Management Act, Act 16 of 2013 has been amended by the rezoning of Holdings 3 and 4 Valley Settlements Agricultural Holdings No 1 from "Agricultural" to "Agricultural" with an annexure for a light industrial building of maximum size 1000m², which amendment scheme will be known as Randvaal Amendment Scheme WS19.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 1614 VAN 2023**MIDVAAL PLAASLIKE MUNISIPALITEIT****HOEWES 3 EN 4 VALLEY SETTLEMENTS LANDBOUHOEWE NR 1**

KENNISGEWING VAN AANSOEK OM WYSIGING VAN DIE DORPSBEPLANNINGSKEMA INGEVOLGE ARTIKEL 57 (1) (a) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) SAAMGELEES MET DIE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT 16 OF 2013.

Kennis geskied hiermee dat, die Randvaal Dorpsbeplanningskema 1994, saamgelees met die Spatial Planning and Land Use Management Act, Act 16 of 2013 gewysig word deur die hersonering van Hoewes 3 en 4 Valley Settlements Landbouhoeve Nr 1 vanaf "Landbou" na "Landbou" met 'n bylae vir 'n ligte nywerheidsgebou van maksimum grootte 1000m², welke wysigingskema bekend sal staan as Randvaal Wysigingskema WS19.

MNR A.M. GROENEWALD
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

LOCAL AUTHORITY NOTICE 1615 OF 2023**MIDVAAL LOCAL MUNICIPALITY****ERF 67 MEYERTON 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 **has approved** the Removal of Condition (e) from the Deed of Transfer T68562/2011 pertaining to Erf 67 Meyerton Township. Furthermore, in terms of Section 39(4) of the Midvaal Spatial Planning and Land Use Management By-Law, the Municipality has approved the amendment of the Midvaal Land Use Scheme, 2023 for Erf 67 Meyerton Township from "Residential 1" with a density of 1 Dwelling per Erf to "Residential 2" with a density of 20 Dwelling units per hectare" permitting 5 dwelling units. This amendment is known as MLUS179 and shall come into operation on the date of publication of this notice.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

LOCAL AUTHORITY NOTICE 1616 OF 2023**MIDVAAL LOCAL MUNICIPALITY****ERF 1423 HENLEY ON KLIP TOWNSHIP**

Notice is hereby given, in terms of Section 6 (8) of the Gauteng Removal of Restrictions Act, 1996 that the MIDVAAL LOCAL MUNICIPALITY **approved** the application in terms of Section 3 (1) of the said Act, for the removal of Conditions A (a), (b), (c), (d), (g) and (i) in the Deed of Transfer T22696/1997 be removed pertaining to Erf 1423 Henley on Klip Township. Furthermore, notice is hereby given that, the Randvaal Town Planning Scheme 1994, read together with Spatial Planning and Land Use Management Act, Act 16 of 2013 has been amended by the rezoning of Erf 1423 Henley on Klip Township from "Residential 1" to "Business 1" for use as a conference and office facilities, which amendment scheme will be known as Randvaal Amendment Scheme WS29.

MR. A.M. GROENEWALD
MUNICIPAL MANAGER
Midvaal Local Municipality
Date: (of publication)

PLAASLIKE OWERHEID KENNISGEWING 1616 VAN 2023**MIDVAAL PLAASLIKE MUNISIPALITEIT****ERF 1423 HENLEY ON KLIP DORPSGEBIED**

Kennis geskied hiermee, ingevolge Artikel 6 (8) van die Gauteng Wet op Opheffing van Beperkings, 1996, dat die Midvaal Plaaslike Munisipaliteit die aansoek **goedgekeur** het in terme van Artikel 3(1) van die genoemde Wet dat; Voorwaardes A (a), (b), (c), (d), (g) en (i) vervat in die Titellakte T22696/1997 opgehef word met betrekking tot Erf 1423 Henley on Klip Dorpsgebied. Kennis geskied hiermee dat, die Randvaal Dorpsbeplanningskema 1994, saamgelees met die Spatial Planning and Land Use Management Act, Act 16 of 2013 gewysig word deur die hersonering van Erf 1423 Henley on Klip Dorpsgebied vanaf "Residensieel 1" na "Besigheid 1" vir gebruik as 'n konferensie-en kantoorfasiliteite, welke wysigingskema bekend sal staan as Randvaal Wysigingskema WS29.

MNR A.M. GROENEWALD
MUNISIPALE BESTUURDER
Midvaal Plaaslike Munisipaliteit
Datum: (van publikasie)

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