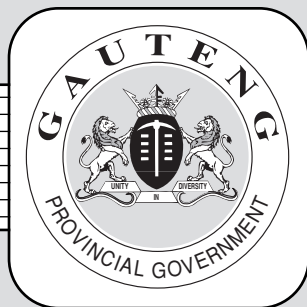


**THE PROVINCE OF
GAUTENG**



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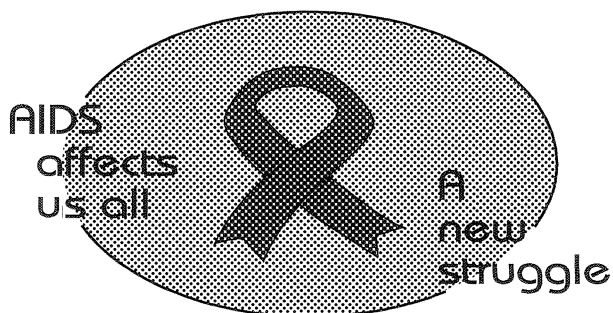
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 19

PRETORIA, 30 OCTOBER
OKTOBER 2013

No. 313

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1531

EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE)

Declaration as an approved Township

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares Salfin Extension 1 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CARNIVAL CITY DEVELOPMENT (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANTS/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PORTION 122 OF THE FARM FINAALSPAN 114 I.R. HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Salfin Extension 1 Township.

1.2 DESIGN

The township shall consist of erf and street as indicated on the General plan 3174/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals;

Excluding the following which do not affect the township and shall not be made applicable to the individual erven in the township due to the location of rights:

(A) By Notarial Deed K 960/1998S the property is subject to a right in perpetuity to convey and transmit water by means of pipelines in extent 3,5625 hectares as indicated by the figure ABCD on SG NO 9249/1996 in favor of Rand Water Board as will more fully appear from the said Notarial Deed with diagram annexed.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township. Provided that this amount can be reconsidered on submission and approval of a SDP indicating land allocated for this purpose.

Such endowments shall be payable in terms of the provisions of section 81 of the said Ordinance read with section 95 thereof.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall, within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services, as previously agreed upon between the township owners and the local authority.

1.8 ACCESS

Ingress to and egress from the township shall be from North Boundary Road (P58-1), via a R.O.W servitude over Portion 74 of the Farm Finaalspan 114 I.R in favour of the general public.

1.9 STREET NAMES

Street names shall be submitted and approved for the proposed public and private roads in the township.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-

2.1 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, 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 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.

2.2 ERF 7

The erf is subject to servitude for electrical substation purposes in favour of the local authority as shown on the general plan 3174/2012.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION**3.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)**

Clause C.13(5) and (6) of the Boksburg Town Planning Scheme 1991.

3.2 ERVEN 7 AND 8 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning:	"Residential 4"
FAR:	2, 0
Density:	Maximum of 121 units per hectare.
Coverage:	65%
Height:	6 storeys
Building lines:	As per Scheme and a 16m building line shall be applicable along the northern boundary of the township.
Parking:	As per Scheme
General:	A line of no access will be applicable along the northern boundaries of both Erven 7 and 8. A line of no access will be applicable along the north eastern boundary of Erf 8.

LOCAL AUTHORITY NOTICE 1532

EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE) BOKSBURG TOWN PLANNING SCHEME 1991: AMENDMENT SCHEME 1815

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Boksburg Town Planning Scheme 1991, comprising the same land as included in the township of SALFIN EXTENSION 1 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), 3rd Floor, Civic Centre, c/o Trichardt Road and Commissioner Street, Boksburg.

This amendment is known as Boksburg Amendment Scheme 1815 and shall come into operation on the date of this publication.

**Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400**

15/3/3/65/1

LOCAL AUTHORITY NOTICE 1533**EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)**

Declaration as an approved Township

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares Salfin Extension 7 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CARNIVAL CITY DEVELOPMENT (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANTS/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 124 OF THE FARM FINAALSPAN 114 I.R. HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Salfin Extension 7 Township.

1.2 DESIGN

The township shall consist of erf and street as indicated on the General plan 3178/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals.

Excluding the following which only affects the whole Erf 819 and Ditlou Drive:

By Notarial Deed K 960/1998S the property is subject to a right in perpetuity to convey and transmit water by means of pipelines in extent 3,5625 hectares as indicated by the figure ABCD on SG NO 9249/1996 in favor of Rand Water Board as will more fully appear from the said Notarial Deed with diagram annexed – servitude note 1 on General Plan SG NO 3178/2012.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall, within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services, as previously agreed upon between the township owners and the local authority.

1.7 ACCESS

Ingress to and egress from the township shall be from North Boundary Road (P58-1), via a R.O.W servitude over Portion 74 of the Farm Finaalspan 114 I.R in favour of the general

public.

- 1.8 Street names shall be submitted and approved for the proposed public and private roads in the township.
- 1.9 Salfin Extension 7 shall not be proclaimed prior to the proclamation of Salfin Extension 1 Township, or alternatively the registration of a R.O.W. servitude over the subject property/ies along the alignment of the proposed Tau Drive and Ditlou Drive indicated on the layout plan 791/ts-13 (X7).

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-

2.1 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, 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 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.

2.2 ERVEN 643, 673, 680, 701, 706, 727, 730, 654 AND 661

The erven are subject to a 2m servitude for stormwater purposes in favour of the local authority as indicated on the General plan 3178/2012.

2.3 ERF 646

The erf is subject to a 3m servitude for municipal purposes in favour of the local authority as indicated on the General plan 3178/2012.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

3.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)

Clause C.13(5) and (6) of the Boksburg Town Planning Scheme 1991.

3.2 ERVEN 596 TO 817 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning:	"Residential 1"
FAR:	As per Scheme
Density:	1 dwelling unit per 200m ² .
Coverage:	60%
Height:	2 storeys
Building lines:	As per Scheme
Parking:	As per Scheme

General: A line of no access will be applicable along the western boundary of Ditlou Drive.

3.3 ERF 818 IS SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning: "Business 2"
FAR: As per Scheme
Coverage: 75%
Height: 3 storeys
Building lines: As per Scheme
Parking: As per Scheme
General: A line of no access will not be applicable along Ditlou Drive for Erven 619, 620, 623, 624, 628 – 646 and Erf 819 and the south eastern boundary of the township.

3.4 ERF 819 IS SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning: "Public Open Space"

LOCAL AUTHORITY NOTICE 1534

EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE) BOKSBURG TOWN PLANNING SCHEME 1991: AMENDMENT SCHEME 1818

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Boksburg Town Planning Scheme 1991, comprising the same land as included in the township of SALFIN EXTENSION 7 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), 3rd Floor, Civic Centre, c/o Trichardt Road and Commissioner Street, Boksburg.

This amendment is known as Boksburg Amendment Scheme 1818 and shall come into operation on the date of this publication.

**Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400**

15/3/3/65/7

LOCAL AUTHORITY NOTICE 1535**EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)**

Declaration as an approved Township

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares Salfin Extension 9 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CARNIVAL CITY DEVELOPMENT (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANTS/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 121 OF THE FARM FINAALSPAN 114 I.R. HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Salfin Extension 9 Township.

1.2 DESIGN

The township shall consist of erf and street as indicated on the General plan 3176/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals.

Excluding the following which do not affect the township and shall not be made applicable to the individual erven in the township due to the location of rights:

(A) By Notarial Deed K 960/1998S the property is subject to a right in perpetuity to convey and transmit water by means of pipelines in extent 3,5625 hectares as indicated by the figure ABCD on SG NO 9249/1996 in favor of Rand Water Board as will more fully appear from the said Notarial Deed with diagram annexed.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township. Provided that this amount can be reconsidered on submission and approval of a SDP indicating land allocated for this purpose.

Such endowments shall be payable in terms of the provisions of section 81 of the said Ordinance read with section 95 thereof.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall, within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services, as previously agreed upon between the township owners and the local authority.

1.8 ACCESS

Ingress to and egress from the township shall be from North Boundary Road (P58-1), via a R.O.W servitude over Portion 74 of the Farm Finaalspan 114 I.R in favour of the general public.

1.9 STREET NAMES

Street names shall be submitted and approved for the proposed public and private roads in the township.

1.10 REGISTRATION OF SERVITUDES

1.10.1 Salfin Extension 9 shall not be proclaimed prior to the registration of R.O.W. servitude over Portion 74 of the farm Finaalspan 114 I.R. in favour of the general public.

1.10.2 Salfin Extension 9 shall not be proclaimed prior to the proclamation of Salfin Extension 1, or alternatively the registration of a R.O.W. servitude over the subject property along the alignment of the proposed Dinare Drive indicated on the layout plan reference 791/ts-13 (X9).

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-

2.1 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, 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 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.

2.2 ERF 77

The erf is subject to servitude for electrical substation purposes in favour of the local authority as shown on the general plan.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

3.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)

Clause C.13(5) and (6) of the Boksburg Town Planning Scheme 1991.

3.2 ERVEN 76 AND 77 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning:	"Residential 4"
FAR:	2, 0
Density:	Maximum of 121 units per hectare.
Coverage:	65%
Height:	6 storeys
Building lines:	As per Scheme and a 16m building line shall be applicable along the northern boundary of the township.
Parking:	As per Scheme
General:	A line of no access will be applicable along the northern boundaries of both Erven 76 and 77 and a line of no access will be applicable along the north eastern boundary of Erf 77.

LOCAL AUTHORITY NOTICE 1536

**EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)
BOKSBURG TOWN PLANNING SCHEME 1991: AMENDMENT SCHEME 1820**

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Boksburg Town Planning Scheme 1991, comprising the same land as included in the township of SALFIN EXTENSION 9 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), 3rd Floor, Civic Centre, c/o Trichardt Road and Commissioner Street, Boksburg.

This amendment is known as Boksburg Amendment Scheme 1820 and shall come into operation on the date of this publication.

**Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400**

15/3/3/65/9

LOCAL AUTHORITY NOTICE 1537**EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)
Declaration as an approved Township**

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares Salfin Extension 10 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CARNIVAL CITY DEVELOPMENT (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANTS/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 120 OF THE FARM FINAALSPAN 114 I.R. HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Salfin Extension 10 Township.

1.2 DESIGN

The township shall consist of erf and street as indicated on the General Plan 3180/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals.

Excluding the following which do not affect the township and shall not be made applicable to the individual erven in the township due to the location of rights:

(A) By Notarial Deed K 960/1998S the property is subject to a right in perpetuity to convey and transmit water by means of pipelines in extent 3,5625 hectares as indicated by the figure ABCD on SG NO 9249/1996 in favor of Rand Water Board as will more fully appear from the said Notarial Deed with diagram annexed.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

1.5 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township. Provided that this amount can be reconsidered on submission and approval of a SDP indicating land allocated for this purpose.

Such endowments shall be payable in terms of the provisions of section 81 of the said Ordinance read with section 95 thereof.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall, within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services, as previously agreed upon between the township owners and the local authority.

1.8 ACCESS

Ingress to and egress from the township shall be from North Boundary Road (P58-1), via a R.O.W servitude over Portion 74 of the Farm Finaalspan 114 I.R in favour of the general public.

1.9 STREET NAMES

Street names shall be submitted and approved for the proposed public and private roads in the township.

1.10 REGISTRATION OF SERVITUDES

1.10.1 Salfin Extension 10 shall not be proclaimed prior to the proclamation of Salfin Extension 1 and 9, or alternatively the registration of a R.O.W. servitude over the subject property along the alignment of the proposed Dinare Drive indicated on the layout plan reference 791/ts-13 (X10).

1.10.2. Salfin Extension 10 shall not be proclaimed prior to the construction of the relevant roads providing access to it to the satisfaction of the HOD: Infrastructure Services: RTCW Department.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:-

2.1 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, 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 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.

2.2 ERF 78

The erf is subject to servitude for electrical substation purposes in favour of the local authority as shown on the general plan.

2.3 ERF 79

The erf is subject to servitude for electrical substation purposes in favour of the local authority as shown on the general plan.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

3.1 GENERAL CONDITIONS (APPLICABLE TO ALL ERVEN)

Clause C.13(5) and (6) of the Boksburg Town Planning Scheme 1991.

3.2 ERVEN 78 AND 79 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

Zoning:	"Residential 4"
FAR:	2, 0
Density:	Maximum of 121 units per hectare.
Coverage:	65%
Height:	6 storeys
Building lines:	As per Scheme and a 16m building line shall be applicable along the northern boundary of the township.
Parking:	As per Scheme
General:	A line of no access will be applicable along the northern boundaries of both Erven 78 and 79 and along the western boundary of Erf 78.

LOCAL AUTHORITY NOTICE 1538

**EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)
BOKSBURG TOWN PLANNING SCHEME 1991: AMENDMENT SCHEME 1821**

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Boksburg Town Planning Scheme 1991, comprising the same land as included in the township of SALFIN EXTENSION 10 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), 3rd Floor, Civic Centre, c/o Trichardt Road and Commissioner Street, Boksburg.

This amendment is known as Boksburg Amendment Scheme 1821 and shall come into operation on the date of this publication.

**Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400**

15/3/3/65/10
