

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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7 OKTOBER 2015

**No. 438**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1732 OF 2015****AMENDMENT SCHEME 01-14158**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Aeroton Extension 42**. 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 01-14158.

**Hector Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 759/2015.

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**LOCAL AUTHORITY NOTICE  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Aeroton Extension 42** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BRIDGEPORT NO. 24 PROPRIETARY LIMITED (REGISTRATION NUMBER 2001/015942/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 181 (A PORTION OF PORTION 161) OF THE FARM DIEPKLOOF 319 I.Q. HAS BEEN APPROVED.**

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

The name of the township is **Aeroton Extension 42**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 4178/2014.

**(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.

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

(a) Should the development of the township not been completed before 19 September 2022, 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).

(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 24 August 2019, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(6) SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

The township owner shall comply with the requirements of the South African National Roads Agency Limited as set out in their letter dated 4 September 2012.

(7) ACCESS

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on approved layout plan 01-XXXX/1.

(b) Access to or egress from the township shall only be permitted over Erf 910 to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road and for all stormwater running off or being diverted from the road to 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 or ESKOM services, the cost thereof 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 required by the local authority to do so.

(12) RESTRICTION ON THE TRANSFER OF AN ERF

Erf 910 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 Diepkloof Market Property Owners Association (RF) NPC (Registration number 2015/014972/08) incorporated for the township (hereinafter referred to as the "Association") which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the engineering services within the said erf.

(13) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) 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 as well as the road over Erf 910, if not yet constructed. 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 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

(b) 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 nor 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; and

(c) Notwithstanding the provisions of clause 3.A hereunder, the township owner shall, at its own costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated 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 in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

**A. Excluding the following servitudes which do not affect the township due to the location thereof:**

- (a) *Notarial Deed 2424/1987S: The perpetual right of way registered in favour of the City Council of Johannesburg measuring 7 808 (SEVEN THOUSAND EIGHT HUNDRED AND EIGHT) square metres and represented by the figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R on Diagram S.G. No. 5359/1986.*
- (b) *Notarial Deed K2490/1993S: The servitude of perpetual right of way in favour of the City Council of Johannesburg, measuring 2(two) metres wide, the centre line whereof is indicated by the line abcdef on Diagram S.G. No. 1370/2003.*
- (c) *Notarial Deed of Servitude K1211/2003S: The perpetual servitude of right of way and access for the purpose of advertising, including the erection of advertising signs and boards registered in favour of IProp Limited, 20 metres wide as depicted by the figure lettered ABCDEFGHJ on Diagram S.G. No. 2770/2002 and as depicted by the figure lettered ABCDEFGHJKL on Diagram S.G. No. 2769/2002.*
- (d) *In terme van Artikel 6 van Ordonnansie 20 van 1986 is toestemming deur die gemagtigde plaaslike bestuur verleen vir die verdeling van die voormelde eiendom vide 121547/1993C.*

**B. Including the following servitudes which affect all the erven in the township:**

- (a) *Notarial Deed 1077/1963S: The servitude for sewerage purposes registered in favour of Erf No 3 Baragwanath Extension No 1, Johannesburg, measuring 10,9003 (TEN comma NINE NOUGHT NOUGHT THREE) hectares, as will more fully appear from the said Notarial Deed.*
- (b) *Notarial Deed K77/1987S: The perpetual servitude registered in favour of the Rand Water Board to convey and transmit water over the portion of the property measuring 7 203 square metres represented by the figure ABCDEF on Diagram S.G. No. A8779/1984.*
- (c) *Notarial Deed of Servitude K1937/1999S: The right and servitude of exclusive use in perpetuity in general terms with the exact location to be determined registered in favour of Aeroton Consolidated Gold Recoveries Limited.*
- (d) *The stormwater servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K4358/2015S indicated by the figure ABCDEFGHJKLMA on Servitude Diagram S.G. No. 4173/2014 as will more fully appear from reference to the aforesaid Notarial Deed.*
- (e) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K 4359/2015S indicated by the figure ABCDEFGHJKA on Servitude Diagram SG No. 4174/2014, as will more fully appear from reference to the aforesaid Notarial Deed.*
- (f) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K 4360/2015S the centre line of which servitude is indicated by the line AB on Servitude diagram S.G. No. 4171/2014 as will more fully appear from the aforesaid Notarial Deed.*

**3. CONDITIONS OF TITLE****A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):****(1) ALL ERVEN**

The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval 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.

**(2) ERVEN 908 AND 909**

- (a) (i) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the

aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(b) The local authority has limited the electricity supply to each erf to 300 kVA. Should the registered owner of any of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electricity contributions as determined by the local authority, shall become due and payable by such owner to the local authority, on demand.

(3) ERF 910

(a) The entire erf as indicated on the General Plan, is subject to a servitude for municipal purposes and right of way in favour of the local authority.

(b) The erf shall not be alienated or transferred into the name of any purchaser other than Diepkloof Market Property Owners Association (RF) NPC (Registration number 2015/014972/08) without the written consent of the local authority first having been obtained.

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

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

(1) ERVEN 908 AND 909

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 become and remain a member of the Diepkloof Market Property Owners Association (RF) NPC (Registration number 2015/014972/08) incorporated for the purpose of the community scheme ("the 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 such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.

**C. Conditions of Title imposed by the Department : Mineral Resources in terms of Section 68 (1) of the Mineral Act, 1991 (Act 50 of 1991) as amended:**

(1) ALL ERVEN

(a) As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner of each erf accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

**Hector Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 758/2015.



**PLAASLIKE OWERHEID KENNISGEWING 1732 VAN 2015**

WYSIGINGSKEMA 01-14158

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979 wat uit dieselfde grond as die dorp **Aeroton Uitbreiding 42** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-14158.

**Hector Makhubo**

**Adjunk Direkteur: Regsadministrasie**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 759/2015.

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**PLAASLIKE BESTUURSKENNISGEWING**  
**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Aeroton Uitbreiding 42** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

**BYLAE**

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BRIDGEPORT NR 24 EIENDOMS BEPERK (REGISTRASIENOMMER 2001/015942/07) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 181 ('N GEDEELTE VAN GEDEELTE 161) VAN DIE PLAAS DIEPKLOOF 319 IQ. GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES**

(1) NAAM

Die naam van die dorp is **Aeroton Uitbreiding 42**.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4178/2014.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpsreënier moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 19 September 2022 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir kommentaar.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpsreënier die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalinge van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 24 Augustus 2019 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(6) SUID-AFRIKAANSE NASIONALE PADAGENTSAP BEPERK

Die dorpsreënier moet voldoen aan die vereistes van die Suid-Afrikaanse Nasionale Padagentskap Beperk Departement soos uiteengesit in hulle skrywe gedateer 4 September 2012.

(7) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op goedgekeurde uitlegplan 01-XXXX/1.

(b) Toegang tot of uitgang vanuit die dorp sal slegs oor Erf 910 toegelaat word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk.

(8) ONTVANGS EN VERSORING VAN STORMWATERDREINERING

Die dorpsreënier moet reël dat die stormwaterdreinerings van die dorp inpas by dié van die aangrensende pad en dat alle stormwater wat van die pad afloop of afgelei word, ontvang en versorg word.

(9) VULLISVERWYDERING

Die dorpsreënier moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(10) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM of ESKOM dienste te verwyder of te vervang, moet die koste daarvan deur die dorpsreënier gedra word.

(11) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsreënier moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(12) BEPERKING OP DIE OORDRAG VAN 'N ERF

Erf 910 moet voor of gelyktydig met registrasie van die eerste oordrag van 'n erf/eenheid in die dorp en op koste van die dorpsreënier, slegs aan Diepkloof Market Eiendomseienaarsvereniging (NWO) RF (Registrasienuommer 2015/147972/08) oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erf en die ingenieursdienste binne die gemelde erf.

(13) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstruteer, insluitend die interne paaie en die stormwaterretikulasie asook die pad oor Erf 910, indien nog nie gebou. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(c) Nieteenstaande die bepalings van klousule 3.A. hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos hierbo beoog, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

## 2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige:-

### A. Uitgesonderd die volgende serwitute wat nie die dorp raak nie as gevolg van die ligging daarvan:

(a) *Notarial Deed 2424/1987S: The perpetual right of way registered in favour of the City Council of Johannesburg measuring 7 808 (SEVEN THOUSAND EIGHT HUNDRED AND EIGHT) square metres and represented by the figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R on Diagram S.G. No. 5359/1986.*

(b) *Notarial Deed K2490/1993S: The servitude of perpetual right of way in favour of the City Council of Johannesburg, measuring 2(two) metres wide, the centre line whereof is indicated by the line abcdef on Diagram S.G. No. 1370/2003.*

(c) *Notarial Deed of Servitude K1211/2003S: The perpetual servitude of right of way and access for the purpose of advertising, including the erection of advertising signs and boards registered in favour of IProp Limited, 20 metres wide as depicted by the figure lettered ABCDEFGHJ on Diagram S.G. No. 2770/2002 and as depicted by the figure lettered ABCDEFGHJKL on Diagram S.G. No. 2769/2002.*

(d) *In terme van Artikel 6 van Ordonnansie 20 van 1986 is toestemming deur die gemagtigde plaaslike bestuur verleen vir die verdeling van die voormelde eiendom vide 121547/1993C.*

### B. Insluitend die volgende serwitute wat al die erwe in die dorp raak:

- (a) *Notarial Deed 1077/1963S: The servitude for sewerage purposes registered in favour of Erf No 3 Baragwanath Extension No 1, Johannesburg, measuring 10,9003 (TEN comma NINE NOUGHT NOUGHT THREE) hectares, as will more fully appear from the said Notarial Deed.*
- (b) *Notarial Deed K77/1987S: The perpetual servitude registered in favour of the Rand Water Board to convey and transmit water over the portion of the property measuring 7 203 square metres represented by the figure ABCDEF on Diagram S.G. No. A8779/1984.*
- (c) *Notarial Deed of Servitude K1937/1999S: The right and servitude of exclusive use in perpetuity in general terms with the exact location to be determined registered in favour of Aeron Consolidated Gold Recoveries Limited.*
- (d) *The stormwater servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K4358/2015S indicated by the figure ABCDEFGHJKLMA on Servitude Diagram S.G. No. 4173/2014 as will more fully appear from reference to the aforesaid Notarial Deed.*
- (e) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K 4359/2015S indicated by the figure ABCDEFGHJKA on Servitude Diagram SG No. 4174/2014, as will more fully appear from reference to the aforesaid Notarial Deed.*
- (f) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K 4360/2015S the centre line of which servitude is indicated by the line AB on Servitude diagram S.G. No. 4171/2014 as will more fully appear from the aforesaid Notarial Deed.*

### 3. TITELVOORWAARDES

#### A. Titelvoorwaardes opgelê deur die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

##### (1) ALLE ERWE

Die erwe in die dorp is geleë in 'n area waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorp, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

##### (2) ERWE 908 EN 909

- (a) (i) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur

geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(b) Die plaaslike bestuur het die elektrisiteitskapasiteit tot elke erf tot 300kVA beperk. Indien die geregistreerde eienaar van enige van die erwe die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, op aanvraag verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(3) ERF 910

(a) Die hele erf soos aangedui op die Algemene Plan, is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

(b) Die erf mag nie vervreem of oorgedra word in naam van enige koper behalwe aan Diepkloof Market Eiendomseienaarsvereniging (NWO) RF (Registrasienuommer 2015/147972/08) sonder dat die skriftelike toestemming van die plaaslike bestuur eers vooraf verkry is nie.

**B. Titelvoorwaardes opgelê ten gunste van derde partye wat geregistreer /geskep moet word op die eerste registrasie van die betrokke erwe.**

Geen erf in die dorp mag oorgedra word, ook mag 'n Sertifikaat van Geregistreerde Titel nie geregistreer word nie, tensy die volgende voorwaardes en/of serwitute geregistreer is:

(1) ERWE 908 EN 909

Iedere en elke eienaar van 'n erf of eienaar van enige onderverdeelde gedeelte van die erf of eienaar van enige eenheid daarop, sal tydens oordrag 'n lid word en bly van Diepkloof Market Eiendomseienaarsvereniging (NWO) RF (Registrasienuommer 2015/147972/08) gestig vir die doeleindes van die gemeenskapskema ("die Vereniging") en sal onderworpe wees aan sy Memorandum van Inkorporasie totdat hy/sy ophou om 'n eienaar te wees en sodanige eienaar sal nie daarop geregtig wees om die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin of enige eenheid daarop, sonder 'n uitklaringsertifikaat van die Vereniging waarin gesertifiseer word dat die bepalings van die Memorandum van Inkorporasie nagekom is en dat die koper homself/haarself tot tevredenheid van die Vereniging verbind het om 'n lid van die Vereniging te word en te bly.

**C. Titelvoorwaardes opgelê deur die Departement: Mineralebronne ingevolge die bepalings van Artikel 68(1) van die Wet op Minerale, 1991 (Wet 50 van 1991) soos gewysig:**

(1) ALLE ERWE

(a) Aangesien elke erf deel vorm van 'n gebied wat ondermyn is en wat vatbaar mag wees vir insinking, grondversakking, skok of kraging as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar van elke erf alle aanspreeklikheid vir enige skade daaraan en aan enige struktuur daarop, wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraging.

**Hector Makhubo**

**Adjunk Direkteur: Regsadministrasie**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 758/2015.

**LOCAL AUTHORITY NOTICE 1733 OF 2015****AMENDMENT SCHEME 01-14837**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Aeroton Extension 44**. 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 01-14837.

**Hector Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 761/2015.

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**LOCAL AUTHORITY NOTICE**  
**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Aeroton Extension 44** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BLUE FALCON 237 TRADING PROPRIETARY LIMITED (REGISTRATION NUMBER 2013/134864/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 183 (A PORTION OF PORTION 161) OF THE FARM DIEPKLOOF 319 I.Q. HAS BEEN APPROVED.**

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

The name of the township is **Aeroton Extension 44**.

**(2) DESIGN**

The township consists of erven and a street as indicated on General Plan S.G. No. 4179/2014.

(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.

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

(a) Should the development of the township not been completed before 19 September 2022, 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).

(5) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 24 August 2019, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(6) SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

The township owner shall comply with the requirements of the South African National Roads Agency Limited as set out in their letter dated 4 September 2012.

(7) ACCESS

(a) No access to or egress from the township shall be permitted along the lines of no access as indicated on approved layout plan 16-12667/X.

(b) Access to or egress from the township shall only be permitted over Erf 910 Aero-ton Extension 42 to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent road and for all stormwater running off or being diverted from the road to 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 or ESKOM services, the cost thereof 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 required by the local authority to do so.

(12) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) 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 nor 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

(b) 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, including the road over Erf 910 Aeroton Extension 42, if not yet constructed. 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 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; and

(c) Notwithstanding the provisions of clause 3.A hereunder, the township owner shall, at its own costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated 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 in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

**A. Excluding the following servitudes which do not affect the township due to the location thereof:**

- (a) *Notarial Deed 2424/1987S: The perpetual right of way registered in favour of the City Council of Johannesburg measuring 7 808 (SEVEN THOUSAND EIGHT HUNDRED AND EIGHT) square metres and represented by the figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R on Diagram S.G. No. 5359/1986.*
- (b) *Notarial Deed K2490/1993S: The servitude of perpetual right of way in favour of the City Council of Johannesburg, measuring 2(two) metres wide, the centre line whereof is indicated by the line abcdef on Diagram S.G. No. 1370/2003.*
- (c) *Notarial Deed of Servitude K1211/2003S: The perpetual servitude of right of way and access for the purpose of advertising, including the erection of advertising signs and boards registered in favour of IProp Limited, 20 metres wide as depicted by the figure lettered ABCDEFGHJ on Diagram S.G. No. 2770/2002 and as depicted by the figure lettered ABCDEFGHJKL on Diagram S.G. No. 2769/2002.*
- (d) *In terme van Artikel 6 van Ordonnansie 20 van 1986 is toestemming deur die gemagtigde plaaslike bestuur verleen vir die verdeling van die voormelde eiendom vide 121547/1993C.*



**B. Including the following servitudes which affect all the erven in the township:**

- (a) *Notarial Deed 1077/1963S: The servitude for sewerage purposes registered in favour of Erf No 3 Baragwanath Extension No 1, Johannesburg, measuring 10,9003 (TEN comma NINE NOUGHT NOUGHT THREE) hectares, as will more fully appear from the said Notarial Deed.*
- (b) *Notarial Deed K77/1987S: The perpetual servitude registered in favour of the Rand Water Board to convey and transmit water over the portion of the property measuring 7 203 square metres represented by the figure ABCDEF on Diagram S.G. No. A8779/1984.*
- (c) *Notarial Deed of Servitude K1937/1999S: The right and servitude of exclusive use in perpetuity in general terms with the exact location to be determined registered in favour of Crown Consolidated Gold Recoveries Limited.*
- (d) *The stormwater servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K4358/2015S indicated by the figure abcea on Subdivisional Diagram S.G. No. 4177/2014 as will more fully appear from reference to the aforesaid Notarial Deed.*
- (e) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K 4359/2015S indicated by the figure ecdJe on Subdivisional Diagram SG No. 4177/2014, as will more fully appear from reference to the aforesaid Notarial Deed.*
- (f) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K 4360/2015S the centre line of which servitude is indicated by the line AB on diagram S.G. No. 4171/2014 as will more fully appear from the aforesaid Notarial Deed.*

**3. CONDITIONS OF TITLE****A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):****(1) ALL ERVEN**

The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval 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.

**(2) ERF 912**

- (a) (i) 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.

- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (b) The local authority has limited the electricity supply to the erf to 254 kVA. Should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electricity contributions as determined by the local authority, shall become due and payable by such owner to the local authority, on demand.
- (3) ERF 913
- (a) (i) 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (b) The local authority has limited the electricity supply to the erf to 274 kVA. Should the registered owner of the erf exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electricity contributions as determined by the local authority, shall become due and payable by such owner to the local authority, on demand.

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

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

(1) ERVEN 912 AND 913

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 become and remain a member of the Diepkloof Market Property Owners Association (RF) NPC (Registration number 2015/014972/08) incorporated for the purpose of the community scheme ("the 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 such Association certifying that the provisions of the Memorandum of Incorporation have been complied with and the purchaser has bound himself/herself to the satisfaction of the Association to become and remain a member of the Association.

**C. Conditions of Title imposed by the Department : Mineral Resources in terms of Section 68 (1) of the Mineral Act, 1991 (Act 50 of 1991) as amended:**

(1) ALL ERVEN

(a) As each erf forms part of land which is, or may be, undermined and may be liable to subsidence, settlement, shock or cracking due to mining operations past, present or future, the registered owner of each erf accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

**Hector Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 760/2015.

**PLAASLIKE OWERHEID KENNISGEWING 1733 VAN 2015**

WYSIGINGSKEMA 01-14837

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepaling van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979 wat uit dieselfde grond as die dorp **Aeroton Uitbreiding 44** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 01-14837.

**Hector Makhubo**

**Adjunk Direkteur: Regsadministrasie**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 761/2015.

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**PLAASLIKE BESTUURSKENNISGEWING  
VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Aeroton Uitbreiding 44** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

**BYLAE**

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BLUE FALCON 237 TRADING EIENDOMS BEPERK (REGISTRASIENOMMER 2013/134864/07) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 183 ('N GEDEELTE VAN GEDEELTE 161) VAN DIE PLAAS DIEPKLOOF 319 IQ. GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES**

(1) NAAM

Die naam van die dorp is **Aeroton Uitbreiding 44**.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4179/2014.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 19 September 2022 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir kommentaar.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(5) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 24 Augustus 2019 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir herooringing.

(6) SUID-AFRIKAANSE NASIONALE PADAGENTSAP BEPERK

Die dorpseienaar moet voldoen aan die vereistes van die Suid-Afrikaanse Nasionale Padagentskap Beperk Departement soos uiteengesit in hulle skrywe gedateer 4 September 2012.

(7) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op goedgekeurde uitlegplan 16-12667/X.

(b) Toegang tot of uitgang vanuit die dorp sal slegs oor Erf 910 Aero-ton Uitbreiding 42 toegelaat word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk.

(8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpseienaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende pad en dat alle stormwater wat van die pad afloop of afgelei word, ontvang en versorg word.

(9) VULLISVERWYDERING

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(10) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM of ESKOM dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

(11) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(12) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseienaar moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne paaie en die stormwaterretikulasie. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreeer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom asook die pad oor Erf 910 Aeroton Uitbreiding 42, indien nog nie gebou. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(c) Nieteenstaande die bepalings van klousule 3.A. hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos hierbo beoog, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

## 2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige:-

### A. Uitgesonderd die volgende serwitute wat nie die dorp raak nie as gevolg van die ligging daarvan:

- (a) *Notarial Deed 2424/1987S: The perpetual right of way registered in favour of the City Council of Johannesburg measuring 7 808 (SEVEN THOUSAND EIGHT HUNDRED AND EIGHT) square metres and represented by the figure A,B,C,D,E,F,G,H,J,K,L,M,N,P,Q,R on Diagram S.G. No. 5359/1986.*
- (b) *Notarial Deed K2490/1993S: The servitude of perpetual right of way in favour of the City Council of Johannesburg, measuring 2(two) metres wide, the centre line whereof is indicated by the line abcdef on Diagram S.G. No. 1370/2003.*
- (c) *Notarial Deed of Servitude K1211/2003S: The perpetual servitude of right of way and access for the purpose of advertising, including the erection of advertising signs and boards registered in favour of IProp Limited, 20 metres wide as depicted by the figure lettered ABCDEFGHJ on Diagram S.G. No. 2770/2002 and as depicted by the figure lettered ABCDEFGHJKL on Diagram S.G. No. 2769/2002.*
- (d) *In terme van Artikel 6 van Ordonnansie 20 van 1986 is toestemming deur die gemagtigde plaaslike bestuur verleen vir die verdeling van die voormelde eiendom vide 121547/1993C.*

### B. Insluitend die volgende serwitute wat al die erwe in die dorp raak:

- (a) *Notarial Deed 1077/1963S: The servitude for sewerage purposes registered in favour of Erf No 3 Baragwanath Extension No 1, Johannesburg, measuring 10,9003 (TEN comma NINE NOUGHT NOUGHT THREE) hectares, as will more fully appear from the said Notarial Deed.*
- (b) *Notarial Deed K77/1987S: The perpetual servitude registered in favour of the Rand Water Board to convey and transmit water over the portion of the property measuring 7 203 square metres represented by the figure ABCDEF on Diagram S.G. No. A8779/1984.*

- (c) *Notarial Deed of Servitude K1937/1999S: The right and servitude of exclusive use in perpetuity in general terms with the exact location to be determined registered in favour of Crown Consolidated Gold Recoveries Limited.*
- (d) *The stormwater servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K4358/2015S indicated by the figure abcea on Subdivisional Diagram S.G. No. 4177/2014 as will more fully appear from reference to the aforesaid Notarial Deed.*
- (e) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality, in terms of Notarial Deed of Servitude No. K 4359/2015S indicated by the figure ecdJe on Subdivisional Diagram SG No. 4177/2014, as will more fully appear from reference to the aforesaid Notarial Deed.*
- (f) *The sewer servitude registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K 4360/2015S the centre line of which servitude is indicated by the line AB on diagram S.G. No. 4171/2014 as will more fully appear from the aforesaid Notarial Deed.*

### 3. TITELVOORWAARDES

#### A. Titelvoorwaardes opgelê deur die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

##### (1) ALLE ERWE

Die erwe in die dorp is geleë in 'n area waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorp, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

##### (2) ERF 912

- (a) (i) Die erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(b) Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 254 kVA beperk. Indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, op aanvraag verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

(2) ERF 913

- (a) (i) Die erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

(b) Die plaaslike bestuur het die elektrisiteitskapasiteit tot die erf tot 274 kVA beperk. Indien die geregistreerde eienaar van die erf die kapasiteit oorskry of indien 'n aansoek om sodanige kapasiteit te oorskry, ingedien word by die plaaslike bestuur, sal addisionele elektrisiteitsbydraes soos bepaal deur die plaaslike bestuur, op aanvraag verskuldig en betaalbaar wees aan die plaaslike bestuur deur sodanige eienaar.

**B. Titelvoorwaardes opgelê ten gunste van derde partye wat geregistreer /geskep moet word op die eerste registrasie van die betrokke erwe.**

Geen erf in die dorp mag oorgedra word, ook mag 'n Sertifikaat van Geregistreerde Titel nie geregistreer word nie, tensy die volgende voorwaardes en/of serwitute geregistreer is:

(1) ERWE 912 EN 913

Iedere en elke eienaar van 'n erf of eienaar van enige onderverdeelde gedeelte van die erf of eienaar van enige eenheid daarop, sal tydens oordrag 'n lid word en bly van Diepkloof Market Eiendomseienaarsvereniging (NWO) RF (Registrasienuommer 2015/147972/08) gestig vir die doeleindes van die gemeenskapskema ("die Vereniging") en sal onderworpe wees aan sy Memorandum van Inkorporasie totdat hy/sy ophou om 'n eienaar te wees en sodanige eienaar sal nie daarop geregtig wees om die erf of enige onderverdeelde gedeelte daarvan of enige belang daarin of enige eenheid daarop, sonder 'n uitklaringsertifikaat van die Vereniging waarin gesertifiseer word dat die bepalings van die Memorandum van Inkorporasie nagekom is en dat die koper homself/haarself tot tevredenheid van die Vereniging verbind het om 'n lid van die Vereniging te word en te bly.



**C. Titelvoorwaardes opgelê deur die Departement: Mineralebronne ingevolge die bepalinge van Artikel 68(1) van die Wet op Minerale, 1991 (Wet 50 van 1991) soos gewysig:**

(1) ALLE ERWE

(a) Aangesien elke erf deel vorm van 'n gebied wat ondermyn is en wat vatbaar mag wees vir insinking, grondversakking, skok of kraking as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar van elke erf alle aanspreeklikheid vir enige skade daaraan en aan enige struktuur daarop, wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraking.

**Hector Makhubo**

**Adjunk Direkteur: Regsadministrasie**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 760/2015.

**LOCAL AUTHORITY NOTICE 1734 OF 2015****AMENDMENT SCHEME 07-14668**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of **President Park Extension 68**. Map 3 and the scheme clauses of the amendment schemes are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme 07-14668.

**Hector Makhubo**

**Deputy Director: Legal Administration**

**City of Johannesburg Metropolitan Municipality**

Notice No. 774/2015.

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**LOCAL AUTHORITY NOTICE**  
**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **President Park Extension 68** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF LOVE TRUST (REGISTRATION NUMBER IT324/2009) (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 217 (A PORTION OF PORTION 2) OF THE FARM ALLANDALE 10 IR. HAS BEEN APPROVED.**

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

The name of the township is **President Park Extension 68**.

**(2) DESIGN**

The township consists of erven and the roads as indicated on General Plan S.G. No. 2181/2015.

**(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.

**(4) ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township for the provision of electricity to the township.

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

(a) Should the development of the township not been completed before 15 September 2024, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

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

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 21 May 2020, 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 off Steyn Road to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the 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) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erf 197 and Erf 198, to the local authority for approval. The consolidation may not be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and the erven to be consolidated, have been submitted or paid to the said local authority.

(b) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven 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 such certificate had been issued by ESKOM; and

(c) 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 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

(d) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of 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 in the township, may not be alienated or transferred into the name of a purchaser nor 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; and

(e) Notwithstanding the provisions of clause 3.A.(1)(a) hereunder, the township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated above. Erven 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 or will be protected to the satisfaction of the local authority.

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

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

## **3. CONDITIONS OF TITLE.**

### **A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).**

#### **(1) ALL ERVEN**

- (a) (i) Each erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(b) 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.

**Hector Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 773/2015.

**PLAASLIKE OWERHEID KENNISGEWING 1734 VAN 2015**

WYSIGINGSKEMA 07-14668

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanningskema, 1976 wat uit dieselfde grond as die dorp **President Park Uitbreiding 68** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye. Hierdie wysiging staan bekend as Wysigingskema 07-14668.

**Hector Makhubo****Adjunk Direkteur: Regsadministrasie****Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennissgewing Nr 774/2015.

**PLAASLIKE BESTUURSKENNISGEWING  
VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **President Park Uitbreiding 68** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

**BYLAE**

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE VOORLOPIGE TRUSTEES VAN LOVE TRUST (REGISTRASIENOMMER IT324/2009) (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 217 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS ALLANDAL 10 IR GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES****(1) NAAM**Die naam van die dorp is **President Park Uitbreiding 68**.**(2) ONTWERP**

Die dorp bestaan uit erwe die paaie soos aangedui op Algemene Plan LG Nr 2181/2015.

**(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE**

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot die tevredenheid van die plaaslike bestuur.

**(4) ELEKTRISITEIT**

Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan of in die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer, vir die voorsiening van elektrisiteit aan die dorp.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 15 September 2024 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir kommentaar.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseniener die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(6) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 21 Mei 2020 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(7) TOEGANG

Toegang tot of uitgang vanuit die dorp moet vanuit Steynweg voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk.

(8) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpseniener moet reël dat die stormwaterdreinering van die dorp inpas by dié van die aangrensende paaie en dat alle stormwater wat van die paaie afloop of afgelei word, ontvang en versorg word.

(9) VULLISVERWYDERING

Die dorpseniener moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

(10) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM of ESKOM dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseniener gedra word.

(11) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseniener moet op sy eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(12) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIËLE VERBINDING VAN ERWE

(a) Die dorpseniener moet op sy eie koste, na proklamasie van die dorp, 'n aansoek vir toestemming om Erf 197 en Erf 198 te konsolideer, by die plaaslike bestuur indin vir goedkeuring. Die konsolidasie mag nie geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste aan die dorp en die erwe wat gekonsolideer gaan word, aan die plaaslike bestuur gelewer of betaal is.

(b) Die dorpseniener moet 'n sertifikaat uitgereik deur ESKOM wat bevestig dat aanvaarbare finansiële reëlings met betrekking tot die voorsiening van elektrisiteit, getref is, by die plaaslike bestuur indien. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseniener geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat sodanige sertifikaat deur ESKOM uitgereik is; en

(c) Die dorpseniener moet op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne paaie en die stormwaterretikulasie. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseniener geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en

(d) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(e) Nieteenstaande die bepalings van klousule 3.A.(1)(a) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos hierbo beoog, te beskerm. Erwe in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreeerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

## 2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

## 3. TITELVOORWAARDES

### A. Titelvoorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

#### (1) ALLE ERWE

- (a) (i) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (b) Die erwe in die dorp is geleë in 'n area waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorp, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

**Hector Makhubo**

**Adjunk Direkteur: Regsadministrasie**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 773/2015.









# IMPORTANT

## Information

### from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.

#### GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
3. Notices brought into GPW by "walk-in" customers on electronic media can only be submitted in Adobe electronic form format. This means that any notice submissions not on an Adobe electronic form that are submitted by the customer on electronic media will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
4. All customers who walk in to GPW that wish to submit a notice that is not on an electronic Adobe form will be routed to the Contact Centre where the customer will be taken through the completion of the form by a GPW representative. Where a customer walks into GPW with a stack of hard copy notices delivered by a messenger on behalf of a newspaper the messenger must be referred back to the sender as the submission does not adhere to the submission rules.
5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – [www.gpwonline.co.za](http://www.gpwonline.co.za))
7. Incorrectly completed forms and notices submitted in the wrong format will be rejected to the customer to be corrected and resubmitted. Assistance will be available through the Contact Centre should help be required when completing the forms. (012-748 6200 or email [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za))
8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za).



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