

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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Vol. 22

**PRETORIA**  
21 DECEMBER 2016  
21 DESEMBER 2016

**No. 407**

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DEPARTMENT OF HEALTH

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**REPUBLIC OF SOUTH AFRICA**

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20 October 2016

Dear Value Customers

The 27<sup>th</sup> of December 2016 has been declared as a public holiday by the State President Mr Jacob Zuma.

For this reason, the closing date of all gazettes during that week will be a day before scheduled dates as published in the gazette or on the website.

Sincerely,

Maureen Toka  
Acting Assistant Director: Publications  
(Tel): 012 748-6066

**IMPORTANT NOTICE:**

**THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.**

**No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.**

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## Closing times for **ORDINARY WEEKLY** **2017** GAUTENG PROVINCIAL GAZETTE

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

- **21 December**, Wednesday, for the issue of Wednesday **04 January 2017**
- **28 December**, Wednesday, for the issue of Wednesday **11 January 2017**
- **04 January**, Wednesday, for the issue of Wednesday **18 January 2017**
- **11 January**, Wednesday, for the issue of Wednesday **25 January 2017**
- **18 January**, Wednesday, for the issue of Wednesday **01 February 2017**
- **25 January**, Wednesday, for the issue of Wednesday **08 February 2017**
- **01 February**, Wednesday, for the issue of Wednesday **15 February 2017**
- **08 February**, Wednesday, for the issue of Wednesday **22 February 2017**
- **15 February**, Wednesday, for the issue of Wednesday **01 March 2017**
- **22 February**, Wednesday, for the issue of Wednesday **08 March 2017**
- **01 March**, Wednesday, for the issue of Wednesday **15 March 2017**
- **08 March**, Wednesday, for the issue of Wednesday **22 March 2017**
- **15 March**, Wednesday, for the issue of Wednesday **29 March 2017**
- **22 March**, Wednesday, for the issue of Wednesday **05 April 2017**
- **29 March**, Wednesday, for the issue of Wednesday **12 April 2017**
- **05 April**, Wednesday, for the issue of Wednesday **19 April 2017**
- **12 April**, Wednesday, for the issue of Wednesday **26 April 2017**
- **19 April**, Wednesday, for the issue of Wednesday **03 May 2017**
- **26 April**, Wednesday, for the issue of Wednesday **10 May 2017**
- **03 May**, Wednesday, for the issue of Wednesday **17 May 2017**
- **10 May**, Wednesday, for the issue of Wednesday **24 May 2017**
- **17 May**, Wednesday, for the issue of Wednesday **31 May 2017**
- **24 May**, Wednesday, for the issue of Wednesday **07 June 2017**
- **31 May**, Wednesday, for the issue of Wednesday **14 June 2017**
- **07 June**, Wednesday, for the issue of Wednesday **21 June 2017**
- **14 June**, Wednesday, for the issue of Wednesday **28 June 2017**
- **21 June**, Wednesday, for the issue of Wednesday **05 July 2017**
- **28 June**, Wednesday, for the issue of Wednesday **12 July 2017**
- **05 July**, Wednesday, for the issue of Wednesday **19 July 2017**
- **12 July**, Wednesday, for the issue of Wednesday **26 July 2017**
- **19 July**, Wednesday, for the issue of Wednesday **02 August 2017**
- **26 July**, Wednesday, for the issue of Wednesday **09 August 2017**
- **02 August**, Wednesday, for the issue of Wednesday **16 August 2017**
- **08 August**, Tuesday, for the issue of Wednesday **23 August 2017**
- **16 August**, Wednesday, for the issue of Wednesday **30 August 2017**
- **23 August**, Wednesday, for the issue of Wednesday **06 September 2017**
- **30 August**, Wednesday, for the issue of Wednesday **13 September 2017**
- **06 September**, Wednesday, for the issue of Wednesday **20 September 2017**
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- **04 October**, Wednesday, for the issue of Wednesday **18 October 2017**
- **11 October**, Wednesday, for the issue of Wednesday **25 October 2017**
- **18 October**, Wednesday, for the issue of Wednesday **01 November 2017**
- **25 October**, Wednesday, for the issue of Wednesday **08 November 2017**
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- **08 November**, Wednesday, for the issue of Wednesday **22 November 2017**
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- **22 November**, Wednesday, for the issue of Wednesday **06 December 2017**
- **29 November**, Wednesday, for the issue of Wednesday **13 December 2017**
- **06 December**, Wednesday, for the issue of Wednesday **20 December 2017**
- **13 December**, Wednesday, for the issue of Wednesday **27 December 2017**

# LIST OF TARIFF RATES FOR PUBLICATION OF NOTICES

**COMMENCEMENT: 1 APRIL 2016**

## NATIONAL AND PROVINCIAL

Notice sizes for National, Provincial & Tender gazettes 1/4, 2/4, 3/4, 4/4 per page. Notices submitted will be charged at R1000 per full page, pro-rated based on the above categories.

Pricing for National, Provincial - Variable Priced Notices		
Notice Type	Page Space	New Price (R)
Ordinary National, Provincial	1/4 - Quarter Page	250.00
Ordinary National, Provincial	2/4 - Half Page	500.00
Ordinary National, Provincial	3/4 - Three Quarter Page	750.00
Ordinary National, Provincial	4/4 - Full Page	1000.00

## EXTRA-ORDINARY

All Extra-ordinary National and Provincial gazette notices are non-standard notices and attract a variable price based on the number of pages submitted.

The pricing structure for National and Provincial notices which are submitted as **Extra ordinary submissions** will be charged at **R3000** per page.

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

The **Government Printing Works (GPW)** has established rules for submitting notices in line with its electronic notice processing system, which requires the use of electronic *Adobe Forms*. Please ensure that you adhere to these guidelines when completing and submitting your notice submission.

### CLOSING TIMES FOR ACCEPTANCE OF NOTICES

1. The *Government Gazette* and *Government Tender Bulletin* are weekly publications that are published on Fridays and the closing time for the acceptance of notices is strictly applied according to the scheduled time for each gazette.
2. Please refer to the Submission Notice Deadline schedule in the table below. This schedule is also published online on the Government Printing works website [www.gpwonline.co.za](http://www.gpwonline.co.za)

All re-submissions will be subject to the standard cut-off times.

**All notices received after the closing time will be rejected.**

Government Gazette Type	Publication Frequency	Publication Date	Submission Deadline	Cancellations Deadline
National Gazette	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 12h00 - 3 days prior to publication
Regulation Gazette	Weekly	Friday	Friday 15h00, to be published the following Friday	Tuesday, 12h00 - 3 days prior to publication
Petrol Price Gazette	As required	First Wednesday of the month	One week before publication	3 days prior to publication
Road Carrier Permits	Weekly	Friday	Thursday 15h00, to be published the following Friday	3 days prior to publication
Unclaimed Monies (justice, labour or lawyers)	January / As required 2 per year	Any	15 January / As required	3 days prior to publication
Parliament (acts, white paper, green paper)	As required	Any		3 days prior to publication
Manuals	As required	Any	None	None
State of Budget (National Treasury)	Monthly	Any	7 days prior to publication	3 days prior to publication
Legal Gazettes A, B and C	Weekly	Friday	One week before publication	Tuesday, 12h00 - 3 days prior to publication
Tender Bulletin	Weekly	Friday	Friday 15h00 for next Friday	Tuesday, 12h00 - 3 days prior to publication
Gauteng	Weekly	Wednesday	Two weeks before publication	3 days after submission deadline
Eastern Cape	Weekly	Monday	One week before publication	3 days prior to publication
Northern Cape	Weekly	Monday	One week before publication	3 days prior to publication
North West	Weekly	Tuesday	One week before publication	3 days prior to publication
KwaZulu-Natal	Weekly	Thursday	One week before publication	3 days prior to publication
Limpopo	Weekly	Friday	One week before publication	3 days prior to publication
Mpumalanga	Weekly	Friday	One week before publication	3 days prior to publication
Gauteng Liquor License Gazette	Monthly	Wednesday before the First Friday of the month	Two weeks before publication	3 days after submission deadline
Northern Cape Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
National Liquor License Gazette	Monthly	First Friday of the month	Two weeks before publication	3 days after submission deadline
Mpumalanga Liquor License Gazette	2 per month	Second & Fourth Friday	One week before	3 days prior to publication

**GOVERNMENT PRINTING WORKS - BUSINESS RULES****NOTICE SUBMISSION PROCESS**

3. Download the latest *Adobe* form, for the relevant notice to be placed, from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.co.za).
4. The *Adobe* form needs to be completed electronically using *Adobe Acrobat / Acrobat Reader*. Only electronically completed *Adobe* forms will be accepted. No printed, handwritten and/or scanned *Adobe* forms will be accepted.
5. The completed electronic *Adobe* form has to be submitted via email to [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za). The form needs to be submitted in its original electronic *Adobe* format to enable the system to extract the completed information from the form for placement in the publication.
6. Each notice submission should be sent as a single email. The email should contain **all documentation relating to a particular notice submission**, each as a separate attachment:
  - 6.1. Electronically completed *Adobe* form, specific to the type of notice that is to be placed.
    - 6.1.1. For National *Government Gazette* or *Provincial Gazette* notices, the notices must be accompanied by an electronic Z95 or Z95Prov *Adobe* form
    - 6.1.2. The notice content (body copy) **MUST** be a separate attachment.
  - 6.2. Proof of Payment / Purchase Order: **Government Printing Works** account customer must include a copy of their Purchase Order. **Non-Government Printing Works** account customer needs to submit the proof of payment for the notice
  - 6.3. Where separate notice content is applicable (Z95, Z95 Prov and TForm 3, it should also be attached as a separate attachment. (See specifications below, point 11).
  - 6.4. Any additional notice information if applicable.
7. The electronic *Adobe* form will be taken as the primary source for the notice information to be published. Instructions that are on the email body or covering letter that contradicts the notice form content will not be considered. The information submitted on the electronic *Adobe* form will be published as-is.
8. To avoid duplicated publication of the same notice and double billing, Please submit your notice **ONLY ONCE**.
9. Notices brought to **GPW** by "walk-in" customers on electronic media can only be submitted in *Adobe* electronic form format. All "walk-in" customers with notices that are not on electronic *Adobe* forms will be routed to the Contact Centre where they will be assisted to complete the forms in the required format.
10. Should a customer submit a bulk submission of hard copy notices delivered by a messenger on behalf of any organisation e.g. newspaper publisher, the messenger will be referred back to the sender as the submission does not adhere to the submission rules.

**GOVERNMENT PRINTING WORKS - BUSINESS RULES****COPY (SEPARATE NOTICE CONTENT DOCUMENT)**

11. Where the copy is part of a separate attachment document for Z95, Z95Prov and TForm03
  - 11.1. Copy of notices must be supplied in a separate document and may not constitute part of any covering letter, purchase order, proof of payment or other attached documents.

The content document should contain only one notice. (You may include the different translations of the same notice in the same document).
  - 11.2. The notice should be set on an A4 page, with margins and fonts set as follows:

Page size = A4 Portrait with page margins: Top = 40mm, LH/RH = 16mm, Bottom = 40mm;  
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

Page size = A4 Landscape with page margins: Top = 16mm, LH/RH = 40mm, Bottom = 16mm;  
Use font size: Arial or Helvetica 10pt with 11pt line spacing;

**CANCELLATIONS**

12. Cancellation of notice submissions are accepted by **GPW** according to the deadlines stated in the table above in point 2. Non-compliance to these deadlines will result in your request being failed. Please pay special attention to the different deadlines for each gazette. Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.
13. Requests for cancellation must be sent by the original sender of the notice and must be accompanied by the relevant notice reference number (N-) in the email body.

**AMENDMENTS TO NOTICES**

14. With effect from 01 October 2015, **GPW** will not longer accept amendments to notices. The cancellation process will need to be followed according to the deadline and a new notice submitted thereafter for the next available publication date.

**REJECTIONS**

15. All notices not meeting the submission rules 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)). Reasons for rejections include the following:
  - 15.1. Incorrectly completed forms and notices submitted in the wrong format, will be rejected.
  - 15.2. Any notice submissions not on the correct *Adobe* electronic form, will be rejected.
  - 15.3. Any notice submissions not accompanied by the proof of payment / purchase order will be rejected and the notice will not be processed.
  - 15.4. Any submissions or re-submissions that miss the submission cut-off times will be rejected to the customer. The Notice needs to be re-submitted with a new publication date.



**GOVERNMENT PRINTING WORKS - BUSINESS RULES****APPROVAL OF NOTICES**

16. Any notices other than legal notices are subject to the approval of the Government Printer, who may refuse acceptance or further publication of any notice.
17. No amendments will be accepted in respect to separate notice content that was sent with a Z95 or Z95Prov notice submissions. The copy of notice in layout format (previously known as proof-out) is only provided where requested, for Advertiser to see the notice in final Gazette layout. Should they find that the information submitted was incorrect, they should request for a notice cancellation and resubmit the corrected notice, subject to standard submission deadlines. The cancellation is also subject to the stages in the publishing process, i.e. If cancellation is received when production (printing process) has commenced, then the notice cannot be cancelled.

**GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY**

18. The Government Printer will assume no liability in respect of—
  - 18.1. any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
  - 18.2. erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;
  - 18.3. any editing, revision, omission, typographical errors or errors resulting from faint or indistinct copy.

**LIABILITY OF ADVERTISER**

19. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

**CUSTOMER INQUIRIES**

Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While **GPW** deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

**GPW** has a 2-working day turnaround time for processing notices received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

20. Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
21. Requests for Quotations (RFQs) should be received by the Contact Centre at least **2 working days** before the submission deadline for that specific publication.

## GOVERNMENT PRINTING WORKS - BUSINESS RULES

### PAYMENT OF COST

22. The Request for Quotation for placement of the notice should be sent to the Gazette Contact Centre as indicated above, prior to submission of notice for advertising.
23. Payment should then be made, or Purchase Order prepared based on the received quotation, prior to the submission of the notice for advertising as these documents i.e. proof of payment or Purchase order will be required as part of the notice submission, as indicated earlier.
24. Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the Gazette Contact Centre, **Government Printing Works**, Private Bag X85, Pretoria, 0001 email: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za) before publication.
25. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and future notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or electronic funds transfer into the **Government Printing Works** banking account.
26. In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the **Government Printing Works**.
27. The **Government Printing Works** reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the List of Fixed Tariff Rates, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

### PROOF OF PUBLICATION

28. Copies of any of the *Government Gazette* or *Provincial Gazette* can be downloaded from the **Government Printing Works** website [www.gpwonline.co.za](http://www.gpwonline.co.za) free of charge, should a proof of publication be required.
29. Printed copies may be ordered from the Publications department at the ruling price. The **Government Printing Works** will assume no liability for any failure to post or for any delay in despatching of such *Government Gazette*(s).

## GOVERNMENT PRINTING WORKS CONTACT INFORMATION

**Physical Address:**

**Government Printing Works**  
149 Bosman Street  
Pretoria

**Postal Address:**

Private Bag X85  
Pretoria  
0001

**GPW Banking Details:**

**Bank:** ABSA Bosman Street  
**Account No.:** 405 7114 016  
**Branch Code:** 632-005

**For Gazette and Notice submissions:** Gazette Submissions:

**For queries and quotations, contact:** Gazette Contact Centre:

**E-mail:** [submit.egazette@gpw.gov.za](mailto:submit.egazette@gpw.gov.za)

**E-mail:** [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)

**Tel:** 012-748 6200

**Contact person for subscribers:** Mrs M. Toka:

**E-mail:** [subscriptions@gpw.gov.za](mailto:subscriptions@gpw.gov.za)

**Tel:** 012-748-6066 / 6060 / 6058

**Fax:** 012-323-9574

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 171 OF 2016****EMFULENI LOCAL MUNICIPALITY**  
**GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996****ERF 744 VANDERBIJL PARK SOUTH EAST 7**

It is hereby notified in terms of Section 6(8) of the Gauteng Removal of Restrictions Act, 1996 that the Emfuleni Local Municipality of Vanderbijlpark has approved the following:

Removal of conditions C(a),(b)&(c) as contained in Deed of Transfer T045857/07 and simultaneous approved the rezoning of abovementioned erf from "Residential 1" to "Special" for student housing only, a restaurant and takeaways, internet café and hairdressing saloon and for the relaxation of the building line, subject to conditions.

The above will come into operation on 21 December 2016.

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

This amendment scheme is known as Vanderbijlpark Amendment Scheme H1365.

**Y CHAMDA, ACTING MUNICIPAL MANAGER**

21 December 2016

Notice Number : DP48/2016

**PROKLAMASIE 171 VAN 2016****EMFULENI PLAASLIKE MUNISIPALITEIT**  
**GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996****ERF 744 VANDERBIJL PARK SOUTH EAST 7**

Hierby word ooreenkomstig die bepalings van artikel 6(8) van Gauteng Wet op Opheffing van Beperkings, 1996, bekend gemaak dat die Emfuleni Plaaslike Munisipaliteit van Vanderbijlpark die volgende goedgekeur het:

Opheffing van voorwaardes C(a),(b)&(c) soos vervat in Titel Akte T045857/07, en gelyktydig daarmee saam die hersonering van bogenoemde erf vanaf "Residensieel 1" na "Spesiaal" met 'n bylae vir studente behuising alleenlik, 'n restaurant en wegneemetes, 'n internet kafee en haarsalon en die verslapping van die boulyn, onderhewig aan voorwaardes.

Bogenoemde tree in werking op 21 Desember 2016

Kaart 3 en Skema Klousules van hierdie wysigingskema word in bewaring gehou deur die Adjunk Munisipale Bestuurder: Ekonomiese & Ontwikkelingsbeplanning (Grondgebruik), 1ste vloer, Ou Trustbank Gebou, h/v Pres Kruger en Eric Louwstrate Vanderbijlpark, en is gedurende normale kantoorure vir inspeksie beskikbaar.

Hierdie wysigingskema staan bekend as Vanderbijlpark Wysigingskema H1365.

**Y CHAMDA, WAARNEMENDE MUNISIPALE BESTUURDER**

21 Desember 2016

Kennisgewingnommer: DP48/2016

**PROCLAMATION 172 OF 2016**  
**RAND WEST CITY LOCAL MUNICIPALITY**  
**RANDFONTEIN AMENDMENT SCHEME 688 (ANNEXURE 444)**

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Rand West City Local Municipality has approved an amendment scheme with regard to the land in the township **Greenhills Extension 11** being an amendment of the Randfontein Town Planning Scheme, 1988.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Rand West City Local Municipality and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as **Randfontein Amendment Scheme 688 (Annexure 444)**.

T. C. NDLOVU  
**MUNICIPAL MANAGER**  
**Notice No. 15/2016**  
**December 2016**

-----  
**LOCAL AUTHORITY NOTICE**

**RAND WEST CITY LOCAL MUNICIPALITY**  
**NOTICE ..... OF 2016**  
**DECLARATION OF GREENHILLS EXTENSION 11 AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Rand West City Local Municipality hereby declares the township **Greenhills Extension 11** 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 SUMMERLANE TRADING 73 (PTY) LTD, (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 128 OF THE FARM RANDFONTEIN NO. 247, REGISTRATION DIVISION I.Q. HAS BEEN APPROVED.**

**1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE OPENING OF THE TOWNSHIP REGISTER AND THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**  
**1.1 PROVISION AND INSTALLATION OF SERVICES**

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

**1.2 GENERAL**

(a) The applicant shall satisfy the Randfontein Local Municipality that:

- i. the relevant amendment scheme (in terms of section 125 of the Town Planning and Township Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township and approved township;
- ii. satisfactory access is available to the township and that a public street system is available to all erven in the township;
- iii. the portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of the Municipality's services, must be acquired by the township owner;
- iv. the name of the township as well as the street names have been approved;

(b) The applicant shall comply with the provisions of sections 72, 75 and 101 of the Town Planning and Township Ordinance 15 of 1986.

**2. CONDITIONS OF ESTABLISHMENT**

**2.1 NAME**

The name of the township shall be **Greenhills Extention 11**.

**2.2 DESIGN**

The township shall consist of erven and streets as indicated on **General Plan SG No 4051/2011**.

**2.3 RECEIVING AND DISPOSAL OF STORM-WATER**

The township owner shall arrange the storm-water drainage of the township in such a way as to fit in with that of Tambotie Street and he shall receive and dispose of the storm-water running off or being diverted from the street.

**2.4 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## **2.5 CONSOLIDATION OF ERVEN**

The township owner shall at his own expense have erven 2258 and 2259 in the township consolidated. The Randfontein Local Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

## **2.6 DEMOLITION OF BUILDINGS AND STRUCTURES**

When required by the Randfontein Local Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Randfontein Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

## **2.7 REMOVAL OF LITTER**

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

## **2.8 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES**

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## **2.9 ELECTRICITY**

The township owner must, at the request of the Local Municipality, submit a detailed scheme with plans, specifications and electricity demand for the provision of an internal reticulation network, including link services, connections and mini-substations, for approval.

## **2.10 WATER**

The township owner must, at the request of the Local Municipality, submit a detailed scheme with plans, specifications and demand for the provision of water supply.

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

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

### **A. Excluding the following which do not affect the Township due to its wording:**

- (a) Except with the written approval of the Administrator the land may be used solely for the establishment of a township thereon, on the establishment of which this condition shall lapse.

### **B. Including the following which does affect the Township and shall be made applicable to the individual erven in the Township:**

- (a) The former Remaining Extent of the farm Randfontein No. 247, Registration Division I.Q., District RANDFONTEIN, measuring as such 1119, 2869 hectares (a portion whereof is hereby transferred), is subject to a Servitude of Right of Way for roadway purposes together with ancillary rights in favour of the Town Council of Randfontein, as will more fully appear from Notarial Deed of Servitude No. 964/73S with diagram S.G. No. A5468/68 annexed, registered this day.

**4 CONDITIONS OF TITLE****A. Conditions of Title imposed in favour of the Randfontein Local Municipality in terms of the provisions of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).****1 ALL ERVEN**

- (a) The erf shall be subject to a servitude 2 metres wide for municipal services (water, sewer, electricity and storm-water) (herein after referred to as "the services"), in favour of the Randfontein Local Municipality, along any two boundaries, excepting a street boundary and, in case of a pan-handle erf, an additional servitude for municipal purposes, 2 metres wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 metres thereof.
- (c) The Randfontein Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion is regards necessary and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

**2 ERF 2259**

The erf shall be subject to a servitude for stormwater purposes of 3m wide along the eastern boundary in favour of the Randfontein Local Municipality, as indicated on the general plan.

**3 ERF 2258**

The erf shall be subject to a servitude for electrical substation purposes in favour of the Randfontein Local Municipality, as indicated on the general plan.

T. C. NDLOVU

**MUNICIPAL MANAGER**

**Notice No. 15/2016 06 December 2016**

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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

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**PROVINCIAL NOTICE 973 OF 2016****GAUTENG GAMBLING ACT, 1995****APPLICATION FOR AMENDMENT OF BOOKMAKER'S LICENCE**

Notice is hereby given that Ulongi Investments 11 (Pty) Ltd from Shop 1, Sebokeng Shopping Complex, 3 Moshoeshoe street, Unit 10, Sebokeng, Vereniging intends submitting an application to the Gauteng Gambling Board for an amendment of a bookmaker's licence, to relocate from Shop 1, Sebokeng Shopping Complex, 3 Moshoeshoe street, Unit 10, Sebokeng to Sebokeng to Sebokeng Plaza, Shop 15 & 16, Erf 65558, Moshweshwe street, Sebokeng, Vereniging. My application will be open to public inspection at the offices of the Board 21 December 2016.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 which makes provision for the lodging of written representations in respect of the application.

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018 or 125 Corlett Drive, Bramley, Johannesburg, within one month from 21 December 2016.

Such representation shall contain at least the following information:

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



**PROVINCIAL NOTICE 974 OF 2016****ANNEXURE A****GAUTENG GAMBLING ACT, 1995****APPLICATION FOR CONSENT TO HOLD AN INTEREST  
CONTEMPLATED IN SECTION 38 OF THE ACT**

Notice is hereby given that RAC Investment Holdings (Pty) Ltd at 6<sup>th</sup> Floor, Claremont Central, 8 Vineyard Road, Claremont, Western Cape, 7735 intends submitting an application to the Gauteng Gambling Board for consent to hold an interest as contemplated in Section 38 of the Gauteng Gambling Act, 1995, as amended, in Goldrush Group (Pty) Ltd.

The application will be open to public inspection at the offices of the Board from 21 December 2016.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the lodging of written representations in respect of the application.

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag X15, Bramley, 2018, within one month from 21 December 2016. Any person submitting representations should state in such representation whether or not they wish to make oral representations at the hearing of the application

**PROVINCIAL NOTICE 975 OF 2016****LOCAL AUTHORITY NOTICE 100 OF 2003****MOGALE CITY LOCAL MUNICIPALITY  
GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996**

The Mogale City Local Municipality hereby gives notice in terms of section 6(8), of the Gauteng Removal of Restrictions Act, 1996 that the following has been approved:

Amendment Scheme 895: Erf 3567, Noordheuwel Extention 4-

- (a) The removal of condition C(b) from Deed of Transfer T9833/1993;
- (b) The amendment of the Krugersdorp Town Planning Scheme, 1980, by the rezoning of Erf 3567, Noordheuwel Extension 4 from "Residential 1" to "Residential 2" with a density of 15 dwelling units per hectare.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mogale City Local Municipality and the Director General : Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

**I N MOKATE  
MUNICIPAL MANAGER**

**21 December 2016**

**PROVINSIALE KENNISGEWING 975 VAN 2016****PLAASLIKE BESTUURSKENNISGEWING 100 VAN 2003****PLAASLIKE MUNISIPALITEIT VAN MOGALE CITY  
GAUTENG WET OP DIE OPHEFFING VAN BEPERKENDE TITELVOORWAARDES, 1996**

Die Plaaslike Munisipaliteit van Mogale City gee hiermee ingevolge artikel 6(8), van die Gauteng Wet op die Opheffing van Beperkende Titelvoorwaardes, 1996, kennis dat die volgende goedgekeur is:

Wysigingskema 895: Erf 3567, Noordheuwel Uitbreiding 4-

- (a) Die opheffing van voorwaarde C(b) in Titelakte T9833/1993;
- (b) Die wysiging van die Krugersdorp Dorpsbeplanningskema, 1980, deur die hersonering van Erf 3567, Noordheuwel Uitbreiding 4 van "Residensieel 1" na "Residensieel 2" met 'n digtheid van 15 eenhede per hektaar.

Die Kaart 3 dokumentasie en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Mogale City Plaaslike Munisipaliteit en die Direkteur-generaal : Gauteng Provinsiale Regering, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Corner House, Marshalltown, gehou en is gedurende gewone kantoorure terinsae

**I N MOKATE  
MUNISIPALE BESTUURDER**

**21 Desember 2016**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1991 OF 2016****DECLARATION AS AN APPROVED TOWNSHIP**

- A. In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Newtown Extension 2** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY NEWTOWN MOTOR DEALERSHIP PROPRIETARY LIMITED, (REGISTRATION NUMBER 2008/026599/07) (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 76 OF THE FARM JOHANNESBURG 91 I.R., HAS BEEN APPROVED.**

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

The name of the township is Newtown Extension 2.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 2975/2016.

**(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 7 July 2026, 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).

**(5) ACCESS**

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

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 13 July 2021, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the 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.

(8) 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.

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

Should it, by reason of the establishment of the township, be necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(10) 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.

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

(a) The township owner shall, at its own costs, after proclamation of the township, submit an application to the local authority for consent to consolidate Erven 630 and 631. 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, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(c) The township owner shall, within such period as the local authority may determine, fulfil his obligations in respect of the provision of electricity, water and sanitary engineering services as well as the construction and upgrading of the roads and signalisation and stormwater drainage and the installation of systems therefor and the township owner and the local authority. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(d) Notwithstanding the provisions of clause 3.A.(1) 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 in (a) to (c) above. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of 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 to the local authority for consent to notarially tie Erf 630 with Erf 631. The notarial tie 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/or the erven to be notarially tied, have been submitted or paid to the said local authority.

(b) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser 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

(c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser 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

(d) 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 and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been 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. Including the following which affects Erven 630 and 631:**

By Notarial Deed of Servitude K5795/2016 dated 12 July 2016, the withinmentioned property is subject to a servitude for mini-substation and electrical cable purposes in favour of the City of Johannesburg Metropolitan Municipality, measuring 81m<sup>2</sup>, as indicated by the figure abcdefgha on General Plan S.G. No 2975/2016.

## 3. CONDITIONS OF TITLE.

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

(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 construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he 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 **Newtown Extension 2**. Map 3 and the scheme clauses of the amendment scheme 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 01-15325.
- C. 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 **Newtown Uitbreiding 2** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

#### BYLAE

**VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NEWTOWN MOTOR DEALERSHIP EIENDOMS BEPERK, (REGISTRASIENOMMER 2008/026599/07) (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 76 VAN DIE PLAAS JOHANNESBURG 91 I.R., TOEGESTAAN IS**

#### 1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Newtown Uitbreiding 2**.

(2) ONTWERP

Die dorp bestaan uit erwe en deurpaaie soos aangedui op Algemene Plan LG Nr 2975/2016.

(3) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitasie, asook die konstruksie van strate en stormwaterdreinerings in en vir 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 7 Julie 2026 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(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) TOEGANG

Toegang tot of uitgang vanuit die dorp sal voorsien word, tot die tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk.

(6) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 13 Julie 2021 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(7) ONTVANGS EN VERSORGING VAN STORMWATER

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

(8) 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.

(9) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, ESKOM TELKOM en/of dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.

(10) 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 tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

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

(a) Die dorpseienaar moet op hul eie koste, na proklamasie van die dorp, 'n aansoek by die plaaslike bestuur indien vir toestemming om Erf 630 en Erf 631 te konsolideer. Die konsolidasie mag nie geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontakbydraes 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 nie.

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

(c) 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. 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/kontakbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en

(d) Nieteenstaande die bepalings van klousule 3.A.(1)(b) hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die dienste wat voorsien, gekonstrueer en/of geïnstalleer is beoog in (a) tot (c) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper nie, ook mag 'n Sertifikaat van Geregistreerde Titel nie in die naam van die dorpseienaar geregistreer word nie, alvorens



die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie dienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

## 2. BESIKKING OOR BESTAANDE TITELVOORWAARDES

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

### A. Insluitend die volgende wat Erwe 630 en 631 raak:

By Notarial Deed of Servitude K5795/2016 dated 12 July 2016, the withinmentioned property is subject to a servitude for mini-substation and electrical cable purposes in favour of the City of Johannesburg Metropolitan Municipality, measuring 81m<sup>2</sup>, as indicated by the figure abcdefgha on General Plan S.G. No 2975/2016.

## 3. TITELVOORWAARDES

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

#### (1) ALLE ERWE

- (a) (i) Elke erf is onderworpe aan 'n serwituut 2 m 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 2 m 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 2 m 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 voorgenoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voorgenoemde 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.
- D. Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordinansie 15 van 1986), dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979 wat uit dieselfde grond as die dorp **Newtown Uitbreiding 2** 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 01-15325.

**Hector Makhubo**

**Deputy Director : Legal Administration / Adjunk Direkteur: Regsadministrasie**

**City of Johannesburg Metropolitan Municipality /**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Notice No./ Kennisgewing Nr 41T/2016



**LOCAL AUTHORITY NOTICE 1992 OF 2016****EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI TOWN PLANNING SCHEME, 2014  
EKURHULENI AMENDMENT SCHEME F0218**

It is hereby notified in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014 by the rezoning of the proposed Portion 2 of consolidated & re-subdivided Erven 676, 677 & 678 Parkdene Extension 6 Township from "Residential 3" to "Business 2" subject to certain conditions.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Boksburg, Boksburg Civic Centre.

This amendment scheme was previously known as Ekurhuleni Amendment Scheme F0218. This Scheme shall come into operation from date of publication of this notice.

Imogen Mashazi, Acting City Manager  
Civic Centre, Cross Street, Germiston

15/4/3/1/54/676

**LOCAL AUTHORITY NOTICE 2196 OF 2016****MEADOWHURST EXTENSION/UITBREIDING 5**

- A. In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Meadowhurst Extension 5** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY NOUVAL INVESTMENTS PROPRIETARY LIMITED (REGISTRATION NUMBER 2005/023680/07) (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 473 (A PORTION OF PORTION 463) OF THE FARM DRIEFONTEIN 41 IR HAS BEEN APPROVED.**

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

The name of the township is **Meadowhurst Extension 5**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 8005/2007.

**(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 AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not be commenced with before 23 April 2012, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not be completed before 26 August 2017, 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 be completed before 10 June 2015, the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

The township owner shall at its own costs, erect a physical barrier of at least 2m in height, on the erf boundary abutting National Road N1-20, to the satisfaction of the South African National Roads Agency Limited.

(8) 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 15/3/1030/CCC.

(b) Access to or egress from the erven in the township shall only be permitted via the servitude of right of way *vide* diagram S.G. No. 7999/2007 to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) REFUSE REMOVAL

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

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

Should it, as a result of the establishment of the township, be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, such removal or replacement shall be done at the costs of the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(13) OBLIGATIONS WITH REGARD TO 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 to the local authority for consent to consolidate Erven 49 and 50. 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, 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

(c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering services as well as the construction of roads and stormwater drainage and the installation of systems therefore including the construction of a road registered over the servitude of right of way on the adjacent township, 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 neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(d) Notwithstanding the provisions of clause 3.A.(1)(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 in (b) and/or (c) 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:-

### A. Excluding the following servitude which does not affect the township, due to the location thereof:

*The perpetual servitude of right-of-way 2778 square metres in extent, indicated by the figure a B C D E F G g middle of Klein Jukskei River on diagram S.G. No. A3136/1992, together with ancillary rights registered in terms of Notarial Deed of Servitude No. K1615/94S in favour of the Town Council of Randburg.*

### B. Excluding the following servitude which only affects Erf 49:

(a) *The 10m wide servitude of right of way registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K14/06817S vide diagram S.G. No. 7999/2007.*

### C. Including the following servitude which affects Erf 49 and Erf 50:

(a) *The 2m wide servitude for municipal purposes registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K14/06818 vide diagram S.G. No. 8000/2007.*

## 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).

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 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) No building of any nature shall be erected within those portions of the erven which are likely to be inundated by the floodwaters of a public stream on an average every 50 years.
- (c) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

**B. Conditions of Title imposed by the South African National Roads Agency Limited in terms of Section 48 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) as amended.**

ALL ERVEN

- (a) The registered owner of each erf, with full knowledge of the potential environmental impacts including but not limited to noise, air and light pollution, waives any claim he/she/it may have against the South African National Roads Agency Limited (SANRAL) and indemnifies and holds SANRAL harmless from any loss, actual expenses, claims, harm or damage of whatever nature, that the owner may suffer arising from the erf's close proximity to National Road N1-20, which waiver and indemnity SANRAL herewith accepts.
- (b) The registered owner of each erf shall maintain, to the satisfaction of the South African National Roads Agency Limited the physical barrier erected along the erf boundary abutting National Road N1-20.

- B. 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 Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of **Meadowhurst Extension 5**. 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 04-2011.

**PLAASLIKE OWERHEID KENNISGEWING 2196 VAN 2016**

- C. 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 **Meadowhurst Uitbreiding 5** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

**BYLAE**

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NOUVALLE INVESTMENTS EIENDOMS BEPERK (REGISTRASIENOMMER 2005/023680/07) (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 473 ('N GEDEELTE VAN GEDEELTE 463) VAN DIE PLAAS DRIEFONTEIN 41 IR GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is **Meadowhurst Uitbreiding 5**.

**(2) ONTWERP**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8005/2007.

**(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 en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

**(4) GAUTENG PROVINSIALE REGERING ( DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)**

Indien die ontwikkeling van die dorp nie voor 23 April 2012 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

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

(a) Indien die ontwikkeling van die dorp nie voor 26 Augustus 2017 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(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 gevolg 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 10 Junie 2015 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(7) SUID-AFRIKAANSE NASIONALE PADAGENTSAP BEPERK

Die dorpseienaar moet op sy eie koste, 'n fisiese versperring wat ten minste 2m hoog is, op die erfgrens aangrensend aan Nasionale Pad N1-20, tot tevredeheid van die Suid Afrikaanse Nasionale Padagentskap Beperk, oprig.

(8) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op goedgekeurde uitlegplan 15/3/1030/CCC.

(b) Toegang tot of uitgang vanuit die dorp sal slegs toegelaat word via die serwituut van reg-van-weg *vide* diagram LG Nr 7999/2007, tot die tevredeheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk.

(9) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

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

(10) VULLISVERWYDERING

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

(11) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.

(12) 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 tevredeheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(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, na proklamasie van die dorp, 'n aansoek by die plaaslike bestuur indien vir toestemming om Erwe 49 en 50 te konsolideer. 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 staan te word, aan die plaaslike bestuur gelewer of betaal is.

(b) Die dorpseienaar moet op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend die interne paaie en die stormwaterretikulase. 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 dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en



(c) 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, insluitend die konstruksie van 'n pad oor die serwituut van reg-van-weg geregistreer oor die aangrensende dorp, 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 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

(d) 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 beoog hierbo, te beskerm. 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 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 serwituut wat nie die dorp raak nie, weens die ligging daarvan:

*Die ewigdurende reg-van-weg 2778 vierkante meter groot, aangedui deur die figuur a B C D E F G g middel van Klein Jukskeirivier op diagram LG Nr A3136/1992, tesame met bykomende regte, geregistreer ingevolge Notariële Akte van Serwituut Nr K1615/94S ten gunste van die Stadsraad van Randburg.*

### B. Uitgesonderd die volgende serwituut wat slegs Erf 49 raak:

(a) *Die 10m breë serwituut van reg-van-weg geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit ingevolge Akte van Serwituut Nr K14/06817S vide diagram LG Nr 7999/2007.*

### C. Insluitend die volgende serwituut wat Erf 49 en Erf 50 raak:

(a) *Die 2m breë serwituut vir munisipale doeleindes geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit ingevolge Akte van Serwituut Nr K 14/06818S vide diagram LG Nr 8000/2007.*

## 3. TITELVOORWAARDES

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

#### 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 rioolhoofpyleidings, en ander werke wat hy volgens goeie goeie 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) Geen gebou van enige aard, mag binne daardie gedeeltes van die erwe wat waarskynlik gemiddeld elke 50 jaar deur vloedwaters van 'n publieke stroom, oorstroom sal word, opgerig word nie.
- (c) Die erwe is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fundamente en strukturele elemente van die geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

**B. Titelvoorwaardes opgelê deur die Suid Afrikaanse Nasionale Padagentskap Beperk ingevolge die bepalings van die Suid Afrikaanse Nasionale Padagentskap Beperk en Nasionale Paaie Wet 1998 (Wet 7 van 1998), soos gewysig.**

**ALLE ERWE**

- (a) Die geregistreerde eienaar van elke erf, met volle wete van die potensiële omgewingsimpak insluitend maar nie beperk tot lawaai-, lug- en ligbesoedeling, doen afstand van enige eis wat hy/sy mag hê teen die Suid Afrikaanse Nasionale Padagentskap Beperk (SANRAL) en vrywaar en skeld SANRAL hiermee kwyt van enige skade, werklike uitgawes, eise, nadeel of tekortkominge van watter aard ookal, wat die eienaar mag ly voortspruitend daaruit dat die eiendom naby aan die Nasionale Pad N1-20 geleë is, welke vrystelling en kwytstelling SANRAL hiermee aanvaar.
- (b) Die geregistreerde eienaar van elke erf, moet die fisiese versperring wat langs die erf grens aangrensend aan Nasionale Pad N1-20 opgerig is, tot tevredenheid van die Suid Afrikaanse Nasionale Padagentskap Beperk instandhou.

- C. 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 dit 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976 wat uit dieselfde grond as die dorp **Meadowhurst Uitbreiding 5** 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 04-2011.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie**

**City of Johannesburg Metropolitan Municipality /**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

**Notice No. / Kennisgewing Nr T 22/2016**

**LOCAL AUTHORITY NOTICE 2197 OF 2016****MEADOWHURST EXTENSION /UITBREIDING 4**

- A. In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Meadowhurst Extension 4** to be an approved township subject to the conditions set out in the Schedule hereunder.

**SCHEDULE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY NOUVALL INVESTMENTS PROPRIETARY LIMITED (REGISTRATION NUMBER 2005/023680/07) (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 472 (A PORTION OF PORTION 463) OF THE FARM DRIEFONTEIN 41 IR HAS BEEN APPROVED.**

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

The name of the township is **Meadowhurst Extension 4**.

**(2) DESIGN**

The township consists of erven as indicated on General Plan S.G. No. 8004/2007.

**(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 AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not be commenced with before 23 April 2012, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not be completed before 26 August 2017, 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 10 June 2015, the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(7) SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

The township owner shall at its own costs, erect a physical barrier of at least 2m in height, on the erf boundary abutting National Road N1-20, to the satisfaction of the South African National Roads Agency Limited.

(8) 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 15/3/1030/BBB.

(b) Access to or egress from the erven in the township shall only be permitted via the servitude of right of way *vide* diagram S.G. No. 7999/2007 to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) REFUSE REMOVAL

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

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

Should it, as a result of the establishment of the township, be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, such removal or replacement shall be done at the costs of the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

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

(13) OBLIGATIONS WITH REGARD TO 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 to the local authority for consent to consolidate Erven 47 and 48. 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, 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

(c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary engineering services as well as the construction of roads and stormwater drainage and the installation of systems therefore including the construction of a road registered over the servitude of right of way on the adjacent township, 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 neither shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(d) Notwithstanding the provisions of clause 3.A.(1)(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 in (b) and/or (c) 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:-

### A. Excluding the following servitude which does not affect the township, due to the location thereof:

*The perpetual servitude of right-of-way 2778 square metres in extent, indicated by the figure a B C D E F G g middle of Klein Jukskei River on diagram S.G. No. A3136/1992, together with ancillary rights registered in terms of Notarial Deed of Servitude No. K1615/94S in favour of the Town Council of Randburg.*

### B. Including the following servitudes which do affect Erf 47 and Erf 48:

- (a) *The 10m wide servitude of right of way registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K14/06817S vide diagram S.G. No. 7999/2007.*
- (b) *The 2m wide servitude for municipal purposes registered in favour of the City of Johannesburg Metropolitan Municipality in terms of Notarial Deed of Servitude No. K14/06818S vide diagram S.G. No. 8000/2007.*

## 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).

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 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) No building of any nature shall be erected within those portions of the erven which are likely to be inundated by the floodwaters of a public stream on an average every 50 years.
- (c) The erven lie in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

**B. Conditions of Title imposed by the South African National Roads Agency Limited in terms of Section 48 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998) as amended.**

ALL ERVEN

- (a) The registered owner of each erf, with full knowledge of the potential environmental impacts including but not limited to noise, air and light pollution, waives any claim he/she/it may have against the South African National Roads Agency Limited (SANRAL) and indemnifies and holds SANRAL harmless from any loss, actual expenses, claims, harm or damage of whatever nature, that the owner may suffer arising from the erf's close proximity to National Road N1-20, which waiver and indemnity SANRAL herewith accepts.
- (b) The registered owner of each erf shall maintain, to the satisfaction of the South African National Roads Agency Limited the physical barrier erected along the erf boundary abutting National Road N1-20.

- B. 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 Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of **Meadowhurst Extension 4**. 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 04-2010.

**PLAASLIKE OWERHEID KENNISGEWING 2197 VAN 2016**

- C. 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 **Meadowhurst Uitbreiding 4** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

**BYLAE**

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR NOUVALLE INVESTMENTS EIENDOMS BEPERK (REGISTRASIENOMMER 2005/023680/07) (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 472 ('N GEDEELTE VAN GEDEELTE 463) VAN DIE PLAAS DRIEFONTEIN 41 IR GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is **Meadowhurst Uitbreiding 4**.

**(2) ONTWERP**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 8004/2007.

**(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 en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

**(4) GAUTENG PROVINSIALE REGERING ( DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)**

Indien die ontwikkeling van die dorp nie voor 23 April 2012 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

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

(a) Indien die ontwikkeling van die dorp nie voor 26 Augustus 2017 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(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 gevolg 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 10 Junie 2015 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(7) SUID-AFRIKAANSE NASIONALE PADAGENTSAP BEPERK

Die dorpseienaar moet op sy eie koste, 'n fisiese versperring wat ten minste 2m hoog is, op die erfgrens aangrensend aan Nasionale Pad N1-20, tot tevredeheid van die Suid Afrikaanse Nasionale Padagentskap Beperk, oprig.

(8) TOEGANG

(a) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op goedgekeurde uitlegplan 15/3/1030/BBB.

(b) Toegang tot of uitgang vanuit die dorp sal slegs toegelaat word via die serwituut van reg-van-weg *vide* diagram LG Nr 7999/2007, tot die tevredeheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk.

(9) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

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

(10) VULLISVERWYDERING

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

(11) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet sodanige verwydering of vervanging op koste van die dorpseienaar gedoen word.

(12) 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 tevredeheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

(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, na proklamasie van die dorp, 'n aansoek by die plaaslike bestuur indien vir toestemming om Erwe 47 en 48 te konsolideer. 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 staan te word, aan die plaaslike bestuur gelewer of betaal is.

(b) Die dorpseienaar moet op sy eie koste en tot tevredeheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstruktoreer, 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 dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en



(c) 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, insluitend die konstruksie van 'n pad oor die serwituut van reg-van-weg geregistreer oor die aangrensende dorp, 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 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

(d) 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 beoog hierbo, te beskerm. 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 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 serwituut wat nie die dorp raak nie, weens die ligging daarvan:

*Die ewigdurende reg-van-weg 2778 vierkante meter groot, aangedui deur die figuur a B C D E F G g middel van Klein Jukskeirivier op diagram LG Nr A3136/1992, tesame met bykomende regte, geregistreer ingevolge Notariële Akte van Serwituut Nr K1615/94S ten gunste van die Stadsraad van Randburg.*

### B. Insluitend die volgende serwitute wat Erf 47 en Erf 48 raak:

(a) *Die 10m breë serwituut van reg-van-weg geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit ingevolge Akte van Serwituut Nr K ...../2014S vide diagram LG Nr 7999/2007.*

(b) *Die 2m breë serwituut vir munisipale doeleindes geregistreer ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit ingevolge Akte van Serwituut Nr K ...../2014S vide diagram LG Nr 8000/2007.*

## 3. TITELVOORWAARDES

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

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 rioolhoofpyleidings, en ander werke wat hy volgens goeë dunde 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) Geen gebou van enige aard, mag binne daardie gedeeltes van die erwe wat waarskynlik gemiddeld elke 50 jaar deur vloedwaters van 'n publieke stroom, oorstroom sal word, opgerig word nie.
- (c) Die erwe is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fundamente en strukturele elemente van die geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

**B. Titelvoorwaardes opgelê deur die Suid Afrikaanse Nasionale Padagentskap Beperk ingevolge die bepalings van die Suid Afrikaanse Nasionale Padagentskap Beperk en Nasionale Paaie Wet 1998 (Wet 7 van 1998), soos gewysig.**

**ALLE ERWE**

- (a) Die geregistreerde eienaar van elke erf, met volle wete van die potensiële omgewingsimpak insluitend maar nie beperk tot lawaai-, lug- en ligbesoedeling, doen afstand van enige eis wat hy/sy mag hê teen die Suid Afrikaanse Nasionale Padagentskap Beperk (SANRAL) en vrywaar en skeld SANRAL hiermee kwyt van enige skade, werklike uitgawes, eise, nadeel of tekortkominge van watter aard ookal, wat die eienaar mag ly voortspruitend daaruit dat die eiendom naby aan die Nasionale Pad N1-20 geleë is, welke vrystelling en kwytstelling SANRAL hiermee aanvaar.
- (b) Die geregistreerde eienaar van elke erf, moet die fisiese versperring wat langs die erfrens aangrensend aan Nasionale Pad N1-20 opgerig is, tot tevredenheid van die Suid Afrikaanse Nasionale Padagentskap Beperk instandhou.

- D. 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 dit 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976 wat uit dieselfde grond as die dorp **Meadowhurst Uitbreiding 4** 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 04-2010.

**Hector Bheki Makhubo**

**Deputy Director: Legal Administration / Adjunk Direkteur: Regsadministrasie**

**City of Johannesburg Metropolitan Municipality /**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

**Notice No. / Kennisgewing Nr T 21/2016**

**LOCAL AUTHORITY NOTICE 2198 OF 2016****EKURHULENI METROPOLITAN MUNICIPALITY****EKURHULENI AMENDMENT SCHEME E0268****PORTION 2 OF ERF 3 ORIELTOWNSHIP**

It is hereby notified that in terms of Section 57(1) of the Town Planning and Township Ordinance, 1986 (Ordinance No. 15 of 1986) that the Ekurhuleni Metropolitan Municipality has approved the amendment of the Ekurhuleni Town Planning Scheme, 2014, by the rezoning Portion of 2 of Erf 3, Oriel from "Residential 1" to "Business 3" for offices only excluding a medical suite, subject to certain conditions.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Edenvale CCC, Edenvale Civic Centre.

This Amendment Scheme shall come into operation 56 days from the date of publication of this notice.

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

Notice No. \_\_\_\_/2016



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