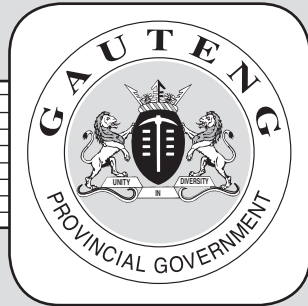


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No. 94

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Government Printing Works

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Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

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Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above. Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

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Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

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

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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.

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REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

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A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 413 OF 2016**METROPOLITAN AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
EDENVALE CUSTOMER CARE CENTRE****DECLARATION OF DOWERGLEN EXTENSION 11 AS AN APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Edenvale Customer Care Centre, hereby declares Dowerglen 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 CO-PROPS 1079 (PTY) LTD (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 162 ELANDSFONTEIN 61-IR, GAUTENG PROVINCE, HAS BE GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township shall be Dowerglen Extension 11.

1.2 Design

The township shall consist of erven as indicated on General Plan No. 1009/2015.

1.3 Removal of Litter

The township owner shall, at his own expense cause all litter within the township area to be removed to the satisfaction of the City Council.

1.4 Access

1.4.1 Access to or egress from the township shall be provided to the satisfaction of the Ekurhuleni Department of Roads and Stormwater and/or the Gauteng Department of Roads and Transport.

1.4.2 No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved General plan No. of 1009/2015. the township No 1908-12.

1.5 Acceptance and Disposal of Stormwater

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

1.6 Removal or replacement of municipal services.

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

- 1.6.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the City Council.

1.7 Repositioning of Circuits

If, for some reason due to the establishment of the township, it should become necessary to reposition any existing circuits of the Electricity Supply Commission (ESKOM), the cost thereof shall be borne by the township owner.

1.8 Demolition of Buildings or Structures

- 1.8.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the City Council.
- 1.8.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Edenvale Town Planning Scheme, 1980, as well as the National Building Regulations, to the satisfaction of the City Council. The township owner shall at his own expense cause all buildings which do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished to the satisfaction of the City Council.
- 1.8.3 The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf for which no building plans have been approved by the City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

1.9 Engineering services

The township owner is responsible for making the necessary arrangements for the provision of all engineering services to the satisfaction of the City Council.

1.10 Conditions imposed by Gauteng Department of Public Transport, Roads and Works

- 1.10.1 Should the development of the township not be completed before 28 August 2024 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.
- 1.10.2 If however, before the expiry date mentioned in 1.10.1 above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).
- 1.10.3 The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township No. 1908-11. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.
- 1.10.4 The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 29 August 2014.

1.11 Conditions imposed by Rand Water

- 1.11.1 The township owner shall comply with the conditions of Rand Water as set out in their letter dated 19 August 2014.

1.12 Pre-registration condition

- 1.12.1 Prior to or simultaneously with the registration of the first property in the township, Erven 1333 and 1334 Dowerglen Extension 11 shall be consolidated and the consolidated erf shall be notarially tied to Erf 1300 Dowerglen Extension 9.
- 1.12.2 Prior to or simultaneous with the registration of the first property in the township, a servitude for public right-of-way shall be registered over the adjacent Erf 1300 Dowerglen Extension 9 Township. The extent and position of the abovementioned public right-of-way servitude shall be, to the satisfaction of the Ekurhuleni Department of Roads and Stormwater and the Gauteng Department of Roads and Transport.
- 1.12.3 Prior to or simultaneous with the registration of the first property in the township, a servitude for public right-of-way shall be registered over proposed Erf 1334 Dowerglen Extension 11. The public right-of-way servitude shall link the access point off Linksfield Road with the public right-of-way servitude over Erf 1300 Dowerglen Extension 9 to the satisfaction of the Ekurhuleni Department of Roads and Stormwater and the Gauteng Department of Roads and Transport.

2. 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 locality:

- A(i): Die figuur j k m n op Kaart Nr. A 3914/1969 verteenwoordig 'n serwituut ten gunste van die Elektrisiteitsvoorsieningskommissie vir die oprigting van 'n Sub-en transformatorstasie en sodanige ander doeleindes as wat daarmee in verband staan of as wat die maatskappy noodsaaklik mag ag soos geskep in Notariële Akte van Serwituut Nr. K1104/1955S en geregistreer op 31 Oktober 1955.
- A(ii): Die figuur w A a b c d T e f g h en w x y M N z a' b' P op Kaart SG Nr A 3914/1969 verteenwoordig 'n serwituut vir die leiding van Eektrisiteit ten gunste van die Stad van Johannesburg Metropolitaanse Munisipaliteit, soos geskep in Notariële Akte van Serwituut Nr. K1266/1960S soos gewysig kragtens Notariële Akte Nr K 2665/1978.
- A(iii): Die lyne q' r' s' t' u' v' w' x' y' z' a' en e" f" op Kaart S.G. Nr. A 3914/1969 stel voor ondergrondse kables en die lyn b' c' d' stel voor bogrondse kraglyn met ondergrondse kables ten gunste van ESKOM, soos geskep in Notariële Akte van Serwituut Nr. K1103/1955S en geregistreer op 31 Oktober 1955.
- A(iv): Die lyne s t en u v op Kaart S.G. Nr. A3914/1969 stel voor 'n bogrondse kraglyn serwituut met ondergrondse kables ten gunste van ESKOM, soos geskep in Notariële Akte van Serwituut Nr. K945/1961S en geregistreer op 1 Augustus 1961.
- A(v): Die lyn r q p o op Kaart S.G. Nr. A 3914/1969 stel voor 'n serwituut vir bogrondse kraglyn met ondergrondse kables ten gunste van ESKOM, soos geskep in Notariële Akte van Serwituut Nr. 538/1946S en geregistreer op 15 Augustus 1946.
- A(vi) Kragtens Notariële Akte van Serwituut Nr. K1307/1962S gedateer 22 Oktober 1962, is die Resterende Gedeelte van die plaas RIETFONTEIN Nr. 61 I.R. Groot 642,3704 Hektaar (waarvan die hierby toegekende grond 'n deel uitmaak) onderhewig aan 'n serwituut van

reg van weg vir Munisipale rioldoeleindes en bykomende regte ten gunste van die Stadsraad van Johannesburg soos meer volledig sal blyk uit gemelde Notariele Akte.

- B(i): Kragtens Notariele Akte van Serwituut Nr. K 1388/1978S gedateer 17 Mei 1978 is die binne-gemelde eiendom onderworpe aan 'n serwituut van waterleiding soos aangedui deur die letters A B C D E F G H J K en P Q R S op Kaart L.G. Nr. A 451/1978 soos meer volledig sal blyk uit gemelde Notariele Akte en kaart.

B. Excluding the following which only affect a certain erf in the township:

- (1) Erf 1333

By virtue of Notarial Deed of Servitude K6246/2002S dated 1 October 2002 the within mentioned property is subject to a servitude of pipelines already laid and which may hereafter be laid along a strip of ground 3398m² in extent, as depicted by figure a, b, S, C, a on Diagram S.G. No. 1008/2015 annexed in favour of RAND WATER BOARD, as will more fully appear from the said Deed.

C. Including the following entitlements which must be passed onto all erven in the township:

- (1) All erven

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the Ekurhuleni Metropolitan Municipality or its successor in title, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a pan-handle erf, an additional servitude for municipal purposes, 2 metres wide, across the access portion of the erf, if and when required by the Ekurhuleni Metropolitan Municipality or its successors in title: Provided that the Ekurhuleni Metropolitan Municipality or its successor in title may relinquish any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2 metres thereof.
- (c) The Ekurhuleni Metropolitan Municipality or its successor in title shall be entitled to deposit on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to removal of such sewerage and other works being made good by the Ekurhuleni Metropolitan Municipality or its successor in title.

3. CONDITIONS OF TITLE

3.1 Conditions of Title imposed by the Department of Roads and Transport (Gauteng Provincial Government) in terms of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001), as amended

3.1.1 ALL ERVEN

- (i) The registered owner of the erven shall maintain, to the satisfaction of the Department of Roads and Transport (Gauteng Provincial Government), the physical barrier erected along the erf boundary abutting Road K68.
- (ii) Except for the physical barrier referred to in clause (i) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected

neither shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting the Road K68 and neither shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the Department of Roads and Transport (Gauteng Provincial Government).

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

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

(1) ERF 1334

Erf 1334 is subject to a right of way in favour of the General Public as indicated on the General Plan.

**Khaya Ngema: City Manager,
2nd Floor, Head Office Building
Cnr Cross & Roses Streets,
Germiston
Notice No:**

**METROPOLITAN AUTHORITY NOTICE
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME E0161**

The Ekurhuleni 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 to the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of Dowerglen Extension 11 township.

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: S. Ngcobo, Edenvale Civic Centre, as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme E0161 and shall come into operation from date of publication of this notice.

**Khaya Ngema: City Manager,
2nd Floor, Head Office Building
Cnr Cross & Roses Streets,
Germiston
Notice No:**

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