

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 24

PRETORIA
12 JUNE 2018
12 JUNIE 2018

No. 161

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



9 771682 452005

00161



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.

CONTENTS

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
PROCLAMATION • PROKLAMASIE			
62	Town-planning and Townships Ordinance (15/1986): Statement of the conditions under which the application made by Greenfields Gardens Proprietary Limited	161	3
63	Town-planning and Townships Ordinance (15/1986): Palm Ridge Extension 22.....	161	7
64	Town-planning and Townships Ordinance (15/1986): Palm Ridge Extension 23.....	161	10

PROCLAMATION • PROKLAMASIE

PROCLAMATION 62 OF 2018

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 88 (A PORTION OF PORTION 87) OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer **T70850/2015** with regard to **Portion 43** are cancelled, suspended or removed:
 - C. Subject to the following conditions imposed in terms of Act 21 of 1940:

Except with the written approval of the Controlling Authority:

 - (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **“PALM RIDGE EXTENSION 21”**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. NO 4033/2017.

3. EXISTING CONDITIONS OF TITLE

3.1 DISPOSAL OF EXISTING CONDITIONS

3.1.1 All erven shall be made subject to the existing conditions of title and servitudes if any, excluding the following condition which only affects certain erven and streets in the Township:

3.1.1.1 Portion 27 of the farm Rietspruit no 152, Registration Division I.R., Province of Gauteng (a portion of which is hereby held) is subject to: Notarial Deed of Servitude 960/1965-S registered on the 4th of August 1965, in terms whereof the property held hereunder is subject to a servitude of right of way 15,74 metres wide, indicated by the figure A B a b A on diagram SG no 4030/2017 annexed hereto, in favour of the General Public as will more fully appear from the said Notarial Deed.

Which condition only affects Erf 23244 and Erf 23245 and Escalator Street and Umdlalo Street in the Township

3.1.2 All erven shall be made subject to the existing conditions of title and servitudes if any, including the following condition which affects all erven in the Township:

3.1.2.1 Portion A called "WELVERDIEND" of the farm Rietspruit no 152, Registration Division I.R. Gauteng Province, (a portion whereof is hereby held) is entitled to the rights and subject to the conditions and servitudes regarding rights in and to dams, water and water-furrows on the farm Rietspruit as fully described in Deed of Servitude 22/1914-S.

3.2 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
- (c) The Traffic impact study must be approved before any development can take place.

3.3 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.4 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.

3.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

3.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

3.7 SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building places submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

3.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished when required to do so.

3.9 PRECAUTIONARY MEASURES

The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

3.10 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.

3.11 LAND FOR PUBLIC / MUNICIPAL PURPOSES

Erf 23243 to 23245

4. CONDITIONS OF TITLE**4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

4.1.1 All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

4.1.1.2 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude on submission of a site plan or a building plan which is to be approved by the local authority.

4.1.1.3 No building or other structures 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.

4.1.1.4 The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works 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.

4.2 Erven 22941, 22954, 23007, 23027, 23214, 23222 are subject to a 2 metre wide stormwater servitude in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY as indicated on General Plan S.G. NO 4033/2017.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.

5.1 Conditions to be contained in Annexure:

USE ZONE 2 – “RESIDENTIAL 2”

Erven 22895 to 23242

(i)	Density	1(one dwelling house per erf)
(ii)	Coverage	60%
(iii)	Height	2 storeys
(iv)	Building Lines	As per the City of Ekurhuleni TPS 2014
(v)	Parking	As per the City of Ekurhuleni TPS 2014

USE ZONE 15 – “PUBLIC OPEN SPACE”

Erf 23243 to 23245

Subject to the standard conditions of the City of Ekurhuleni Town Planning Scheme 2014

PROCLAMATION 63 OF 2018

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 89 (A PORTION OF PORTION 87) OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer **T51093/2014** with regard to **Portion 42** are cancelled, suspended or removed:
 - D. Subject to the following conditions imposed in terms of Act 21 of 1940:

Except with the written approval of the Controlling Authority:

 - (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **"PALM RIDGE EXTENSION 22"**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. NO 4034/2017.

3. EXISTING CONDITIONS OF TITLE

3.1 DISPOSAL OF EXISTING CONDITIONS

3.1.1 All erven shall be made subject to the existing conditions of title and servitudes if any, excluding the following condition which only affects streets in the Township:

3.1.1.1 Portion 27 of the farm Rietspruit no 152, Registration Division I.R. Province of Gauteng (a portion of which is hereby held) is subject to:

Notarial Deed of Servitude 960/1965-S registered on the 4th of August 1965, in terms whereof the property held hereunder is subject to a servitude of right of way 15,74 metres wide, indicated by the

figure A B a b A on diagram SG no 4031/2017 annexed hereto, in favour of the General Public as will more fully appear from the said Notarial Deed.

Which only affects Escalator Street in the Township

3.1.2 All erven shall be made subject to the existing conditions of title and servitudes if any, including the following condition which affects all erven in the Township:

3.1.2.1 Portion A called "WELVERDIEND" of the farm Rietspruit no 152, Registration Division I.R., Gauteng Province, (a portion whereof is hereby held) is entitled to the rights and subject to the conditions and servitudes regarding rights in and to dams, water and water-furrows on the farm Rietspruit as fully described in Deed of Servitude 22/1914-S.

3.2 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
- (c) The Traffic impact study must be approved before any development can take place.

3.3 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.4 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.

3.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

3.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

3.7 SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building places submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

3.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished when required to do so.

3.9 PRECAUTIONARY MEASURES

The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

3.10 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.

4. CONDITIONS OF TITLE**4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

4.1.1 All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

4.1.1.2 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude on submission of a site plan or a building plan which is to be approved by the local authority.

4.1.1.3 No building or other structures 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.

4.1.1.4 The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works 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.

4.2 Erven 23261 and 23274 are subject to a 2 metre wide stormwater servitude in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY as indicated on General Plan S.G. NO 4034/2017.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.**5.1 Conditions to be contained in Annexure:****Erven 23246 - 23646****USE ZONE 2 – “RESIDENTIAL 2”**

(i)	Density	1(one dwelling house per erf)
(ii)	Coverage	60%
(iii)	Height	2 storeys
(iv)	Building Lines	As per the City of Ekurhuleni TPS 2014
(v)	Parking	As per the City of Ekurhuleni TPS 2014

PROCLAMATION 64 OF 2018

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GREENFIELDS GARDENS PROPRIETARY LIMITED REGISTRATION NUMBER 2007/006985/07 (HEREAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 90 (A PORTION OF PORTION 87) OF THE FARM RIETSPRUIT NO 152 REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1.1 GENERAL

- (1) The applicant shall ensure that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.
- (2) The applicant must comply with the requirements of Sections 72, 75 and 101 of Ordinance 15 of 1986.
- (3) The applicant shall ensure that the following conditions contained in Deed of Transfer **T70726/2015** with regard to **Portion 41** are cancelled, suspended or removed:
 - C. Subject to the following conditions Imposed in terms of Act 21 of 1940; except with the written approval of the Controlling Authority:
 - (i) The land may not be subdivided.
 - (ii) The land shall be used solely for residential and agricultural purposes. The number of buildings on the land, or on any duly approved subdivision thereof, shall not exceed one residence together with such outbuildings as are ordinarily required to be used in connection therewith and such further buildings and structures as may be required for purposes of agriculture.
 - (iii) No store or place of business or industry whatsoever may be opened or conducted on the land.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **"PALM RIDGE EXTENSION 23"**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. NO 4035/2017.

3. EXISTING CONDITIONS OF TITLE

3.1 DISPOSAL OF EXISTING CONDITIONS

3.1.1 All erven shall be made subject to the existing conditions of title and servitudes if any, excluding the following condition which only affects a street in the Township:

3.1.1.1 Portion 27 of the farm Rietspruit no 152, Registration Division I.R., Province of Gauteng (a portion of which is hereby held) is subject to:

Notarial Deed of Servitude 960/1965-S registered on the 4th of August 1965, in terms whereof the property held hereunder is subject to a servitude of right of way 15,74 metres wide, indicated by the

figure A B a b A on diagram SG no 4032/2017 annexed hereto, in favour of the General Public as will more fully appear from the said Notarial Deed.

Which only affects Escalator Street in the Township

3.1.2 All erven shall be made subject to the existing conditions of title and servitudes if any, including the following condition which affects all erven in the Township:

3.1.2.1 Portion A called "WELVERDIEND" of the farm Rietspruit no 152, Registration Division I.R., Gauteng Province, (a portion whereof is hereby held) is entitled to the rights and subject to the conditions and servitudes regarding rights in and to dams, water and water-furrows on the farm Rietspruit as fully described in Deed of Servitude 22/1914-S.

3.2 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (b) above.
- (c) The Traffic impact study must be approved before any development can take place.

3.3 WATER AND SANITATION

Written Consent shall be obtained from ERWAT to the effect that the sewage treatment plant has spare capacity available to accommodate the development.

3.4 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall fulfil obligations in respect of the provision of water, electricity and sanitary services and the installation of systems.

3.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

3.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

3.7 SOIL CONDITIONS

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building places submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

3.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished when required to do so.

3.9 PRECAUTIONARY MEASURES

The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

3.10 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed when required to do so.

3.11 LAND FOR PUBLIC / MUNICIPAL PURPOSES

Erf 23647

4. CONDITIONS OF TITLE

4.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANING AND TOWNSHIPS ORDINANCE, 15 OF 1986.

4.1.1 All erven shall be subject to the following conditions imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986:

4.1.1.2 The property is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along one boundary other than a street boundary, and in the case of a corner stand the servitude will only be applicable along one boundary other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf if and when required by the Local Authority: Provided that the Local Authority may dispense with any such servitude on submission of a site plan or a building plan which is to be approved by the local authority.

4.1.1.3 No building or other structures 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.

4.1.1.4 The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works 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.

5. CONDITIONS TO BE INCORPORATED IN THE CITY OF EKURHULENI TOWN PLANNING SCHEME 2014 IN ADDITION TO THE PROVISION OF THE TOWN PLANNING SCHEME IN OPERATION.

5.1 Conditions to be contained in Annexure:

USE ZONE 2 – “RESIDENTIAL 2”

Erven 23648 to 24032

(i)	Density	1(one dwelling house per erf)
(ii)	Coverage	60%
(iii)	Height	2 storeys
(iv)	Building Lines	As per the City of Ekurhuleni TPS 2014
(v)	Parking	As per the City of Ekurhuleni TPS 2014

USE ZONE 18 - PUBLIC SERVICES

Erf 23647

The erf shall be used for purposes of an electrical sub station

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065