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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1051 OF 2018**THIS NOTICE REPLACE LOCAL AUTHORITY NOTICE 609 OF 2018, DATED 13 APRIL 2018****LOCAL AUTHORITY NOTICE 8 OF 2018****MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF HOMES HAVEN EXTENSION 15 AS AN APPROVED TOWNSHIP**

In terms of section 33 of the Development Facilitation Act, 1995, read in conjunction with section 103 of the Town Planning and Townships Ordinance, 1985, the Mogale City Local Municipality hereby declares the township of Homes Haven Extension 15 to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH LAND DEVELOPMENT APPLICATION MADE BY LIMOSA INVESTMENTS 277 (PTY) LTD (HEREINAFTER REFERRED TO AS "THE TOWNSHIP OWNER") IN TERMS OF SECTION 31 OF THE DEVELOPMENT FACILITATION ACT, ACT 67 OF 1995 (HEREINAFTER REFERRED TO AS "THE ACT") FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 291 (A PORTION OF PORTION 76) OF THE FARM ROODEKRANS 183-IQ HAS BEEN GRANTED BY THE GAUTENG DEVELOPMENT TRIBUNAL (HEREINAFTER REFERRED TO AS THE GDT) IN TERMS OF SECTION 33 OF THE ACT

1. CONDITIONS TO BE COMPLIED WITH IN THE ESTABLISHMENT OF THE TOWNSHIP**1.1 Name**

The name of the land development area shall be Homes Haven Extension 15 Township.

1.2 Design

The land development area shall consist of erven and read, as indicated on General Plan SG 8663/2005.

1.3 The Township owner shall cancel Condition B in Deed of Transfer T47418/2004.

2. PROVISION OF ENGINEERING SERVICES

2.1 The Township Owner shall be responsible for the provision of all necessary link engineering services to the boundary of the township as provided for in the services Agreement approved by the Tribunal.

2.2 The Township Owner shall be responsible for the provision of the necessary reticulation of engineering services within the township area and to the erven in the township as provided for in the Services Agreement approved by the Tribunal provided that the private roads and storm water drainage in the township shall not be taken over or operated by the municipality.

2.3 The Township Owner shall pay the agreed contributions for external engineering services to the municipality.

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

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

4. **DEMOLITION OF BUILDINGS AND STRUCTURES**

The Township 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 to the satisfaction of the local authority when required by the local authority to do so.

5. **REMOVAL OF LITTER**

The Township Owner shall at his own expense cause all litter within the township areas to be removed to the satisfaction of the local authority when required by the local authority to do so.

6. **ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The Township Owner shall at his own expense erect a fence of other physical barrier along the boundary of the township to the satisfaction of the municipality, as and when required by the municipality, and the Township Owner shall maintain such fence of physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing land owners, after which the responsibility for the maintenance of the fence or physical barrier rests with the latter.

7. **REMOVAL OF REFUSE**

The Township Owner shall provide the necessary facilities for the removal of refuse to the satisfaction of the municipality.

8. **TRANSFER OF ERVEN**

Prior to the transfer of any erven in the township, the Township Owner shall ensure that Condition 2.3 has been complied with.

9. **REMOVAL OF REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of 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.

10. **RESTRICTION OF THE TRANSFER OF ERVEN 525 AND 526**

Erven 525 and 526 shall be transferred only to the Residents Association Established in respect of the township, which association shall have full responsibility for the functioning and proper maintenance of the said erven and the essential services with the said erven (excluding services taken over by the local authority).

11. **OWNERSHIP**

The Township Owner shall, prior to the transfer of erven in the township:

11.1 Establish a company (Property Owner Association, in terms of Section 2) of the Companies Act, 1973, for the purposes of owning and maintaining Erven 525 and 526 in the township to the satisfaction of the Local Authority and the Articles of Association of the Company shall not be amended without the written consent of the municipality.

- 11.2 The main purpose of the proposed Company shall include, but not be limited to, the ownership of Erven 525 and 526 in the township and the maintenance of access roads, storm water and related functions in the township.
- 11.3 The company shall be liable for any obligations to the local authority in respect of its responsibilities in Condition 11.2 above and the municipality shall not be liable for any maintenance of the access roads or storm water drainage in the township.
- 11.4 A copy of the registered Memorandum of Association and the Statutes of the Company shall be submitted to the local authority which shall verify compliance with Conditions 11.1 to 11.3 above.

12. **CONDITIONS OF TITLE**

12.1 Erven 504 to 524;

- 12.1.1 The erven are subject to a servitude, 2 (two) metres 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 erven, an additional servitude for municipal purposes 2 metres wide across the access portion of the erven, if and when required by the local authority; Provided that the local authority may dispense with any such servitude.
- 12.1.2 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 (two) metres thereof.
- 12.1.3 The local authority shall be entitled to deposit temporary 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 work 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.

12.2 Erf 525:

The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on General Plan SG No 8663/2005.

13.3 Erf 507:

Erf 507 is subject to a Storm Water Servitude 3 metres wide in favour of the Local Municipality as indicated on General Plan SG No 8663/2005.

13.4 Erven 517 and 518:

- 13.4.1 Erf 518 is subject to a Right of Way Servitude 4 metres wide in favour of Erf 517 as indicated on General Plan SG No 8663/2005.
- 13.4.2 Erf 517 is entitled to a Right of Way Servitude 4 metres wide over Erf 518 as indicated on General Plan SG No 8663/2005.

13.5 Erven 506, 507, 508 and 509:

Erf 506, 507, 508 and 509 is subject to a servitude for storm water and municipal purposes in favour of the Local Municipality, vide Diagram SG6109/2002.

LOCAL AUTHORITY NOTICE 1052 OF 2018**ROODEPOORT TOWN PLANNING SCHEME, 1987**

Notice is hereby given, in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016, that I/we, the undersigned, intend to apply to the City of Johannesburg for a township establishment.

APPLICATION PURPOSE:

The purpose of the application is to apply for a township establishment on Portion 163 of the farm Ruimsig 265-IQ, to be known as Ruimsig Extension 119, consisting of seventeen erven to be zoned 'Residential 1' and a Road.

SITE DESCRIPTION:

Portion: Portion 163
Township / Farm: Farm Ruimsig 265-IQ
Street Address: 163 Hole-in-One Avenue, Ruimsig

The above application, in terms of the Roodepoort Town Planning Scheme, 1987, will be open for inspection from 08:00 to 15:30 at the Registration Counter, Department of Development Planning, Room 8100, 8th Floor A-Block, Metropolitan Centre, 158 Civic Boulevard, Braamfontein.

Any objection or representation with regard to the application must be submitted to both the owner / agent and the Registration Section of the Department of Development Planning at the above address, or posted to P.O. Box 30733, Braamfontein, 2017, or facsimile send to (011) 339 4000, or an email send to benp@joburg.org.za, by not later than 1 August 2018.

AUTHORISED AGENT:

Futurescope Town and Regional Planners CC, P.O. Box 59, Paardekraal, 1752, Tel: 011-955-5537; Cell: 082-821-9138 or Fax: 086-672-5726, e-mail: petrus@futurescope.co.za

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