

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

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# Closing times for **ORDINARY WEEKLY** 2020 GAUTENG PROVINCIAL GAZETTE

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

- **18 December 2019**, Wednesday for the issue of Wednesday **01 January 2020**
- **24 December 2019**, Tuesday for the issue of Wednesday **08 January 2020**
- **31 December 2019**, Tuesday for the issue of Wednesday **15 January 2020**
- **08 January**, Wednesday for the issue of Wednesday **22 January 2020**
- **15 January**, Wednesday for the issue of Wednesday **29 January 2020**
- **22 January**, Wednesday for the issue of Wednesday **05 February 2020**
- **29 January**, Wednesday for the issue of Wednesday **12 February 2020**
- **05 February**, Wednesday for the issue of Wednesday **19 February 2020**
- **12 February**, Wednesday for the issue of Wednesday **26 February 2020**
- **19 February**, Wednesday for the issue of Wednesday **04 March 2020**
- **26 February**, Wednesday for the issue of Wednesday **11 March 2020**
- **04 March**, Wednesday for the issue of Wednesday **18 March 2020**
- **11 March**, Wednesday for the issue of Wednesday **25 March 2020**
- **18 March**, Wednesday for the issue of Wednesday **01 April 2020**
- **25 March**, Wednesday for the issue of Wednesday **08 April 2020**
- **01 April**, Wednesday for the issue of Wednesday **15 April 2020**
- **08 April**, Wednesday for the issue of Wednesday **22 April 2020**
- **15 April**, Wednesday for the issue of Wednesday **29 April 2020**
- **22 April**, Wednesday for the issue of Wednesday **06 May 2020**
- **29 April**, Wednesday for the issue of Wednesday **13 May 2020**
- **06 May**, Wednesday for the issue of Wednesday **20 May 2020**
- **13 May**, Wednesday for the issue of Wednesday **27 May 2020**
- **20 May**, Wednesday for the issue of Wednesday **03 June 2020**
- **27 May**, Wednesday for the issue of Wednesday **10 June 2020**
- **03 June**, Wednesday for the issue of Wednesday **17 June 2020**
- **10 June**, Wednesday for the issue of Wednesday **24 June 2020**
- **17 June**, Wednesday for the issue of Wednesday **01 July 2020**
- **24 June**, Wednesday for the issue of Wednesday **08 July 2020**
- **01 July**, Wednesday for the issue of Wednesday **15 July 2020**
- **08 July**, Wednesday for the issue of Wednesday **22 July 2020**
- **15 July**, Wednesday for the issue of Wednesday **29 July 2020**
- **22 July**, Wednesday for the issue of Wednesday **05 August 2020**
- **29 July**, Wednesday for the issue of Wednesday **12 August 2020**
- **05 August**, Wednesday for the issue of Wednesday **19 August 2020**
- **12 August**, Wednesday for the issue of Wednesday **26 August 2020**
- **19 August**, Wednesday for the issue of Wednesday **02 September 2020**
- **26 August**, Wednesday for the issue of Wednesday **09 September 2020**
- **02 September**, Wednesday for the issue of Wednesday **16 September 2020**
- **09 September**, Wednesday for the issue of Wednesday **23 September 2020**
- **16 September**, Wednesday for the issue of Wednesday **30 September 2020**
- **23 September**, Wednesday for the issue of Wednesday **07 October 2020**
- **30 September**, Wednesday for the issue of Wednesday **14 October 2020**
- **07 October**, Wednesday for the issue of Wednesday **21 October 2020**
- **14 October**, Wednesday for the issue of Wednesday **28 October 2020**
- **21 October**, Wednesday for the issue of Wednesday **04 November 2020**
- **28 October**, Wednesday for the issue of Wednesday **11 November 2020**
- **04 November**, Wednesday for the issue of Wednesday **18 November 2020**
- **11 November**, Wednesday for the issue of Wednesday **25 November 2020**
- **18 November**, Wednesday for the issue of Wednesday **02 December 2020**
- **25 November**, Wednesday for the issue of Wednesday **09 December 2020**
- **02 December**, Wednesday for the issue of Wednesday **16 December 2020**
- **09 December**, Wednesday for the issue of Wednesday **23 December 2020**
- **15 December**, Wednesday for the issue of Wednesday **30 December 2020**

















# LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

## LOCAL AUTHORITY NOTICE 1 OF 2020

### CITY OF JOHANNESBURG

NOTICE OF INTENT FOR THE SECURITY ACCESS RESTRICTION OF  
Street/Road/Avenue for security reasons pending approval by the City of Johannesburg.  
(Notice in terms of Chapter 7 of the Rationalization of Government Affairs Act, 1998)

NOTICE IS HEREBY GIVEN THAT THE CITY OF JOHANNESBURG,  
Pursuant to the provision of Chapter 7 of the Rationalization of Government Affairs Act, 1998,  
HAS CONSIDERED AND APPROVED the following Security Access Restriction and  
There to authorised the Johannesburg Roads Agency to give effect to the said approval and  
Further manage the process and resultant administrative processes of the approval.

#### SPECIFIED RESTRICTIONS APPROVED:

Suburb	Applicant	Application Ref. No.	Road Name	Type of Restriction Relaxation Hours
Sun Valley	Sun Valley Residents Association	#417	Bridle Pass (Cnr R562) Karee Rd (cnr R55) Rose Rd (Cnr Maple) Village Rd (Cnr R562) Stirrup Rd (Cnr R562) Rein Rd (Cnr R562) Mane Rd (Cnr R562) Willow Rd (Cnr R562) Protea Rd (Cnr R55) Pommel Rd (Cnr Gymkhana) Dressage Way (Cnr Gymkhana)	Boomed Access (24/7) Boomed Access (24/7) Boomed Access (24/7) Boomed Access (12/7) 06H00 to 18H00 Locked palisade gate Locked palisade gate Locked palisade gate Locked palisade gate Locked palisade gate Locked palisade gate Locked palisade gate

The restriction will officially come into operation two months from the date of display in The Government Provincial Gazette and shall be valid for two years.

Further particulars relating to the application as well as a plan to indicating the proposed closure may be inspected during normal office hours at the JRA (PTY) Ltd offices, at the address below.

The public is duly advised that in terms of the City policy relating to these restrictions:

- No person/guard is permitted to deny any other person or vehicle access to or through any roads that are a subject of this approval.
- No person/guard is entitled to request or demand proof of identification or to sign any register as a condition to access to an area.
- All pedestrian gates should be left accessible (and not locked in any way) for 24/7
- Any violation to the conditions of approval (as detailed in the approval documents) for the permit will result in restriction permit being revoked.

Any person who has any comments on the conditions of approval in terms of the aforesaid restriction/s may lodge such comments in writing with the:-

Traffic Engineering Department  
JRA (PTY) Ltd.  
66 Sauer Street  
Johannesburg

or

Traffic Engineering Department  
JRA (PTY) Ltd.  
Braamfontein X70  
Braamfontein 2107

Email - [chizam@joburg.org.za](mailto:chizam@joburg.org.za) and copy [chair@svra.org.za](mailto:chair@svra.org.za)

**Comments must be received on or before one month after the first day of the appearance of this notice. Up until the 31<sup>st</sup> January 2020**

**City of Johannesburg**  
Johannesburg Roads Agency (Pty) Ltd

[www.ira.org.za](http://www.ira.org.za)

**LOCAL AUTHORITY NOTICE 2 OF 2020****RIVERSIDE VIEW EXTENSION 69**

A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares Riverside View extension 69 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 CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF PART 3 OF CHAPTER 5 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (HEREINAFTER REFERRED TO AS THE BY-LAW), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 603 OF THE FARM DIEPSLOOT 388 JR, GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is Riverside View extension 69

**(2) DESIGN**

The township consists of erven and streets as indicated on General Plan SG No.2515/2019

**(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP**

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

**(4) ELECTRICITY**

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Chapter 6 Part 1 of the By-law make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

**(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not been commenced with before 27 September 2026 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

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

(a) Should the development of the township not been completed before 21 September 2027 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).

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 06 May 2022 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(8) ACCESS

(a) Access to or egress from the township shall be provided to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 03-16685/01.

(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 road/roads and all stormwater running off or being diverted from the road/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

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(12) 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.

(13) ERVEN FOR MUNICIPAL PURPOSES

The City of Johannesburg Metropolitan Municipality shall take out Certificates of Registered Title for Erven 4864 to 4867 prior to or simultaneously with registration of transfer of the first erf in the township and at the cost of the township owner.

(14) OPEN SPACE CONTRIBUTION

The township owner shall, if applicable, in terms of section 48 of the By-law pay an open space contribution to the local authority in lieu of providing the necessary open space in the township or for the shortfall in the provision of land for open space.

(15) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause (3) above, at its own costs and to the satisfaction of the local authority, construct and install 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 transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause (3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local



authority.

(c) The township owner shall submit to the local authority, a certificate issued by Eskom that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by Eskom.

(16) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser 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 which do not affect the township due to its locality:**

a.) By virtue of Notarial Deed of Servitude K513/1977S dated 21 February 1977, the within mentioned property is subject to a servitude to convey electricity over the property hereby conveyed together with ancillary rights as indicated on Diagram SG No. 7933/1973 in favour of Eskom as will more fully appear from the said Notarial Deed of Servitude.

b.) By virtue of Notarial Deed of Servitude K2783/2002S dated 26 November 2001, the within mentioned property is subject to a servitude to:

a) A servitude to rights of operation, maintenance and use of and access to existing pump station in order to pump and convey treated water to the cooling towers of the Power Plant 1,5922 hectares in extent represented by the figure ABCDEFGHJKA on diagram SG No. 6303/2001: and

b) A servitude to right of use, maintenance and access to the existing pipeline in order to convey treated water to the cooling towers of the Power Plant 2 metres wide represented by the line LMN on diagram SG No. 6303/2001 in favour of Remaining Extent of Portion 82 of the farm Zuurfontein 33, JR Gauteng.

**B.) Excluding the following which only affects erven 4783, 4861, 4865 (Public Open Space) and Pioneer Street in the township:**

(a) By virtue of Notarial Deed of Servitude K1442/1975S dated 12 May 1975. The within mentioned property is subject to a powerline servitude in favour of Eskom to convey electricity over the property together with ancillary rights as indicated by the letters ABCDE, FGHIJKL, MNOPQRSTU, VWXYZA1, B1, C1, D1, E1, F1, G1 and H1 on Diagram SG No. 7666/1969 and subject to conditions as will more fully appear from the said Notarial Deed.

**C.) Excluding the following which only affects Erf 4867 (Public Open Space) in the township:**

b.) By virtue of Notarial Deed of Servitude K4728/2009S dated 17 September 2009, the within mentioned property is subject to a perpetual servitude of electric power transmission to convey electricity and for telecommunication and other related purposes across the property consisting of conductors, cables and/or appliances mounted on poles and/or structures with such structure supporting mechanisms as may be necessary or convenient with ancillary rights in favour of Eskom as will more fully appear from the said Notarial Deed of Servitude. The route of the aforementioned servitude has been determined and comprises a servitude area 5, 4995 (Five comma Four Nine Nine Five) hectares depicted by the figure ABCDEFGHJKLMA on Diagram SG No. 5465/2010 more fully appear from Notarial Deed of Route Description K2806/2011.

**D.) Including the following which does affect the township and shall be made applicable to the individual erven in the township:**

a.) By virtue of Notarial Deed of Servitude K4358/2005S dated 27 May 2001, the within mentioned property is subject to a servitude in favour of Eskom for overhead powerlines and telecommunication and other related purposes as will more fully appear from the said Notarial Deed of Servitude.

b.) By virtue of Notarial Deed of Servitude K4036/2013s dated 6 June 2013, the within mentioned property is subject to:

(a) A perpetual servitude of electrical power transmission over the property substantially along the route/s as agreed by the parties, subject to any existing servitude or any other real right, to convey electricity across the Property by means of 2 (TWO) overhead power lines consisting of conductors mounted on poles or structures supporting mechanism as may be necessary or convenient; and

(b) A perpetual servitude for telecommunication and other related purposes across the property substantially along the route/s as agreed upon, by means of conductors, cables and/or appliances mounted on the poles and/or structures supporting mechanisms as may be necessary or convenient in favour of Eskom Holdings Limited, as will more fully appear from the aforesaid title deed.

**3. CONDITIONS OF TITLE.**

**(A) Conditions of Title imposed by the local authority in terms of the provisions of Chapter 5 Part 3 of the By-law.**

**(1) ALL ERVEN**

(a) 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.

**(2) ALL ERVEN**

(a) 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.

(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 2m thereof.

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

**(3) ERF 4863**

The erf is subject to a 4m wide stormwater servitude in favour of the local authority, as indicated on the General Plan

(4) ERF 4783

(a) The erf is subject to a 3m wide servitude in favour of the local authority, as indicated on the General Plan.

(b) The erf is subject to a 4m wide stormwater servitude in favour of the local authority, as indicated on the General Plan

(5) ERVEN 4782, 4845 TO 4850 AND 4860

The erven are subject to a 6m wide water pipeline servitude in favour of the local authority as indicated on the General Plan

(6) ERVEN 4862 AND 4863

The erven are subject to a 4m wide sewer servitude of the local authority as indicated on the General Plan

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

The erven below shall not be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

(1) ERF 4862

The Erf is subject to a mini substation servitude in favour of Eskom as indicated on the general plan.

(2) ERF 4863

The Erf is subject to a mini substation servitude in favour of Eskom as indicated on the general plan

(3) ERF 4782

The Erf is subject to a mini substation servitude in favour of Eskom as indicated on the general plan

(4) ERF 4783

The Erf is subject to a mini substation servitude in favour of the local authority, as indicated on the general plan.

B. The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of Section 54 of the City of Johannesburg Municipal Planning By-Law, 2016, declares that it has approved an amendment scheme being an amendment of the Peri urban Areas town Planning Scheme, 1975, comprising the same land as included in the township of Riverside View extension 69. 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 03-16685.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
**Notice No. T097/2019**  
**01 January 2020**