

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 814 OF 2021****COUNTRY VIEW EXTENSION 18**

- A. In terms of Section 28(15) of the City of Johannesburg Municipal Planning By-Law, 2016, the City of Johannesburg Metropolitan Municipality declares **Country View Extension 18** 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 CVX18 DEVCO (PROPRIETARY) LIMITED (REGISTRATION NUMBER 2019/611391/07) (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 1874 OF THE FARM RANDJESFONTEIN 405-J.R., GAUTENG PROVINCE, HAS BEEN APPROVED.

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

The name of the township is **Country View Extension 18**.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 268/2021.

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

Should the development of the township not be commenced with before 9 February 2028 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.

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

(a) Should the development of the township not be completed before 11 September 2030 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).

(c) 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. 07-16391/P1/2018. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 11 September 2020.

(6) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not be completed before 14 August 2021 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(7) ACCESS

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

Transport.

(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. 07-16391/P1/2018.

(c) Access shall be off Oliefantsfontein Road (D795) as per the in principle approval from Gautrans dated 9th September 2019.

(8) 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.

(9) 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.

(10) 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.

(11) 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.

(12) 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 2.(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 electricity, 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 2.(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.

(13) 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.

(14) CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township, submit an application for consent to consolidate Erven 651 and 652, to the local authority for approval.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions, servitudes and entitlements, if any: -

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

The former Portion 1872 (a portion of Portion 1037) of the Farm Randjesfontein No. 405 Registration Division J.R., Province of Gauteng as indicated by the figure vwxyEFGHJKLv on the attached Consolidation Diagram S.G. No 267/2021 (which property forms a portion of the property held hereunder) is subject to the following conditions:

FURTHER SUBJECT to the conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986):

- (i) The portion is subject to a servitude for municipal purposes in favour of the local authority 2 metres wide, along any one boundary and 5 metres wide along any other boundary. The position of these servitudes will be on boundaries other than road boundaries, as determined 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 2 (two metres) 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 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.

B. Excluding the following servitudes which do not affect the township due to its locality:

- (a) Die Resterende Gedeelte van die plaas RANDJESFONTEIN 405, Registrasie Afdeling J.R., Transvaal, groot 1654,7405 Hektaar, waarvan die eiendom hiermee getransporteer 'n gedeelte uitmaak, is onderworpe aan 'n serwituut om water by wyse van pyplyne te lei tesame met 'n reg van weg en ander bykomende regte ten gunste van die RAND WATER BOARD, soos meer volledig sal blyk uit Notariële Akte van Serwituut No. 668/1967S, gedateer 3 Mei 1967.
- (b) Die Resterende Gedeelte van die plaas RANDJESFONTEIN 405, Registrasie Afdeling J.R., Transvaal, groot 2224,9729 Hektaar, waarvan die eiendom hiermee getransporteer 'n gedeelte uitmaak, is onderhewig aan Notariële Akte No 766/1945S, gedateer 31ste Augustus 1945, in terme waarvan die gesegde Resterende Gedeelte verbied is om ondergrondse water binne 'n area van 94,46 meter vanaf Gedeelte 7 van bogemelde plaas te trek, soos meer volledig sal blyk uit gesegde Notariële Akte.
- (c) Die Resterende Gedeelte van die plaas RANDJESFONTEIN 405, Registrasie Afdeling J.R., Transvaal, groot 1325,9182 Hektaar, waarvan die eiendom hiermee getransporteer 'n gedeelte uitmaak, is onderworpe aan 'n reg verleen aan die ELEKTRISITEITSVOORSIENINGSKOMMISSIE om elektrisiteit oor die eiendom te vervoer

- tesame met bykomende regte en onderhewig aan voorwaardes soos meer volledig sal blyk uit Notariële Akte No 88/1972S, gedateer 1 Februarie 1972.
- (d) By virtue of Notarial Deed of Servitude K182/1982S, registered on 26 January 1982, the right has been granted to Eskom to convey electricity over Remaining Extent of Portion 19 of the farm Randjesfontein 405, Registration Division J.R., Transvaal, in extent 459,8221 hectares, together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed, the exact route of the said servitude has now been determined and the centre line of the overhead transmission lines with underground cables, transverses the property along the route indicated by the line BC on diagram SG No. A2470/1982 annexed to and as will more fully appear from Notarial Deed of Servitude K2766/1983S.
- (e) Onderworpe aan 'n serwituut ten gunste van die elektrisiteitsvoorsieningskommissie om elektrisiteit oor die eiendom te vervoer tesame met bykomende regte, en onderhewig aan kondisies soos meer volledig sal blyk uit Notariële Akte Nr. 1088/1954S die middellyn van welke serwituut voorgestel word deur S T U op Kaart LG Nr A5048/1971 aangeheg by Akte van Transport Nr 22915/1973, welke serwituut gedeeltelik gekanselleer is deur Notariële Akte K2766/1983S invoer aangedui deur die lyn A B C op Kaart LG Nr A1518/1982 aangeheg by gemelde Notariële Akte K2766/1983S.
- (f) By virtue of Notarial Deed of Servitude K2865/1996S dated 15 April 1996 the withinmentioned property is subject to a right of way, 3642 square metres in extent, indicated by the figure A B C D E F G, on diagram SG No 8985/1995 in favour of the Town Council of Centurion as will more fully appear from the abovementioned 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

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. The NHBRC coding for foundations is classified as C/C2/P(Flooding)/P (Surface seepage).

(2) ERF 651

The erf is subject to a 6m X 3m electrical 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 Johannesburg Land Use Scheme, 2018, comprising the same land as included in the township of **Country View Extension 18**. 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 07-16391.

Hector Bheki Makhubo

**Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality /
Notice No. T005/2021**