

***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: 30

PRETORIA
1 FEBRUARY 2024
1 FEBRUARIE 2024

No: 30

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ISSN 1682-4520



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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 11 OF 2024****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the Spatial Planning and Land Use Management Act, 16 of 2013 the City of Ekurhuleni Metropolitan Municipality hereby declares JUPITER EXTENSION 26 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 GGP INVESTMENTS PROPRIETARY LIMITED REGISTRATION NUMBER 2015/216964/07, THE PIVOTAL FUND PROPRIETARY LIMITED REGISTRATION NUMBER 2005/030215/07 AND REDEFINE PROPERTIES LIMITED REGISTRATION NUMBER 1999/018591/06 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE FARM ELANDSFONTEIN. 738 IR HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **JUPITER EXTENSION 26**

1.2 DESIGN

The township shall consist of erven and streets as indicated on the approved **General Plan SG No 2325/2020**.

1.3 TRANSFER OF ERF TO PROPERTY ASSOCIATION

1.3.1 Erf 251 shall be registered in the name of the Property Owners Association

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title, servitudes and surface rights permits, if any, excluding the following servitudes which are entitlements and as such is not necessary to pass the entitlements on to the erven in the township:

1.4.1 The former remaining extent of portion of the farm ELANDSFONTEIN 90, Registration Division I.R., Transvaal, measuring as such 876,4393 hectares (a portion whereof is held hereunder) is entitled to a right of way 6,30 meters wide on certain portion "S" of the said portion of the Farm ELANDSFONTEIN in extent 22,0029 hectares, held by Rand Refinery Limited, by Deed of Transfer T2017/1921, dated 28th February 1921, along the line of the Company's water main which traverses the said portion "S" as illustrated by the figure lettered fghj on the diagram annexed to the said Deed of Transfer T2017/ 1921, with right to reasonable access to the said water main for purposes of inspection, maintenance and repair thereof.

1.4.2 The former Remaining Extent of Portion of the farm ELANDSFONTEIN 90, Registration Division I.R., Transvaal, measuring as such 870,3922 hectares (a portion whereof is held hereunder) is entitled to a servitude 2,52 meters in width for underground high tension cables over Portion MMM of the said portions as indicated by the figure lettered TUVWXY on diagram of the said Portion MMM SG A2361/1926 annexed to the aforesaid Deed of Transfer T7970/1926.

- 1.4.3 The former Remaining Extent of Portion of the farm ELANDSFONTEIN 90, Registration Division I.R., Transvaal, measuring as such 870, 3922 hectares (a portion whereof is held hereunder) is entitled to a servitude 2,52 metres in width for overhead electrical power lines over Portion MMM aforesaid as indicated by the letter Za on the said Diagram SG A2361/1926 of the said Portion MMM.
- 1.4.4 The former Remaining Extent of Portion of the said farm ELANDSFONTEIN measuring as such 780,9614 hectares (a portion whereof is held hereunder) is entitled to a right of way servitude 9,45 metres in width over Portion XXX of the said Portion held by Deed of Transfer T11668/1935 dated 21st August 1935 as indicated by the letter H D J K on the Diagram of the said Portion XXX SG A 1740/1935 annexed to the aforesaid Deed of Transfer T11668/1935.
- 1.4.5 The former Remaining Extent of Portion of the said farm ELANDSFONTEIN measuring as such 767,1977 hectares (a portion whereof is held hereunder) is entitled to a servitude of water pipeline over Portion EEEE of the said Portion held under Deed of Transfer T9978/1937 dated 25th May 1937 as indicated by the line ab on the Diagram of the said Portion EEEE SG A818/1937 annexed to the aforesaid Deed of Transfer T9978/1937.
- 1.4.6 The former Remaining Extent of Portion of the said farm ELANDSFONTEIN measure as such 767,1977 hectares (a portion whereof is held hereunder) is entitled to a servitude of electrical power line and cables over portion EEEE aforesaid as indicated by the line cd on the said Diagram of the said Portion EEE SG A818/1937.

B All erven shall be made subject to existing conditions of title, servitudes and surface permits, if any, excluding the following servitudes which do not affect the township due to their locality

- 1.4.7 The former Remaining Extent of the Portion of the said Farm ELANDSFONTEIN, measuring as such 766,1578 hectares (a portion whereof is held hereunder) is subject to a perpetual servitude of right of way 7,87 metres wide for the purpose of a Railway Siding in favour of Portion EEEE aforesaid together with the ancillary rights as will more fully appear from Notarial Deed No K768/1937S registered on 14th September 1937 and Diagram SG No A1591/1937 annexed thereto.
- 1.4.8 The Former Remaining Extent of the Portion of the said Farm ELANDSFONTEIN, measuring as such 631,3620 hectares (a portion whereof is held hereunder) is subject to a servitude of pipeline together with ancillary rights for the conveyance of water in perpetuity in favour of the Rand Water Board as will more fully appear from Notarial Deed No. K427/1959S dated 13th February 1959.
- 1.4.9 The former Remaining Extent of Portion 2 of the said Farm ELANDSFONTEIN, measuring as such 521,5740 hectares (a portion whereof is held hereunder) is subject to a servitude represented by the figures ABCDEFGHJK and Mr midstream nM on diagram SG No A1132/1965 to erect and maintain power transmission lines, towers, cables and any other works for the conveyance of electricity together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. K3892/1977S dated 7th October 1974.
- 1.4.10 The former Remaining Extent of Portion 2 of the said Farm ELANDSFONTEIN measuring as such 521,5740 hectares (a portion whereof is held hereunder) is subject to Notarial Deed No. K2725/1978S executed on the 13th April 1978 and registered on 8th November 1978 whereby the right has been granted to Electricity Supply Commission to convey electricity over the property with ancillary rights and subject to conditions as will more fully appear on reference to the said

Notarial Deed and Diagram SG No A1896/1975 attached thereto.

1.4.11 The former Remaining Extent of Portion 2 of the Farm ELANDSFONTEIN, measuring as such 512,3912 hectares (a portion whereof is held hereunder) is subject to Notarial Deed No. K2045/1982 S executed on the 8th April 1982 and registered on 4th August 1982 whereby the right has been granted to Electricity Supply Commission to convey electricity over the property with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed and Diagram SG No A1029/1974 attached thereto.

1.4.12 The former Remaining Extent of the Portion of the said Farm ELANDSFONTEIN, measuring as such 499,4021 hectares (a portion whereof is held hereunder) is subject to a servitude in perpetuity to convey and transport water by means of pipelines already laid and which may hereafter be laid on a strip of ground represented by the figures:

1. ABCDEFGH curve JK 2439 square metres; and
2. L curve MNPq middle stream RSTu middle stream VWX 5215 square metres

In favour of the Rand Water Board together with ancillary rights and subject to the conditions as will more fully appear from Notarial Deed No. K 1702/1985 S dated 26th April 1985.

1.4.13 The former Remaining Extent of the Portion of the said Farm ELANDSFONTEIN, measuring as such 485,8088 hectares (a portion whereof is held hereunder) is subject to a servitude in perpetuity for stormwater, sewer and municipal purposes in general in favour of the City Council of Germiston over portion 4419 square metres indicated by figures ABCDEF on diagram SG No. A3303/1987 together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No. K 4032/1988 S dated 20th October 1988.

1.4.14 The former Remaining Extent of the Portion 2 of the said Farm ELANDSFONTEIN 90, Registration Division IR, Transvaal, measuring as such 390,2952 hectares is subject to a servitude in perpetuity in respect of pipelines already laid and which may hereafter be laid along a strip of ground in favour of Rand Water Board with ancillary rights as will more fully appear from Notarial Deed of Servitude K976/2002S and indicated as follows:

1. 367 (Three Hundred and Sixty Seven) square metres in extent, as depicted by the figure A B C D A on Servitude Diagram SG No 4808/1999;
2. 149 (One Hundred and Forty Nine) square metres in extent as depicted by the figure A B C D E F G A on Servitude Diagram SG No 4809/1999;
3. 325 (Three Hundred and Twenty Five) square metres in extent as depicted by the figure A B C D A on Servitude Diagram SG No 4810/1999;
4. 2519 (Two Thousand Five Hundred and Nineteen) square metres in extent as depicted by the figure A B C D E F G A on Servitude Diagram SG No 4811/1999;
5. 4,3975 (Four Comma Three Nine Seven Five) hectares in extent as depicted by the figure A B C D E F G J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1 V1 W1 X1 Y1 Z1 A2 B2 C2 D2 E2 F2 G2 H2 I2 J2 K2 L2 M2 N2 P2 Q2 R2 S2 T2 U2 V2 W2 X2 Y2 Z2 A3 A on Servitude Diagram SG No 4812/1999;
6. 7942 (Seven Thousand Nine Hundred and Forty Two) square metres in extent as depicted by the figure A B C D E F G H I J K L M N P Q R S T U V W X Y Z A on Servitude Diagram SG No 5925/1999;
7. 4253 (Four Thousand Two Hundred and Fifty Three) square metres in

- extent as depicted by the figure A B C D E F G A on Servitude Diagram SG No 5926/1999;
8. 1640 (One Thousand Six Hundred and Fourty) square metres in extent as depicted by the figure A B C D E F G A on Servitude Diagram SG No 5927/1999;
 9. 1,3623 (One Comma Three Six Two Three) hectares in extent as depicted by the figure A B C D E F G H J K L M N P Q R S T U V W X A excluding Z A1 B1 C1 D1 Z on Servitude Diagram SG No. 5928/1999;
 10. 976 (Nine Hundred and Seventy Six) square metres in extent as depicted by the figure A B C D E F G A on Servitude Diagram SG No. 5929/1999;
 11. 352 (Three Hundred and Fifty Two) square metres in extent, as depicted by the figure A B C D E A on servitude diagram SG No 5930/1999;
 12. 1578 (One Thousand Five Hundred and Seventy Eight) square metres and 302 (Three Hundred and Two) square metres respectively in extent, as depicted by the figures A B C D E F G A and E K L M N E respectively on Servitude Diagram SG No 5931/1999, as will more fully appear in the said Notarial Deed/
- 1.4.15 By virtue of Notarial Deed of Servitude K3937/2012S dated 24 August 2011, the former Remaining Extent of Portion 2 of the Farm Elandsfontein is subject to a pipeline servitude 95m² and 715m² respectively as indicated by figures ABCDA and FGHJKF respectively on Diagram SG Number 7189/1999 with ancillary rights in favour of Rand Water as will more fully appear from the said Notarial Deed.
- 1.4.16 By virtue of a Notarial Deed of Servitude K3938/2012S dated 24 August 2011 the former Remaining Extent of Portion 2 of the Farm Elandsfontein is subject to a pipeline servitude 723m², 815m² and 471m² respectively and indicated by figures ABCDEFGA, JKLMNPJ and RSTUVWR respectively on Diagram SG Number 7187/1999 with ancillary rights in favour of Rand Water as will more fully appear from the said Notarial Deed.
- 1.4.17 By virtue of Notarial Deed of Servitude K3939/2012 S dated 24 August 2011, the former Remaining Extent of Portion 2 of the Farm Elandsfontein is subject to a pipeline servitude already laid 141m² indicated by figures ABCDA on Diagram SG Number 7188/1999 with ancillary rights in favour of Rand Water as will more fully appear from the said Notarial Deed.
- 1.4.18 The Remaining Extent of portion 8 (a portion whereof is hereby transferred) of the Farm Elandsfontein 108 IR, measuring 332,3000 hectares is subject to the following:
1. By Notarial Deed of Servitude K465/1977S the right has been granted to ESKOM to convey electricity, together with ancillary rights, over the said property along routes indicated by the letters abc and def on diagram SG No. 12812/1995 annexed to Deed of Transfer T34987/19997, as will more fully appear from the said Notarial Deed and Diagram.
 2. By Notarial Deed of Servitude K962/1977S as amended by Notarial Deed K812/1983S, the right has been granted to ESKOM to convey electricity over the said property, together with ancillary rights and subject to conditions as will more fully appear from the said Notarial Deeds the centre lines of which servitude are indicated by the letters Aa, bd, eBCf, Eg, hj and kFGm on Diagram SG No. A7092/1980.
- 1.4.19 The former Remaining extent of portion 8 of the Farm Elandsfontein 108 IR, measuring 305,7364 hectares, of which property held hereunder forms a portion, is subject to a servitude 22 metres wide the South Eastern boundary of which is indicated by the letters A B on diagram SG No. 9397/1986 in favour of ESKOM

for purposes of conveying electricity over the property together with ancillary rights as will more fully appear from Notarial Deed of Servitude K509/1985S with diagram annexed.

1.4.20 The former remaining extent of portion 8 of the farm Elandsfontein 108 IR measuring 272,6836 hectares of which the property held hereunder forms a portion, is subject to the following:

1. By Notarial Deed of Servitude K3029/1985S the right has been granted to ESKOM to convey electricity over the property within a servitude 22 metres wide together with ancillary rights the North Western boundary of such servitude is indicated by the letters A B on diagram SG No A2327/1985 and subject to conditions as will more fully appear from the said notarial deed and diagram.

1.4.21 The former remaining extent of portion 8 of the Farm Elandsfontein 108 IR, measuring 272,6836 hectares of which the property held hereunder forms a portion is subject to the following:

1. The former remaining extent of portion 8 of the Farm Elandsfontein 108 IR, measuring 464,9788 hectares, of which the property held hereunder forms a portion is subject to a perpetual servitude to convey and transmit gasses together with ancillary rights in favour of the South African Gas Distribution Corporation Limited indicated by the figure A B C D E F on diagram SG No. A6371/1964 and as will more fully appear from Notarial Deed of Servitude K197/1966S.

1.4.22 By virtue of Notarial Deed of servitude K4456/2011S dated 24 August 2011 the within mentioned property is subject to the right to convey and transmit water in favour of Rand Water Board over the property by means of pipelines already laid and which may hereafter be laid along a strip of ground 5800 square metres in extent as depicted by the figure ABCDEFGHJKLMNA on servitude diagram SG7262/1999 in favour of Rand Water as will more fully appear from the said Notarial Deed.

C All erven shall be made subject to existing conditions of title, servitudes and surface permits, if any, including the following servitude which affects all erven in the township

The Former Remaining Extent of Portion 8 of the Farm Elandsfontein 108 IR measuring 272,6826 hectares, of which the property held hereunder forms a portion, is subject to the following:

1. By Notarial Deed of Servitude K2156/1986S the right has been granted to ESKOM to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from the said Notarial Deed.

2.5 STORMWATER DRAINAGE AND STREET CONSTRUCTION

2.5.2 The township owner shall, on request by the local authority, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

2.5.3 The township owner shall, when required to do so by the local authority,

carry out the approved scheme at its own expense on behalf of and to the satisfaction of the local authority under the supervision of the appointed professional engineer and shall, for this purpose, provide financial guarantees to the local authority as determined by it.

2.5.4 The township owner shall be responsible for the maintenance of the streets and storm water drainage system to the satisfaction of the local authority until the streets and storm water drainage system have been constructed as set out in sub-clause 2.5.2 above.

2.5.5 Should the township owner fail to comply with the provisions of 2.5.1, 2.5.2 and 2.5.3 hereof, the local authority shall be entitled to do the work at the cost of the township owner.

2.6 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

2.6.1 The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems in connection with these services, as previously agreed upon between the township owner and the local authority.

2.6.2 The Non-Profit Company will be responsible for the maintenance of the internal roads (including storm water) and the internal streetlights (including electrical power usage).

2.6.3 The township owner shall be liable for the erection of the street name signs on internal roads. The Non-Profit Company shall be liable for the maintenance of the street name signs.

2.7 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 owner. The township owner shall consult the local authority before any existing municipal service(s) need to be replaced or removed.

2.8 ACCESS

2.8.1 No access to and from erven 248, 249 and 250 in the township shall be permitted to Europa Road as shown on the final layout plan of the township as approved by the Municipality.

2.8.2 Access to the township shall be allowed from Gosforth Park Road via Amalthea Crescent as indicated on the approved Layout Plan.

2.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER NEXT TO PROVINCIAL ROAD

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Director: Gauteng Department of Public Transport, Road and Works, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair.

2.10 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, side spaces or other common boundaries to be demolished to the satisfaction of the local authority, if and when required by the local authority to do so.

2.11 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR ESKOM OR TELKOM SERVICES

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

2.12 SAFEGUARDING OF SHAFT/S

The township owner shall at his own expense cause the existing shaft/s situated in the township to be made safe to the satisfaction of the Department: Mineral Resources. The area should be cleaned, and the open shaft must be properly sealed before promulgation of the township.

2.13 SAFEGUARDING OF UNDERGROUND WORKINGS

The township owner shall at his own expense make adequate provision to the satisfaction of Department: Mineral Resources, to prevent any water from entering underground workings or shaft openings and the existing stormwater drains, if any, shall be properly maintained and protected.

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Council in terms of the Town Planning and Townships Ordinance 1986

3.1 ALL ERVEN

3.1.1 The erf is subject to a servitude 2m wide, in favour of the local authority for sewerage and other municipal services, along any two boundaries other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal services 2m wide across the access portion of the erf if and when required by the Municipality: Provided that the local authority may relax or dispense with any such servitude.

3.1.2 No building or other structure shall be erected within the aforesaid servitude areas and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

3.1.3 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude areas 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 construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

3.1.4 The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude areas 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 construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

3.2 ERF 246

- 3.2.1 A sewer servitude, 3 metres wide, shall be registered over Erf 246 in favour of the City of Ekurhuleni, as indicated on the approved General Plan SG No 2325/2020.

3.3 ERF 247

- 3.3.1 A sewer servitude, 3 metres wide, shall be registered over Erf 247 in favour of the City of Ekurhuleni, as indicated on the approved General Plan SG No 2325/2020.

3.4 ERF 248

- 3.4.1 A sewer and stormwater servitude, 5 metres wide, shall be registered over Erf 248 in favour of the City of Ekurhuleni, as indicated on the approved General Plan SG No 2325/2020.

3.5 ERF 251

- 3.5.1 Erf 251 in its entirety is subject to a servitude for municipal services in favour of the Municipality.
- 3.5.2 Erf 251 in its entirety is subject to a servitude of Right of Way in favour of Erven 245, 246, 247, 248, 249 and 250.

3.5.3 Erf 245 to Erf 250

The abovementioned erven are entitled to a right of way servitude over Erf 251

3.6 ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS, IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF SECTION 98(2) OF ORDINANCE 15 OF 1986 ON BEHALF OF THE GAUTENG DEPARTMENT OF MINERAL RESOURCES: -

- 3.6.1 As this erf /erven forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations, whether past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

3.7 CONDITIONS IN FAVOUR OF THIRD PARTIES**3.7.1 PROPERTY OWNERS ASSOCIATION**

- a. Every owner of the erf, or any subdivide portion thereof, or any person who has an interest therein shall become and shall remain a Member of the Property Owners Association and be subject to its constitution until he/she ceases to be an owner of aforesaid.

Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Property Owners Association.

- b. The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Property Owners Association that the provisions of the

Articles of Association of the Home Owners Association have been complied with.

- c. The term 'Property Owners Association' in the aforesaid conditions of Title shall mean the property owners association known as S and J Industrial Estate Owners Company NPC to be registered as a Non-Profit Company.

3.7 TRANSFER OF ERF TO PROPERTY OWNERS ASSOCIATION

- a. Erf 251 shall be registered in the name of the Property Owners Association.
- b. A Servitude for municipal services as indicated on the general plan must be registered over the entire erf 251.
- c. A Servitude for right-of-way in favour of all the other erven in the township as indicated on the general plan must be registered over the entire erf 251 to guarantee access to a public road to all the residents

4. **CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION**

4.1 Erven 245 – 250 are subject to the following conditions:

Zoning : “Industrial 1” for purposes of industries, offices, commercial purposes, fitment centre, motor workshops, light industry, auctioneers, showrooms, motor dealers, service industries, builder's yard and a truck stop (including overnight accommodation for the drivers and a convenience store)

The following uses can be considered by means of written consent:

Places of Public Worship, Places of Instruction, Social Halls, Dry-cleaners, Restaurant (including drive-thru restaurant).

Height : Maximum of 20m

Coverage : 60%

Floor Area Ratio: 0,6 (which may be increased to 0,8 by means of a Written Consent “B”).

Parking : 10% of the erf for parking and loading purposes-
Warehousing/Commercial Purposes

: 1 per 100m² GLA – Industrial/Manufacturing

: 2 per 100m² GLA - Offices

Building Lines : 5m along street boundaries.

: 0m along other boundaries, provided that any 2 boundaries, other than street boundaries, shall be subject to a 2m wide servitude in favour of the Council for sewer and other municipal services.

A Site Development Plan shall be submitted and approved prior to the commencement of construction on the site. The professional stormwater engineer and professional traffic engineer shall certify that the site development plan is compatible with the recommendations of the traffic impact study/ies and stormwater management plan/s.

No buildings of any nature shall be erected within that portion of the erf which is likely to be inundated by the floodwaters of a public stream an average of every 50 years and every 100 years, as shown on the Town Planning Scheme Map): Provided that the Council may consent to the erection of buildings on such portion of the erf if it is satisfied that the said portion of the erf will no longer be subject to inundation.

4.2 Erf 251 is subject to the following conditions:

Zoning: "Roads" for streets/ roads, weigh bridges, parking, cycling lanes, bus lanes, municipal services, access control and ancillary uses, including an administration office and meeting room.

Height : In accordance with an approved Site Development Plan

Coverage : In accordance with an approved Site Development Plan

Floor Area Ratio: In accordance with an approved Site Development Plan

Parking : as per scheme

Building Lines : 5m along roads

A Site Development Plan shall be submitted and approved prior to the commencement of construction on the site.

No buildings of any nature shall be erected within that portion of the erf which is likely to be inundated by the floodwaters of a public stream an average of every 50 years and every 100 years, as shown on the Town Planning Scheme Map): Provided that the Council may consent to the erection of buildings on such portion of the erf if it is satisfied that the said portion of the erf will no longer be subject to inundation.

4.3 ERVEN SUBJECT TO SPECIAL CONDITIONS

4.3.1 All Erven.

4.3.1.1 The designs of all structures and buildings to be erected wholly or partially on the erf shall be approved by a professional structural engineer and the erection of such structures and buildings shall be done under the supervision of the said engineer. The plans of all buildings and structures shall bear the following certificate, signed by the professional structural engineer:

"The plans and specifications of this building/structure have been drawn up in the knowledge that the land on which the building/structure is to be erected may be liable to subsidence. The building/structure has been designed in a manner which will as far as possible ensure the safety of its occupants in the event of subsidence taking place."

4.3.1.2 A space for refuse storage and collection shall be indicated on the Site Development Plan. The refuse space shall:

- Be in such a position on the premises as to allow the storage of bins or containers without being visible from a street, public place or any other premises except if determined otherwise by the local authority.
- Be in such a position that will allow the collection and removal of such Refuse by local authority employees without hindrance.

- Be so located as to permit convenient access to and egress from such space for the local authority's refuse collection vehicles; and
- Be sufficient to house all refuse, including materials and containers used in the sorting and storage of refuse.

4.3.2 Erven 248, 249 and 250

No access to and from the erven shall be permitted to and from Gosforth Park Road and the quarter link between Barlow Road and Gosforth Park Road as shown on the final layout plan of the township as approved by the Municipality.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME G0475C
JUPITER EXTENSION 26**

It is hereby notified in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986 read together with the Spatial Planning and Land Use Management Act, 16 of 2013 that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the property(ies) in the township of JUPITER EXTENSION 26, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Germiston Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Golden Heights Building, 70 F.H. Odendaal Street, Germiston, 1401 during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme **G0475C** and shall come into operation on the date of publication of the notice.

(15/2/6/G0475C)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

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

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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