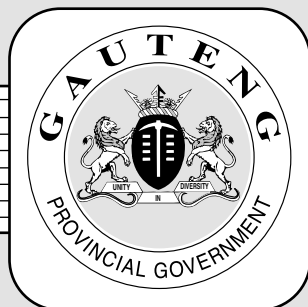


***THE PROVINCE OF
GAUTENG***



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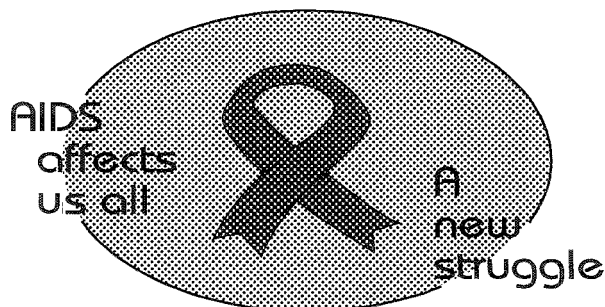
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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 31 OF 2024****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
DECLARATION AS AN APPROVED TOWNSHIP**

IN TERMS OF THE PROVISIONS OF SECTION 103(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, TO BE READ WITH THE PROVISIONS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY HEREBY DECLARES PALM RIDGE X 39 TOWNSHIP TO BE AN APPROVED TOWNSHIP SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO

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 50 (A PORTION OF PORTION 27) OF THE FARM RIETSPRUIT 152 REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **PALM RIDGE EXTENSION 39**.

1.2 DESIGN

The township shall consist of erven, streets and parks as indicated on General Plan S.G. No. 838/2022.

1.3 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 (a) above.
- (c) The Traffic impact study must be approved before any development can take place.

1.4 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.

1.5 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.

1.6 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.

1.7 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 running off or being diverted from the roads to be received and disposed of.

1.8 SOIL CONDITIONS

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

1.9 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.

1.10 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.

1.11 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.

2. EXISTING CONDITIONS OF TITLE**2.1 DISPOSAL OF EXISTING CONDITIONS****2.1.1 All erven shall be made subject to the existing conditions of title and servitudes, if any:****a) excluding the following condition which will not be passed onto the erven in the Township:**

Portion 27 of the aforesaid farm, measuring 488,0188 hectares (a portion of which is held hereunder) together with the Remaining Extent of Portion A called "WELVERDIEND" of the farm Rietspruit 152, Registration Division I.R., measuring as such 3,0010 hectares, held under Deed of Transfer 17638/1951 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.

b) excluding the following condition which only affects Erf 30343 (Park) and a Street:

Subject to Notarial Deed of Servitude No 960/1965 – S registered on the 4th August 1965 in terms whereof the property held hereunder is subject to a servitude of right of way 15,74 metres wide in favour of the General Public as will more fully appear from the Notarial Deed and Diagram S.G. No A3825/1962 hereto annexed.

which condition only affects Erf 30343 (Park) and Flounders Street

3. CONDITIONS OF TITLE**3.1 A. CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986.**

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:

- 3.1.1** 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.
- 3.1.2** 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.
- 3.1.3** 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.

**NOTICE OF APPROVAL
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

CITY OF EKURHULENI AMENDMENT SCHEME G0492C

The City of Ekurhuleni Metropolitan Municipality (Germiston Customer Care Centre) hereby, in terms of the provisions of Section 125 (1) of the Town Planning and Townships Ordinance 1986, read with the provisions of the Spatial Planning and Land Use Management Act, 2013, declares that it has adopted a town planning scheme, being an amendment to the same land as included in Palm Ridge x 39 Township.

All relevant information is filed with the Area Manager Town Planning Germiston Sub Section, 5th Floor, Golden Heights Building, Cnr Odendaal and Victoria Streets, Germiston, for inspection during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme G0492C shall come into operation on date of publication of this notice

(Reference number Palm Ridge x 39)

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