

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1176

EKURHULENI METROPOLITAN MUNICIPALITY (SPRINGS CUSTOMER CARE CENTRE) Declaration as an approved Township

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre) hereby declares Krugersrus Extension 4 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY IMPALA PLATINUM LIMITED (REGISTRATION NUMBER 1952/071942/06) (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 210 OF THE FARM GEDULD REGISTRATION DIVISION 123 I.R. GAUTENG, HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1. NAME

The name of the township shall be Krugersrus Extension 4.

2. DESIGN

The township shall consist of erven and street(s) names as indicated on General Plan S.G. No. 426/2013, dated 14 February 2013.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) including the following servitudes which affect all erven in the township:

(i) Condition C in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1994,5955 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K3480/76S registered on 3 December 1976."

(ii) Condition D in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1965,8458 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K2873/1978S registered on 21 November 1976."

(iii) Condition K in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1837,9976 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K2818/1984S registered on 3 December 1976."

(iv) Condition N in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1732,5857 (One Thousand Seven Hundred and Thirty Two comma Five Eight Five Seven) hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights as will more fully appear from Notarial Deed K5424/93S."

(v) Condition R in Deed of Transfer T2112/2012

Onderhewig aan die volgende voorwaardes opgelê by onderverdeling van die eiendom:-

(a) Aangesien die grond deel vorm van 'n gebied wat ondermyn is of ondermyn staan te word en onderhewig mag wees aan versakking, vassakking, skokke of krake weens mynbedrywighede in die verlede, die hede of in die toekoms, aanvaar die eienaar alle verantwoordelikheid vir enige skade aan die grond of geboue daarop as gevolg van sodanige versakking, vassakking, skokke of krake.

(b) Aangesien die grond deel vorm van 'n gebied wat onderworpe mag wees aan stofbesoedeling en geraas as gevolg van mynbedrywighede in die verlede, hede of toekoms in die nabyheid daarvan, aanvaar die eienaar daarvan dat ongerief as gevolg van sodanige mynbedrywighede ondervind mag word.

(vi) Condition S in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1474,4654 (One Thousand Four Hundred and Seventy Four comma Four Six Five Four) hectares (whereof the property hereby transferred forms a portion) is subject to a servitude in favour of ESKOM of the right in perpetuity to convey electricity across the said property by means of two transmission lines over the said property as will more fully appear from Notarial Deed of Servitude K5114/1995S."

(b) The applicant shall at its own expense cause the following conditions and servitudes to be cancelled or the township area be freed there from due to its locality:

(i) Condition A in Deed of Transfer T2112/2012

"Onderhewig aan 'n ewigdurende serwituuat van dreinerings en toegang daaroo, soos meer ten volle sal blyk uit Notariële Akte Nr196/1940S."

(ii) Condition B in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 2 465,3292 hectares (whereof the property hereby transferred forms a portion) is subject to a perpetual servitude of pipeline 4 (FOUR) metres wide indicated by figure ABCD on diagram SG No A2232/1972 in favour of the TOWN COUNCIL OF SPRINGS as will more fully appear from Notarial Deed 1606/1972 registered on 13 December 1972."

(iii) Condition E in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1 965,8458 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude for water pipelines indicated by figure ABCDEFGHJKLM on diagram SG No A8919/1970 in favour of SAPPI LIMITED together with ancillary rights and subject to conditions, as will more fully appear from Notarial Deed K2874/1978S registered on 21 November 1978."

(iv) Condition F in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1 904,5056 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K2008/1980S."

(v) Condition G in Deed of Transfer T2112/2012

"An endorsement in terms of Section 31(6)(a) of Act 47/1937: portions measuring approximately 2536 hectares and 4,95 hectares of the within-mentioned property have been expropriated by the South African Railways and Harbours Administration. See Expropriation Notice No EX46/81."

(vi) Condition I in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1 839,0095 hectares (whereof the property hereby transferred forms a portion) is subject to a right of sewer pipeline 1,5 metres wide in favour of Erf 2003 Geduld Extension Township I.R., indicated by the letters ABCD on Diagram SG No A4662/82 as will more fully appear from Notarial Deed K2709/83 together with ancillary rights."

(vii) Condition J in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1 837,9976 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K1980/1984S."

(viii) Condition L in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1 837,9976 hectares (whereof the property hereby transferred forms a portion) is subject to a servitude to convey electricity in favour of ESKOM together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed K24/1985S."

(ix) Condition M in Deed of Transfer T2112/2012

"The Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1 743,0640 hectares, is subject to:

- (a) A servitude area 6 metres wide indicated by the line ABC on Diagram SG No A5808/85.
- (b) A servitude area 6 metres wide indicated by the line defghjklm on Diagram SG No 10238/93 in favour of the South African Gas Distribution Corporation Limited, as will more fully appear from Notarial Deed of Servitude K1297/86S.
- (x) Condition O in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1732,5857 hectares (One Thousand Seven Hundred and Thirty Two comma Five Eight Five Seven) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights as will more fully appear from Notarial Deed K5425/93S."

(xi) Condition P in Deed of Transfer T2112/2012

"The former Remaining Extent of the farm Geduld 123, Registration Division I.R., Province of Gauteng, measuring 1494,0198 hectares (One Thousand Four Hundred and Ninety Four comma Nought One Nine Eight) is subject to a servitude in favour of ESKOM to convey electricity over the said property together with ancillary rights as will more fully appear from Notarial Deed K6943/1993S."

4. ENDOWMENT

No endowment is payable to Council for parks and public open spaces.

5. REMOVAL AND / OR REPLACEMENT OF MUNICIPAL OR ANY OTHER ENGINEERING OR COMMUNICATION SERVICES INFRASTRUCTURE

Should it become necessary to move and / or replace any existing municipal or other engineering or communication services infrastructure as a result of the establishment of the township, it shall be done in liaison with the owner of such infrastructure and the cost thereof shall be borne by the Applicant.

6. DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Council to do so, the Applicant shall at his own expense cause to be demolished (to the satisfaction of the Council) all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or in a street reserve or servitude area, or dilapidated structures and structures for which building plans have not been approved.

7. REMOVAL OF LITTER/RUBBLE

The Applicant shall at his own expense have all litter/rubble within the township area removed to the satisfaction of the Council, when required to do so by the Council.

8. SOIL CONDITIONS / GEOLOGICAL CONDITIONS

- (a) Proposals for precautionary measures to overcome detrimental soil / geological conditions to the satisfaction of the Council and the National Home Builders Registration Council (NHBRC) shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with such precautionary measures to the satisfaction of the Council and the NHBRC.

- (b) The Applicant shall at his own expense, make arrangements with the Council in order to ensure that the recommendations as laid down in the geological report as complied with and, when required, engineering certificates for the foundations of the structures and engineering services are submitted.

9. PROVISION FOR REFUSE REMOVAL WITHIN THE TOWNSHIP

- (a) Provision must be made for either kerb-side refuse removal or proper refuse holding areas with access from the street must be provided, in a manner that does not detrimentally affect the movement of traffic along the street.
- (b) All streets/roadways along which refuse removal by the Council is required, must be designed in a manner that will allow easy manoeuvring of refuse removal vehicles, to the satisfaction of the Council and any overhanging cables or structures over such streets / roadways must be at least 4,5 (four comma five) metres high above the road surface level, to allow for refuse removal vehicles to pass underneath.

10. ACCEPTANCE AND DISPOSAL OF STORM WATER

The Applicant shall ensure that the storm water drainage of the township fits in with that of the existing and planned roads and storm water drainage infrastructure in the vicinity of the township and that all storm water running off or diverted from the township is received and disposed of in such infrastructure.

11. OBLIGATIONS OF APPLICANT WITH REGARD TO ENGINEERING SERVICES INFRASTRUCTURE

The Applicant shall within such period as the Council may determine (or such period as determined in the engineering services agreement), fulfil his obligations in respect of the installation / construction of engineering service infrastructure (i.e. water, sewerage, electricity, roads and storm water drainage infrastructure) as per an engineering services agreement to be entered into between the Applicant and the Council. Such engineering services agreement may include payment of contributions, by the Applicant, towards bulk engineering services.

12. PROVISION OF ENGINEERING DRAWINGS

The applicant shall submit to the Council complete engineering drawings, for approval by the Council, prior to commencement with the installation / construction of engineering services infrastructure.

13. PROVISION OF AS-BUILT DRAWINGS AND CERTIFICATES BY PROFESSIONAL ENGINEER

Upon completion of the installation / construction of engineering services infrastructure by the Applicant, the Applicant shall supply the Council with as-built drawings and certificates by a professional engineer, in which it is certified that such engineering services infrastructure has been completed and that the engineer accepts liability for such infrastructure.

14. MAINTENANCE PERIOD AND GUARANTEE

Unless stated otherwise in the engineering services agreement between the Applicant and the Council, a maintenance period of 12 (twelve) months commences from the date when the last of the engineering services infrastructure (i.e. water, sewerage, electricity and roads and Stormwater drainage infrastructure) installed / constructed by the Applicant has been completed and the as-built drawings and engineer's certificates have been submitted to the Council. The Applicant must furnish the Council with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials, which guarantee must be for an amount that is equal to at least 5% of the contract cost for the installation / construction of such infrastructure.

15. RESTRICTION REGARDING REGISTRATION OF ERVEN AND APPROVAL OF BUILDING PLANS

No erf / unit in the township may be registered, nor will building plans be approved, before the Council has certified that the Applicant has complied with all his obligations and all conditions for establishment of the township, to the satisfaction of the Council.

B. CONDITIONS OF TITLE**1. GENERAL CONDITIONS OF TITLE LAID DOWN BY THE EKURHULENI METROPOLITAN COUNCIL IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)****All erven**

- (a) As this erf is situated in the vicinity of land which may be undermined and which may be liable to substance, settlement, shock and cracking due to past, present or future mining operations, the owner thereof accepts all liability for any damages thereto or any structure thereon which may result from such subsidence, settlement, shock or cracking.
- (b) As this erf forms part of an area which may be subject to dust pollution as a result of the presence of slimes dams in the vicinity of the township, the owner thereof accepts that inconvenience with regard to dust pollution as a result thereof, may be experienced.
- (c) Where in the opinion of the Council, it is impracticable for Stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept and/or permit the passage over the erf of such Stormwater; provided that the owners of any higher-lying erven, the Stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

2. CONDITIONS AND SERVITUDES IN FAVOUR OF THE COUNCIL**All erven**

- (i) The erf shall be subject to a servitude, 2m wide, for municipal services (water sewerage, electricity and Stormwater drainage) (hereinafter referred to as "the services"), in favour of the Council, along any two boundaries, except a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the part of the erf indicated on the township engineering drawings, if and when required by the Council, provided that the Council may waive any such servitude.
- (ii) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m thereof.
- (iii) The Council shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Council shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Council shall make good any damage caused during the laying, maintenance or removal of such services and other works.

C. CONDITIONS WHICH IN ADDITION TO THE EXISTING STANDARD PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION HAVE TO BE INCORPORATED IN THE SPRINGS TOWN PLANNING SCHEME, 1996, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.

1. USE ZONE : "RESIDENTIAL 2"

Erven 834 to 941 as shown on General Plan S.G. No. 426/2013 dated 14 February 2013 shall be subject to the standard restrictions for Height Zone 0 (Zero), as well as such other provisions that apply to use zone "Residential 2" in terms of the Springs Town Planning Scheme of 1996, provided that the following deviations shall apply:

a) The building height on Erven 834 – 941 shall not exceed one (1) storey.

b) The density shall not exceed 20 units per hectare.

2. USE ZONE : "PUBLIC OPEN SPACE"

Erf 942 as shown on General Plan SG. No. 426/2013 dated 14 February 2013 shall be subject to the standard restrictions for Height Zone 0 (Zero), as well as such other provisions that apply to use zone "Public Open Space" in terms of the Springs Town Planning Scheme of 1996.

LOCAL AUTHORITY NOTICE 1177

**EKURHULENI METROPOLITAN MUNICIPALITY
(SPRINGS CUSTOMER CARE CENTRE)**

NOTICE OF SPRINGS AMENDMENT SCHEME NO 398/96

The Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Springs Town Planning Scheme, 1996, comprising the same land as included in the township of Krugersrus Extension 4, Springs.

Map 3's and scheme clauses of the amendment scheme are available for inspection at all reasonable times of the office of the Area Manager: City Development, Ekurhuleni Metropolitan Municipality (Springs Customer Care Centre), Civic Centre, Corner Plantation Road and South Main Reef Road, Springs.

This amendment is known as Springs Amendment Scheme 398/96 and shall come into operation on the date of this publication.

DATE: August 2013

KHAYA NGEMA

City Manager, Ekurhuleni Metropolitan Municipality

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Private Bag X1069, Germiston, 1400

