

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

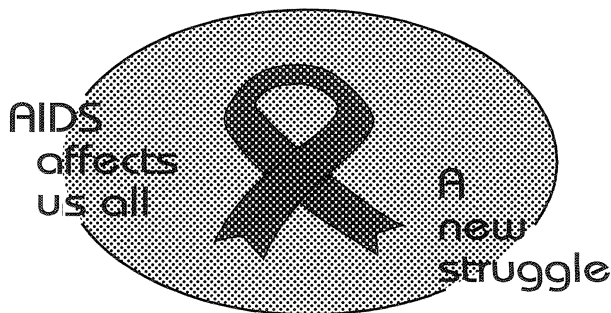
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**Prevention is the cure**

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1594

#### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares CHLOORKOP EXTENSION 71, to be an approved township, subject to the conditions set out in the Schedule hereto.

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF THE LORD TRUST (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON REMAINDER OF PORTION 22 OF THE FARM KLIPFONTEIN 12-IR HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

(a) **NAME**

The name of the township shall be Chloorkop Extension 71.

(a) **DESIGN**

The township shall consist of erven and streets as indicated on the General Plan No S.G. 3384/2013.

(c) **STREET NAMES**

The streets within the township shall be named in conjunction with the local authority.

(d) **ENDOWMENT AND ENGINEERING SERVICES CONTRIBUTIONS**

The township owner shall, in terms of the provisions of Section 121 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), pay a contribution to the City Council for the provision of services.

(e) **ACCESS**

Access to and egress from the township to the public street system shall be to the satisfaction of the Local Authority.

(f) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

**(g) PRECAUTIONARY MEASURES**

- (i) The township owner shall at his own expense, make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (ii) A detailed plan or report in respect of all building structures, signed by a professional engineer must be submitted to the local authority together with any building plans if required by the local authority.
- (iii) If required by the local authority a certificate that is signed by a professional geological engineer to confirm that the buildings comply to the findings and recommendations of the geological report, must be submitted to the local authority together with any building plans.

**(h) 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 to the satisfaction of the local authority, when required by the local authority to do so.

**(i) REMOVAL OF LITTER**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

**(j) REPOSITIONING OF CIRCUITS**

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM, the cost thereof shall be borne by the township owner.

**(k) ENGINEERING SERVICES**

The township owner is responsible for making the necessary arrangements for the provision of all engineering services.

**(l) DEPARTMENT OF AGRICULTURE**

All conditions laid down by the Department of Agriculture must be complied with.

**(m) GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)**

All conditions laid down by GDARD must be complied with.

**(n) PRE-REGISTRATION CONDITIONS****(i) Registration of a servitude**

The access road as depicted by the servitude for pedestrian and vehicular passage over a portion of Portion 23 Klipfontein 12 IR in favour of all owners, occupiers, tenants, lessees, users and their successors in title or assigns, of the Remaining Extent of Portion 22 of the Farm Klipfontein 12 IR or any subdivisions or consolidations thereof, which gives access to Erf 5372, shall be constructed to the satisfaction of the local authority before a section 82 certificate can be issued, unless alternative access is made available to Erf 5372 of Chloorkop Extension 71.

**(ii) Constitution and duties of a property owners association**

- (a) The township owner shall at his own expense, prior to the registration of transfer of the first property in the township, properly and legally constitute a Property Owners Association for purposes of the administration and maintenance of communal facilities and infrastructure in the township.
- (b) Each and every owner of a property in the township, shall become a member of the said Property Owners Association upon registration of ownership of such property into his/her/its name.
- (c) The Property Owners Association contemplated above, shall be responsible for the administration and maintenance of communal facilities and infrastructure in the township. Such administration and maintenance shall at all times be undertaken to the satisfaction of the local authority.
- (d) The township owner shall be responsible for the construction of such communal facilities and infrastructure and the proper maintenance thereof, until such facilities and infrastructure have been legally transferred to and taken over by the said Property Owners Association.
- (e) The said Property Owners Association shall be legally entitled to levy and claim, from each and every member of the Property Owners Association, the costs incurred in the execution of its duties / responsibilities – if necessary, by means of legal action.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**A. Excluding the following which do not affect the township due to their locality:**

Conditions A.1 and A.2 no longer apply as the property referred to therein comprises a part of Allandale Road, being a public road:

- “A The Remaining Extent of portion of the said Farm Klipfontein No. 19. district Germiston, measuring as such 282.7769 (two eight two comma seven seven six

nine) hectares (a portion whereof is transferred hereunder) is subject to the following conditions :

1. "Dat die eienaar van gedeelte van gemelde plaas groot 78,5511 (sewe agt komma vyf vyf een een) hektaar volgens Akte van Transport Nr. 1887/1893 gedateer 7de Julie 1893 het vry reg sal hê tot die gebruik van die water in seker fontein geleë op gesegde resterende gedeelte. Die gemelde water sal gebruik word tot sulping vir die vee van gemeelde eienaar van gedeelte van gemelde plaas groot 78.5511 (sewe agt komma vyf vyf een een) hektaar en tot benutting van sy bome en tuine en ook vir huishoudelike doeleindes, en vir die bestee ten uitvoerlegging van die regte aan hom verleen as voormeld sal gemelde eienaar van gemelde gedeelte van gemelde plaas die reg hê om gemelde water op enige wyse te vervoer en tot daardie einde sal hy die reg hê vir sy vee en rytuie oor die gesegde resterende gedeelte groot as sulks 282,7769 (twee agt twee komma sewe sewe ses nege) hektaar.
2. "Dat die gemelde eienaar van gemelde gedeelte van gemelde plaas groot 78,5511 (sewe agt komma vyf vyf een een) hektaar die reg sal hê om al sy vee deur hom gebruik word te laat wei op weg na en van gesegde fontein op gemelde resterende gedeelte van gemelde plaas."

**B. Excluding the following which no longer applies as the subdivision for which consent was granted has been completed:**

"B. SUBJECT to the following endorsement in terms of Section 18 of Ordinance 20 of 1986, namely :

Permission has been granted by the Administrator in terms of Section 5 Ordinance 19 of 1973 for the subdivision of the within mentioned property. Vide letter dated 9<sup>th</sup> December 1989 on file 24/6/3."

**C. Excluding the following which does apply but shall not be passed on to erven in the township:**

1. "C. According to Deed of Transfer T98575/93, Ready Mix Materials (Proprietary) Limited, its successors in title or assigns, as the registered owner of the Remainder of the within mentioned property is entitled to a servitude of right of way, measuring 3305 square metres over Portion 108 (a portion of Portion 22) of the farm Klipfontein 12, I.R., = 7,1377 hectares, held by abovementioned Deed of Transfer as more fully will appear from the abovementioned Deed of Transfer and Diagram S.G. No. A2850/90 attached thereto."
2. "By virtue of unilateral Notarial Deed of Servitude K2763/2012S dated 9 May 2012 the within mentioned properties are entitled to a servitude of vehicular and pedestrian right of way and access in perpetuity measuring 3,2613 hectares indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA'B'C'D'E'F' G'H'J'K'A on Diagram SG No. 3586/2011 as will more fully appear on reference to the said notarial deed."

**3. CONDITIONS OF TITLE****(A) Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance 1986 (Ordinance 15 of 1986)****(1) ALL ERVEN**

- (a) The 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 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 purposes, 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) Conditions of title imposed in favour of third parties to be registered / created on the first registration of the erven concerned****(1) ALL ERVEN**

- (a) Every owner of the erf, or of any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall automatically upon registration of the property into his/her/its name become a member of the Property Owners Association (established for the administration and maintenance of communal facilities and infrastructure in the township) and be subject to its constitution until he/she/it ceases to be an owner, provided that the rules of the Property Owners Association shall become binding upon the owner on the earlier of the date on which he/she/it occupies the property or the date on which it is registered in his/her/its name.
- (b) Every owner of the erf, or any subdivision thereof, or of any interest therein, or of any unit thereon as defined in the Sectional Titles Act, shall not be entitled to sell, donate, exchange or transfer the erf, or any

subdivision thereof, or any interest therein, or any unit thereon, without the prior written consent of the Property Owners Association, which consent the Property Owners Association will be entitled to withhold unless:-

- in the deed of sale, donation or exchange, the party to whom the property is transferred is informed of the existence of the Property Owners Association and the transferee undertakes in the said deed of sale to become a member of the Property Owners Association and to be bound by the rules and regulations of the Property Owners Association;
- all amounts due by the owner to the Property Owners Association have been paid to the Property Owners Association; and
- the owner is materially in compliance with the provisions of the articles of association of the Property Owners Association.

(2) ERVEN 5371, 5373 TO 5375

The above erven are subject to a 3m wide servitude for storm-water purposes in favour of the Property Owners Association, as shown on the General Plan.

**Khaya Ngema, City Manager**

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#### **LOCAL AUTHORITY NOTICE 1595**

##### **EKURHULENI METROPOLITAN MUNICIPALITY**

##### **LETHABONG TOWN PLANNING SCHEME, 1998 : AMDENDMENT SCHEME 53**

The Ekurhuleni Metropolitan Municipality hereby declares that it has approved an amendment Scheme, being the amendment of the Lethabong Town Planning Scheme, 1998, comprising the same land as included in the township of Chloorkop Extension 71 in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance 15 of 1986.

Map 3 and the scheme clauses of the amendment scheme are filed with the Area Manager, City Planning, Edenvale Customer Care Centre, Ekurhuleni Metropolitan Municipality, Edenvale Civic Centre, 1<sup>st</sup> Floor, Entrance 3, corner Hendrik Potgieter Road and Van Riebeeck Avenue, Edenvale, and are open for inspection at all reasonable times.

This amendment is known as Lethabong Amendment Scheme 53 and shall come into operation from the date of publication of this notice.

**Khaya Ngema, City Manager**

**Edenvale Civic Centre, corner Hendrik Potgieter Road and Van Riebeeck Avenue,**