

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1780

LOCAL AUTHORITY NOTICE 762 OF 2013

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, Metropolitan Municipality hereby declares Saxonwold Extension 9 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CLAYVILLE INDUSTRIAL DEVELOPMENT PROPRIETARY LIMITED REGISTRATION NUMBER: 2008/009339/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 116 (A PORTION OF PORTION 4) OF THE FARM BRAAMFONTEIN NO. 53, REGISTRATION DIVISION I.R., PORVINCE OF GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township is Saxonwold Extension 9.

(2) DESIGN

The township consists of erven as indicated on General Plan S.G. No. 2474/2013.

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

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

Should the development of the township not been commenced with before 20 December 2017 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 been completed before 28 November 2022 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).

(6) 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.

(7) 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.

(8) 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.

(9) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) read with Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum as endowment to the local authority for the provision of land for a park (public open space).

(10) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION, TRANSFER, CONSOLIDATION AND/OR NOTARIAL TIE OF ERVEN

(a) The township owner shall, at its own costs, after proclamation of the township, submit an application to the local authority for consent to consolidate Erven 539 and 540. The consolidation may not be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and the erven to be consolidated, have been submitted or paid to the said local authority.

(b) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct 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 alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and

(c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser nor shall a Certificate of Registered Title be registered in the name of the township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

(d) Notwithstanding the provisions of clause 3.A (1) and (2) hereunder, the township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser neither shall a Certificate of Registered Title be registered in the name of the township owner, 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.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE.

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

A. Including the following which does affect Erven 539 and 540 in the township:

- a) The transferee shall be bound to fence the property neatly and properly, as for instance, with wood and iron paling or good fence wire, but shall not have the right to erect an unsightly fence, such for instance, as one galvanised iron, nor shall he have the right to erect any outbuildings or other erections within a space of 1,83 metres from the said fence without the special permission in writing in every case from the Transvaal Consolidated Land and Exploration Company Limited (hereinafter referred to as "the Company").

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) Each 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 process 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.

(2) ERVEN 539 and 540

The erven shall not be alienated or transferred without the written consent of the local authority first having been obtained and the local authority shall have an absolute discretion to withhold such consent, unless the transferee accepts the following condition: The local authority had limited the electricity supply to the erven to 175kVA and should the registered owner of the erven exceed the supply or should an application to exceed such supply be submitted to the local authority, additional electrical contributions as determined by the local authority, shall become due and payable by such owner/s to the local authority.

PLAASLIKE BESTUURSKENNISGEWING 1780**PLAASLIKE BESTUURSKENNISGEWING 762 VAN 2013****JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Saxonwold Uitbreiding 9 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CLAYVILLE INDUSTRIAL DEVELOPMENT EIENDOMS BEPERK REGISTRASIE NOMMER 2008/009339/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 116 ('N GEDEELTE VAN GEDEELTE 4) VAN DIE PLAAS BRAAMFONTEIN NR 53, REGISTRASIE AFDELING I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Saxonwold Uitbreiding 9.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr 2474/2013.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURDIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien daar nie met die ontwikkeling van die dorp voortgegaan word voor 20 Desember 2017 nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou, Bewaring en Omgewingsake vir uitsluiting/toestemming in terme van die Omgewings Bewarings Wet, 1998 (Wet 107 van 1998) soos gewysig.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 28 November 2022 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Openbare Vervoer, Paaie en Werke vir herooringing.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(6) VERWYDERING VAN ROMMEL

Die dorpseienaar sal voldoende afvalverwyderings punte binne die dorp voorsien en moet die nodige reëlins met die plaaslike bestuur vir die verwydering van rommel tref.

(7) VERSKUIWING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale, ESKOM of Telkom dienste te vervang of te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

(8) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kant ruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(9) BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van Artikel 98(2) saamgelees met Regulasie 44 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (publieke oop ruimte).

(10) VERANTWOORDELIKHEID TEN OPSIGTE VAN INGENIEURSDIENSTE EN DIE BEPERKING OP DIE VERVREEMDING, OORDRAG, KONSOLIDASIE EN/OF NOTARIEELE VERBINDING VAN ERWE.

(a) Die dorpseienaar, sal op sy eie koste, na proklamasie van die dorp, 'n aansoek indien by die plaaslike bestuur vir toestemming om Erwe 539 en 540 te konsolideer. Die konsolidasie mag nie geregistreer word alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/ kontant bydraes voorsien of betaal is met betrekking tot die voorsiening van ingenieursdienste aan die dorp en die erwe in die dorp wat gekonsolideer word.

(b) Die dorpseienaar sal op sy eie koste en tot bevrediging van die plaaslike bestuur die ingenieursdienste binne die dorpsgrense ontwerp, voorsien en installeer insluitende strate en stormwater retikulasie. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, of 'n sertifikaat van geregistreerde title mag nie uitgeneem word in die naam van die dorpseienaar nie, wat sertifiseer aan die Registrateur van Aktes dat die ingenieursdienste voorsien en geïnstalleer is nie; en

(c) Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van elektrisiteit, water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste deur die dorpseienaar; en

(d) Nieteenstaande die voorsiening van klousule 3.A(1) en (2) hieronder, sal die dorpseienaar, op sy eie koste en tot bevrediging van die plaaslike bestuur, alle serwitute wat vereis word om die ingenieursdienste te beskerm, laat opmeet en registreer, oprig en/of installeer soos vereis in (a), (b) en (c) hierbo. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, of 'n sertifikaat van geregistreerde title mag nie uitgeneem word in die naam van die dorpseienaar nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes sertifiseer dat die ingenieursdienste beskerm is tot bevrediging van die plaaslike bestuur nie.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige;

A. Insluitend die volgende wat Erwe 539 en 540 in die dorp raak:

- a) "The transferee shall be bound to fence the property neatly and properly, as for instance, with wood and iron paling or good fence wire, but shall not have the right to erect an unsightly fence, such for instance, as one galvanised iron, nor shall he have the right to erect any outbuildings or other erections within a space of 1,83 metres from the said fence without the special permission in writing in every case from the Transvaal Consolidated Land and Exploration Company Limited (hereinafter referred to as "the Company")."

3. TITELVOORWAARDES**(A) Voorwaardes opgelê deur die plaaslike bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)****(1) ALLE ERWE**

- (a) Elke erf is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegang gedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- (b) Geen geboue of ander strukture mag binne die voorgenoemde serwituut gebied opgerig word nie en geen groot wortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige riool hoofpyleidings en ander werke wat hy volgens goeie rede noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige riool hoofpyleidings en ander werke veroorsaak word.

(2) Erwe 539 en 540

Die erwe sal nie vervreem of oorgedra word alvorens die skriftelike toestemming van die plaaslike bestuur verkry is nie en die plaaslike bestuur het die absolute diskresie om die toestemming te weerhou tensy die oordragnemer die volgende voorwaarde aanvaar: Die plaaslike bestuur het die elektrisiteit voorsiening na die erwe beperk tot 175 kVA en indien die eienaar van die erwe dit oorskry of aansoek doen by die plaaslike bestuur om dit te oorskry, sal addisionele elektriese bydraes betaalbaar wees deur die eienaar/s aan die plaaslike bestuur soos bepaal deur die plaaslike bestuur.

LOCAL AUTHORITY NOTICE 1781**LOCAL AUTHORITY NOTICE 762 OF 2013
JOHANNESBURG TOWN PLANNING SCHEME, 1979: AMENDMENT SCHEME 01-12878**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Saxonwold Extension 9. Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Department Development Planning: City of Johannesburg and are open for inspection at all reasonable times.

The date this scheme will come into operation is 6 December 2013.

This amendment is known as the Johannesburg Amendment Scheme 01-12878.

**E DE WET: ACTING DEPUTY DIRECTOR, LEGAL ADMINISTRATION, DEPARTMENT
DEVELOPMENT PLANNING, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

PLAASLIKE BESTUURSKENNISGEWING 1781**PLAASLIKE BESTUURSKENNISGEWING 762 VAN 2013
JOHANNESBURG DORPSBEPLANNINGSKEMA, 1979: WYSIGINGSKEMA 01-12878**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979 wat uit dieselfde grond as die dorp Saxonwold Uitbreiding 9 bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Departement Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Die datum van die inwerkingtreding van die skema is 6 Desember 2013.

Hierdie wysiging staan bekend as die Johannesburg Wysigingskema 01-12878.

**E DE WET: WAAREMENDE ADJUNK DIREKTEUR, REGSADMINISTRASIE, DEPARTEMENT
OTWIKKELINGSBESTUUR, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**

