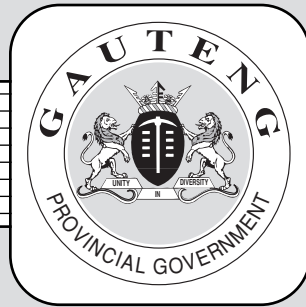


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

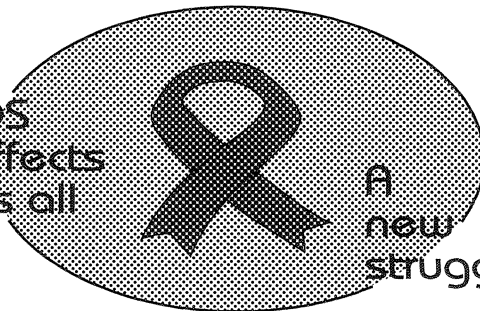
Vol. 19

PRETORIA, 22 MARCH
MAART 2013

No. 78

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 301

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Witfontein Extension 54 township 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 JT ROSS PROPERTIES PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 125 (A PORTION OF PORTION 86) OF THE FARM WITFONTEIN 15 I.R. HAS BEEN GRANTED

1. CONDITION OF ESTABLISHMENT

- 1.1 NAME
The name of the township shall be Witfontein Extension 54.
- 1.2 DESIGN
The township shall consist of erven as indicated on General Plan S.G. No. 4781/2012.
- 1.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION
- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, 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.
- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.
- 1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE
All erven shall be made subject to existing conditions and servitudes, if any, but

1. EXCLUDING THE FOLLOWING SERVITUDES WHICH DO NOT AFFECT THE TOWNSHIP AREA DUE TO ITS LOCATION:

- "A. Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1723,5742 hektaar (waarvan die eiendom hiermee getranspoteer deel uitmaak), is onderworpe aan 'n reg ten gunste van die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit te vervoer oor hierdie eiendom soos meer ten volle sal blyk uit Notariële Akte Nr. 646/1928 S".
- "B. Kragtens Notariële Akte Nr. 193/1965-S gedateer 22 Januarie 1965 is die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 169,3170 hektaar, (hierna genoem die dienende eiendom), waarvan die eiendom hiermee getranspoteer deel uitmaak :

- (a) Onderhewig aan en geregtig tot 'n ooreenkoms betreffende watervdeling met sekere Gedeelte D van die plaas Witfontein voormeld, (hiernagenaem die heersende eiendom), gehou kragtens Transportakte Nr. 907/1934, gedateer 1 Februarie 1934, in terme waarvan vanaf Maandagoggend om sesuur voormiddag in elke week die eienaar van die dienende eiendom geregtig sal wees om die water in die hiernavermelde watervoor te neem en sal die eienaar van die heersende eiendom geregtig wees om vanaf sesuur voormiddag Donderdagoggend tot sesuur voormiddag Sondagoggend in elke week die water in die gemelde voor te neem. Vir die oorblywende dag van elke week vanaf sesuur voormiddag Sondagoggend tot sesuur voormiddag Maandagoggend, sal die partye die water ongehinderd in die spruit laat vloei met die reg aan die eienaar van die dienende eiendom om na gelang van die toestand van die vlei, die water so af te keer dat dit óf in die vlei óf laer af in die spruit ingekeer word.
- (b) Ten einde die eienaar van die heersende eiendom in staat te stel om water vanaf die stuwal na haar eiendom te neem, verleen die eienaar van die dienende eiendom aan die eienaar van die heersende eiendom 'n serwituut van waterleiding langs die bestaande watervoor aangedui deur die lyn A-B op Kaart Nr. A.2905/53 geheg aan Notariële Akte Nr. 193/65-S en op voormelde Kaart Nr. 2453/83 deur die figuur s¹ geheg aan Grondbrief gedateer 11 Julie 1859. Die gemelde watervoor sal nie wyer as sy huidige wydte gemaak word tensy die partye skriftelik andersins ooreenkom. Die bestaande afmetings van die gesementeerde gedeelte van die voor is 4004 meter wyd op die bodem, 5037 meter wyd bo en 3616 meter diep.
- (c) Elk van die partye sal verantwoordelik wees vir die instandhouding van eenhelfte van die gemelde watervoor, te wete, die eienaar van die heersende eiendom vir helfte naaste aan haar eiendom geleë en die eienaar van die dienende eiendom die ander helfte wat strek tot by die stuwal. Die eienaar van die heersende eiendom en/of haar werknemers sal te alle tye toegang tot die betrokke voor hê om haar regte en verpligting uit te oefen. Die partye sal gesamentlik verantwoordelik wees vir die herstel en instandhouding van die bogenoemde stuwal, wanneer nodig.
- (d) Die partye wie se beurt aanbreek sal die sluise verander sodat die water vir haar eiendom aangewend word en die plig om die verandering aan te bring wanneer die beurt omruil, sal nie op die persoon rus wie se beurt dan verstreke is nie."
- "C. Die voormalige resterende gedeelte van die gemelde plaas groot as sodanig 1691.3170 hektaar, waarvan die eiendom hiermee getranspoteer deel uitmaak, is onderhewig aan 'n ondergrondse elektriese kabelroete 3,15 meter wyd ten gunste van die Regering van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie), tesame met sodanige bykomstige regte soos meer ten volle sal blyk uit Notariële Akte van Serwituut NR. 1071/1953-S gedateer 14 November 1953.
- "D. Die voormalige resterende gedeelte van genoemde plaas, groot 644,9544 (SES HONDERD VIER EN VEERTIG komma NEGE VYF VIER VIER) hektaar, waarvan die eiendom hierby getranspoteer 'n deel uitmaak, is onderhewig aan 'n serwituut om elektrisiteit te vervoer en 'n serwituut vir substasie doeleindes ten gunste van die Elektriesiteitsvoorsieningskommissie, soos meer volledig sal blyk uit Notariële Akte van Serwituut K2216/1957 S, gedateer 22 Mei 1976.
- "E. Die voormalige resterende gedeelte van genoemde plaas, groot 644,9544 (SES HONDERD VIER EN VEERTIG komma NEGE VYF VIER VIER) hektaar, waarvan die eiendom hierby getranspoteer 'n deel uitmaak is onderhewig aan 'n pyplynserwituut ten gunste van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie) soos meer volledig sal blyk uit Notariële Akte van Sessie K 341/1976 S gedateer 19 Januarie 1976."
2. EXCLUDING THE FOLLOWING SERVITUDES WHICH AFFECT THE ROAD IN THE TOWNSHIP:
- 2.1 The property is further subject to a right-of-way servitude indicated by the figure YZA1B1C1D1UVWXY on annexed diagram S.G. No. 1890/2012, in favour of the

Serengeti Golf and Wildlife Property Owners Association (RF) NPC, Registration Number 2007/013033/08, as will more fully appear from Notarial Deed K5745/2012S.

- 2.2 The withinmentioned property is subject to a servitude of right-of-way indicated by the figure UD1E1F1G1H1J1K1L1M1N1P1Q1R1W1T1U1V1W1R2S2T2U2V2W2X2Y2Z2A3 on subdivisional diagram S.G. No. 1890/2012 attach to Deed of Transfer T86139/2012, in favour of Portion 126 (A Portion of Portion 86) of the farm Witfontein No. 15, Registration Division I.R., Province of Gauteng.

- 1.5 **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and stormwater infrastructure in the vicinity and for all stormwater running of or diverted from the roads to be received and disposed of.
- 1.6 **OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES**
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 therefore, as previously agreed upon between the township owner and the local authority.
- 1.7 **ACCESS**
No ingress from Road P157-2 to the township and no egress to Road P157-2 from the township shall be allowed.
- 1.8 **REPOSITIONING OF SERVICES**
If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom, Randwater or the Local Authority, the cost thereof shall be borne by the township owner.
- 1.9 **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.
- 1.10 **TRANSFER OF ERVEN**
Erven 1833 and 1834 shall be transferred at the expense of the township owner to PLUMBAGO BUSINESS PARK MANAGEMENT ASSOCIATION NPC, Registration Number 2011/104151/08, simultaneously or before the transfer of the first erf in the township.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1965.

- 2.1 **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 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.
- 2.2 **ERF 1832**
The erf is subject to a right-of-way servitude, as indicated on the general plan.

2.3 ERVEN 1833 AND 1834

- a) The whole of the erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.
- b) The whole of the erf is subject to a right-of-way servitude in favour of all owners and occupiers in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400

Notice DP.7.2013

LOCAL AUTHORITY NOTICE 302

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2064

The Ekurhuleni Metropolitan Municipality (Kempton Park 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 Kempton Park Town Planning Scheme 1987, comprising the same land as included in the township of Witfontein Extension 54 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 2064.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400

Notice DP.7.2013
