

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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No. 105

**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

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### LOCAL AUTHORITY NOTICE 568

#### LOCAL AUTHORITY NOTICE CD08/2015 EKURHULENI METROPOLITAN MUNICIPALITY (BENONI CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares that The Stewards Extension 20 to be an approved township, subject to the conditions set out in the schedule hereto.

#### SCHEDULE

Statement of conditions under which the application made by the trustees of the Stacey Saloner Trust, Brett Saloner Trust and Craig Saloner Trust (hereafter referred to as the applicant) 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 portion 501 of the farm Kleinfontein 671R has been granted.

#### A. CONDITIONS OF ESTABLISHMENT.

1. **NAME**

The name of the township shall be The Stewards Extension 20.

2. **DESIGN**

The Township shall consist of erven and streets as indicated on the General Plan No. 2814/2013.

3. **DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

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

By Notarial Deed No. 1371/64S dated 27 February 1964 and registered on 12 November 1964 the property is subject to a right in perpetuity for municipal purposes and for leading storm water in favour of the City Council of Benoni as will more fully appear from reference to the said Notarial Deed, which servitude was partially cancelled by virtue of K3768/1989S dated 7 September 1989 in so far as it relates and applies to that portion of the dam area defined by the figure ABCDEFGHJKA on diagram SG No A 2496/1989 thereto.

4. **STORMWATER DRAINAGE AND STREET CONSTRUCTION.**

4.1 The township owner shall, on request by the Local Authority, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channeling 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

- 4.2 The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- 4.3 The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and storm water drainage system have been constructed as set out in sub-clause 4.2 above.
- 4.4 Should the township owner fail to comply with the provisions of sub-clause 4.1, 4.2 and 4.3 hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

**5. OBLIGATIONS IN REGARD TO ENGINEERING SERVICES.**

The township owner shall within such period as the Local Authority may determine, fulfill 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.

**6. BULK WATER METER.**

If required a bulk water meter in respect of Erven 526 and 527, is to be installed by the applicant at a location determined by the Local Authority. All cost relating to the purchase and installation thereof, will be for the applicant's account.

**7. ACCEPTANCE AND DISPOSAL OF STORMWATER.**

The township owner shall arrange for the drainage of the township to fit in with that of Road K106 (Main Reef Road) or adjacent public roads and for all storm water running off, or being diverted from the roads, to be received and disposed of.

**8. SOIL CONDITIONS.**

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority 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.

**9. CONSOLIDATION OF ERVEN**

The township owner shall at its own expense cause Erven 526 and 527 in the township to be consolidated.

**10. REMOVAL OF LITTER**

The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the Local Authority, when required to do so by the said Local Authority.

**11. OPEN SPACE ENDOWMENT**

The township owner shall not pay any contribution towards the provision of parks and public open space.

**12. BUILDING STANDARDS**

The building standards emanating from the National Building Regulations and Building Standards Act, 103 of 1977, shall apply in respect of the township, read with the local by-laws of the Local Authority.

**13. ACCESS**

Access to the development shall be provided to the satisfaction of the Local Authority.

**C. CONDITIONS OF TITLE.**

1. 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:

- 1.1 The property 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.
- 1.2 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.
- 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 or other works being made good by the Local Authority.

**2. ERVEN 526**

2.1 The erf is subject to a servitude of right of way in favour of the Local Authority as shown on the general plan.

2.2 The erf is subject to a servitude in favour of the Local Authority for purposes of conservation as shown on the General Plan.

2.3 The erf is subject to a 3.0 metre wide sewer servitude in favour of the Local Authority as shown on the General Plan.

3. **CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/  
CREATED ON FIRST REGISTRATION OF ERF 526;**

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the township owner has at his own caused the following conditions and / or servitudes to be registered;

3.1 The erf is subject to a servitude of right of way in favour of the owners, occupiers and lessees from time to time of the Remainder of Portion 14 of the farm Kleinfontein 67 IR as shown on the General Plan.

3.2 The erf is subject to a servitude of right of way in favour of the owners, occupiers and lessees from time to time of Erf 527 The Stewards Extension 20 Township as shown on the General Plan.

3.3 **PROPERTY OWNER'S ASSOCIATION**

3.3.1 The township owner shall establish a Property Owner's Association ("POA") to be incorporated as an association not for gain in terms of Non-Profit Companies Act, 2008, before the commencement of registration of ownership of erven 526 and 527 in the township.

3.3.2 The registered owner of erven 526 and 527 shall automatically become a member of the POA, and shall be bound by its Articles of Association, and any rules issued in terms thereof, as well as its Memorandum of Association.

3.3.3 The registered owner of erven 526 and 527 shall, by virtue of such ownership, be a member of an Association, incorporated in terms of Non-Profit Companies, 2008, in accordance with the conditions of establishment for The Stewards Extension 20 Township.

3.3.4 **FURTHER RESPONSIBILITY OF NON-PROFIT COMPANY, 2008**

Subject to the responsibilities of the POA as set out above, the POA shall also be responsible for the following:

3.3.4.1 All matters of common interest to its members.

3.3.4.2 All matters specified in the Articles of Association.

3.3.5 A copy of the registered Memorandum of Association and Statutes of the Company shall be submitted to the Local Authority who shall verify compliance with sub-clause 3.3.2 and 3.3.3 above.

3.3.6 The POA shall be entitled to levy periodical contributions from its members, excluding the township owner or its successors in township title, for the fulfillment of its obligations in the manner prescribed in the Articles of Association.

**3.3.7 In respect of any transfer of erven 526 and 527, or any subdivision or consolidation thereof subsequent to the initial transfer thereof from the applicant or its successor in township title, the erf shall be subject to the following:**

**The Registrar of Deeds shall not register the transfer of erven 526 and 527, or any subdivisions or consolidations thereof, and the owner thereof shall not be entitled to procure such transfer before and unless the POA has certified that all levies or other amounts owing to it by the owner, have been paid in full.**

**LOCAL AUTHORITY NOTICE 569****LOCAL AUTHORITY NOTICE CD09/2015****EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI TOWN PLANNING SCHEME, 2014  
EKURHULENI AMENDMENT SCHEME B0056**

The Ekurhuleni Metropolitan Municipality hereby, 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 of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **THE STEWARDS EXTENSION 20**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Acting Area Manager: Mr Mdumiseni Mkhize, Benoni Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known at Ekurhuleni Amendment Scheme B0056 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Cross & Roses Streets,  
Germiston

Notice No. CD09/2015



**LOCAL AUTHORITY NOTICE 570****LOCAL AUTHORITY NOTICE CD 10/2015  
EKURHULENI METROPOLITAN MUNICIPALITY  
(BENONI CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Benoni Customer Care Centre) hereby declares that The Stewards Extension 20 to be an approved township, subject to the conditions set out in the schedule hereto.

**SCHEDULE**

Statement of conditions under which the application made by the trustees of the Stacey Saloner Trust, Brett Saloner Trust and Craig Saloner Trust (hereafter referred to as the applicant) 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 portion 504 of the farm Kleinfontein 67IR has been granted.

**A. CONDITIONS OF ESTABLISHMENT.****1. NAME**

The name of the township shall be The Stewards Extension 21.

**2. DESIGN**

The township shall consist of erven and streets as indicated on the General Plan No. 2815/2013.

**3. DISPOSAL OF EXISTING CONDITIONS OF TITLE.**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following servitude that Erven 528 and 530:

By Notarial Deed No. 1371/64S dated 27 February 1964 and registered on 12 November 1964 the property is subject to a right in perpetuity for municipal purposes and for leading storm water in favour of the City Council of Benoni as will more fully appear from reference to the said Notarial Deed, which servitude was partially cancelled by virtue of K3768/1989S dated 7 September 1989 in so far as it relates and applies to that portion of the dam area defined by the figure ABCDEFGHJKA on diagram SG No A 2496/1989 thereto.

**4. CONSOLIDATION OF COMPONENT PORTIONS.**

The township owner shall at his/her own expense cause the component portions comprising the township to be consolidated where necessary.

**5. STORMWATER DRAINAGE AND STREET CONSTRUCTION.**

5.1 The township owner shall, on request by the Local Authority, submit for its approval a detailed scheme complete with plans, sections and specifications, prepared by a

professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABTACO, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, surfacing, kerbing and channeling 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.

- 5.2 The township owner shall, when required to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- 5.3 The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause 5.2 above.
- 5.4 Should the township owner fail to comply with the provisions of 5.1, 5.2 and 5.3 hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

## **6. OBLIGATIONS IN REGARD TO ENGINEERING SERVICES.**

The township owner shall within such period as the Local Authority may determine, fulfill its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the Local Authority.

## **7. BULK WATER METER.**

If required, a bulk water meter in respect of Erven 528 and 529, is to be installed by the applicant at a location determined by the Local Authority. All cost relating to the purchase and installation thereof, will be for the applicant's account.

## **8. ACCEPTANCE AND DISPOSAL OF STORMWATER.**

The township owner shall arrange for the drainage of the township to fit in with that of Road K106 (Main Reef Road) and K 155 or adjacent public roads and for all storm water running off, or being diverted from the roads, to be received and disposed of.

## **9. SOIL CONDITIONS.**

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority 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.

## **10. CONSOLIDATION OF ERVEN**

The township owner shall at its own expense cause the following erven to be consolidated: Erf 528 with Erf 529.

**11. REMOVAL OF LITTER**

The township owner shall at its own expense have all litter within the township area removed to the satisfaction of the Local Authority, when required to do so by the said Local Authority.

**12. OPEN SPACE ENDOWMENT**

The township owner shall not pay any contribution towards the provision of parks and public open space.

**13. BUILDING STANDARDS**

The building standards emanating from the National Building Regulations and Building Standards Act, 103 of 1977, shall apply in respect of the township, read with the local by-laws of the Local Authority.

**14. ACCESS**

Access to the development shall be from Atlas Road, and from Road K155, to the satisfaction of the Department of Roads and Transport and the Local Authority.

**B. CONDITIONS OF TITLE.**

1. 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:

1.1 The property 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.

1.2 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.

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 or other works being made good by the Local Authority.

**2. ERF 528**

The erf is subject to the following servitudes:

2.1 A servitude of right of way in favour of the Local Authority as shown on the General Plan.

**2.2 A servitude in favour of the Local Authority for purposes of conservation as shown on the General Plan.**

**3. ERF 530**

The whole erf is subject to a servitude of right of way for municipal purposes in favour of the Local Authority.

**4. ERVEN 528, 529 and 530**

The erven are subject to a 3,0 metre wide sewer servitude in favour of the Local Authority as shown on the General Plan.

**5. CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/ CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED;**

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the township owner has at his own caused the following conditions and / or servitudes to be registered;

**5.1 Erf 528**

The erf is subject to a servitude of right of way in favour of the owners, occupiers and lessees from time to time of the Erf 529 and 530 The Stewards Extension 21 Township as shown on the General Plan, plus the Remaining Extent of Portion 14 of the farm Kleinfontein 67 IR.

**5.2 Erf 530**

The whole erf is subject to a servitude of right of way in favour of the owners, occupiers and lessees from time to time of the Remainder of Portion 14 of the farm Kleinfontein 67 IR as shown on the General Plan, plus Erven 528 and 529.

**5.3. PROPERTY OWNER'S ASSOCIATION**

**5.3.1** The township owner shall establish a Property Owner's Association ("POA") to be incorporated as an association not for gain in terms of Non Profit Companies Act, 2008, before the commencement of registration of ownership of erven 528 to 529 in the township.

**5.3.2** The registered owner of erven 528 and 529 shall automatically become a member of the POA, and shall be bound by its Articles of Association, and any rules issued in terms thereof, as well as its Memorandum of Association.

**5.3.3** The registered owner of erven 528 and 529 shall, by virtue of such ownership, be a member of an Association, incorporated in terms of Non Profit Companies Act, 2008, in accordance with the conditions of establishment for The Stewards Extension 21 Township.

**5.3.4 TRANSFER OF LAND TO THE NON PROFIT COMPANY, 2008 (POA)**

**Erf 530 shall be transferred to a Non Profit Company (POA) at the expense of the township owner and shall be developed (where necessary) and maintained by the Non Profit Company as a facility for access and access control.**

**5.3.5 FURTHER RESPONSIBILITY OF NON PROFIT COMPANY, 2008 (POA)**

**Subject to the responsibilities of the POA as set out above, the POA shall also be responsible for the following:**

**5.3.5.1 All matters of common interest to its members.**

**5.3.5.2 All matters specified in the Articles of Association.**

**5.3.6 A copy of the registered Memorandum of Association and Statutes of the Company shall be submitted to the Local Authority who shall verify compliance with sub-clause 5.3.2 and 5.3.3 above.**

**5.3.7 The POA shall be entitled to levy periodical contributions from its members, excluding the township owner or its successors in township title, for the fulfillment of its obligations in the manner prescribed in the Articles of Association.**

**5.3.8 In respect of any transfer of erven 528 and 529, or any subdivision or consolidation thereof subsequent to the initial transfer thereof from the applicant or its successor in township title, the erf shall be subject to the following:**

**The Registrar of Deeds shall not register the transfer of erven 528 and 529, or any subdivisions or consolidations thereof, and the owner thereof shall not be entitled to procure such transfer before and unless the POA has certified that all levies or other amounts owing to it by the owner, have been paid in full.**

**LOCAL AUTHORITY NOTICE 571****LOCAL AUTHORITY NOTICE CD11/2015****EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI TOWN PLANNING SCHEME, 2014  
EKURHULENI AMENDMENT SCHEME B0057**

The Ekurhuleni Metropolitan Municipality hereby, 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 of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **THE STEWARDS EXTENSION 21**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Metropolitan Municipality, and at the offices of the Acting Area Manager: Mr Mdumiseni Mkhize, Benoni Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known as Ekurhuleni Amendment Scheme B0057 and shall come into operation from date of publication of this notice.

Khaya Ngema, City Manager  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Cross & Roses Streets,  
Germiston

Notice No. CD11/2015

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# IMPORTANT Reminder from Government Printing Works

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As part of our preparation for eGazette Go Live on 9 March 2015, we will be suspending the following existing email addresses and fax numbers from **Friday, 6 February**.

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Thank you!

For any queries, please contact the eGazette Contact Centre.



[info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za) (only for queries).

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