

***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE VAN
GAUTENG***

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 22

PRETORIA
10 JUNE 2016
10 JUNIE 2016

No. 213

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



9 771682 452005

00213



Government Printing Works

Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above.

Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect from 01 October, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS



GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- ☐ Single notice, single email – with proof of payment or purchase order.
- ☐ All documents must be attached separately in your email to GPW.
- ☐ 1 notice = 1 form, i.e. each notice must be on a separate form
- ☐ Please submit your notice **ONLY ONCE**.
- ☐ Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- ☐ The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.



eGazette



IMPORTANT NOTICE:

**THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD
RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE
SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.**

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

Gazette *Page*
No. *No.*

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

477	Town-planning and Townships Ordinance (15/1986): Zesfontein Township.....	213	4
-----	---	-----	---

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 477 OF 2016**EKURHULENI TOWN PLANNING SCHEME OF 2014
AMENDMENT SCHEME K0156**

The Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby declares that it has approved an amendment scheme, being an amendment to the Ekurhuleni Town Planning Scheme of 2014, comprising the same land as included in the township of **Zesfontein**, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are filed with the Deputy Director-General: Gauteng Provincial Government: Department of Housing and Local Government, Marshalltown and the Manager: City Planning, Kempton Park Customer Care Centre, 5th floor, Ekurhuleni Metropolitan Municipality, Civic Centre, corner of CR Swart Drive and Pretoria Road, Kempton Park and are open for inspection at all reasonable times.

This amendment scheme is known as the Ekurhuleni Town Planning Scheme of 2014 Amendment Scheme K0156 and shall come into operation on the date of the proclamation of this notice.

Khaya Ngema: City Manager
Ekurhuleni Metropolitan Municipality, Private Bag X 1069, Germiston, 1400
Notice DP.27.2016 [15/3/7/Z1]

**LOCAL AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK 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 (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **ZESFONTEIN TOWNSHIP** 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 EASTLANDS PROPERTIES (PTY) LTD, (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 343 (A PORTION OF PORTION 121) OF THE FARM ZESFONTEIN NO 27-IR HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP**1.1 REGISTRATION OF SERVITUDES**

The township applicant/ owner shall make the necessary arrangements to ensure that the necessary right of way servitude/s are shown registered.

1.2 GENERAL:

The applicant shall satisfy the local authority that:

- (i) the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- (ii) The applicant shall comply with the provisions of sections 72 (General Plan), 75 (General Plan: Local Authority) and 101 (Township register) of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).
- (iii) The Services Report containing the storm water design proposal must be submitted to Gauteng Department of Roads and Transport for approval.
- (iv) If the proposal results in a traffic generation of more than 50 peak hour vehicle trips, a traffic impact study addressing all road improvements that might be required on provincial roads must be submitted the Gauteng Department of Roads and Transport for approval.

1.3 PROVISIONS AND INSTALLATION OF SERVICES

The applicant shall ensure that approval/s from all relevant departments are obtained prior to the installation of a sewer package plant.

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be **Zesfontein** Township.

2.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan S.G No 2086/2015.

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding:

- (1) The property is subject to Condition 1 in Deed of Transfer T36397/09 which does not affect the township area.

By virtue of Notarial Deed of Servitude no K564/1987S dated the 10th February 1987 the right to convey and transmit water over the property by means of pipelines along a strip of ground 3,4604 hectares in extent, indicated by the letters ABCDE on diagram SG no A4934/81 has been granted to the Rand Water Board, as will more fully appear from the said Notarial Deed.

- (2) The property is entitled to Condition 2 in Deed of Transfer T36397/09 which does not affect the township area.

The property is entitled to a servitude of right of way over the entire erf 137 Bredell Extension 1 Township, Registration Division I.R., the province of Gauteng.

- (3) The property is entitled to the following condition which shall not be passed onto erven in the township:

By virtue of notarial deed of servitude K2958/2009S dated 22/01/2009 the within mentioned property is entitled to a servitude of right of way as indicated by the figure w-x-y-z 101-121-ml-lu-722-721 801-sl-tl, al-vl-817-818-v excluding the figure nl-pl-ql-rl-on general plan SG no 4552/2008 annexed thereto over Erf 135 Bredell X11 IR = 8342m² subject to certain conditions. As will more fully appear from the said notarial deed.

2.4 ACCESS

No ingress from Provincial Road PWV 3 to the township and no egress to Provincial Road PWV 3 from the township shall be allowed.

2.5 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

2.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.7 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Ekurhuleni Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

2.8 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Ekurhuleni Metropolitan Municipality, when required to do so by the Municipality.

2.9 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.10 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.11 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, and Regulations thereto, as the case may be, for the development of this township.

2.12 ASSOCIATION AND STATUTES

The developer must register a property owners association or similar collective body in terms of the provisions of Item 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008. All the owners of erven and/or buildings in the township must become members of the property owners association or similar collective body. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the Local Authority.

The Association and Statutes must clearly state what the main purpose of the property owners association is.

2.13 CONSOLIDATION OF ERVEN

The township owner shall, at its own costs, after proclamation of the township consolidate Erven 1 and 2 to the satisfaction of the local authority. The local authority hereby grants its consent for the for the consolidation of Erven 1 and 2 in terms of Section 92(1)(b) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township.

2.14 PROVISION OF ENGINEERING SERVICES

The applicant shall make the necessary arrangements for the finalisation of the services agreements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township. If external services are not available or the existing external services not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the local authority.

3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE EKURHULENI METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

3.1.1 ALL ERVEN

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Ekurhuleni Metropolitan Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.
- (b) 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 from it.
- (c) the Ekurhuleni Metropolitan Municipality 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 Ekurhuleni Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Ekurhuleni Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

3.1.2 ERF 2

- (a) The erf shall be subject to a right of way servitude and for access purposes in favour of the general public, as indicated as figure 103, 109, 108, 107, 106, 105, 104 and 103 on the General Plan SG No 2086/2015.
- (b) 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 2 m from it.

- (c) The Ekurhuleni Metropolitan Municipality 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 essential, and furthermore the Ekurhuleni Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Ekurhuleni Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

Khaya Ngema; City Manager
Ekurhuleni Metropolitan Municipality Private Bag X1069 Germiston 1400
Notice DP.27.2016 [15/3/7/Z1]

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065