

**THE PROVINCE OF
GAUTENG**



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 13 OF 2017**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 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **WITFONTEIN EXTENSION 83** 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 JR 209 INVESTMENTS PROPRIETARY LIMITED (BEING THE REGISTERED OWNER OF THE LAND AND 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 63** (A PORTION OF PORTION 8) OF THE FARM WITFONTEIN 16-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be **Witfontein Extension 83**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No. **5992/2016**.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) Excluding the following conditions in Deed of Transfer T7926/2016 which do not affect the township due to location:

- 1 *“Onderworpe aan een serwituut van recht van weg ten faveure van Gedeelte “A” groot 309,4693 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr 3155/1922, Gedeelte “B” groot 303,0839 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3156/1922, Gedeelte “C” gehoude onder Sertifikaat van Verdelingstitel Nr. 3157/1922, groot 303,1824 hektaar, en Gedeelte “E” groot 368,2987 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3159/1922. Deze servituten van recht van weg bestaan ten einde de eienare van de respektiewelike Gedeelten instaat te stellen het restant van de gezegde plaats Witfontein Nr 16, groot als zulks 2141 vierkante meter, dat als gesamentlike familie kerkhof gebruik word, te bereik.*”

- 4 By virtue of Notarial Deed of Servitude K006203/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude of right of way in favour of the Serengeti Golf and Wildlife Property Owners Association (Registration Number 2007/013033/08), indicated by the figure
 ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 as will more fully appear from the said Notarial Deed and diagram.
- 5 By virtue of Notarial Deed of Servitude K006204/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude for municipal purposes, other than public road purposes 4,6676 ha in extent, indicated by the figure
 ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 in favour of the Ekurhuleni Metropolitan Municipality as will more fully appear from the said Notarial Deed and diagram.
- 6 A provincial road was proclaimed over a Portion of the Remaining Extent of Portion 8 of the Farm Witfontein 16 IR measuring 0.29118 hectares, by virtue of Administrators Notice 3212 of 12 November 2010.

(b) Excluding the following entitlements in Deed of Transfer T7926/2016 which will not be passed on to the erven in the township:

- 2 *The Former Remaining Extent of the Farm Hartbeesfontein No 17 Registration Division I.R., measuring 329,5821 hectares, of which the portion of the property hereby transferred indicated by the figure j B k on Diagram S.G A228/70 is a portion, is entitled to -*

“zyn Gerechtigd water te scheppen voor huishoudelike gebruik te de fontein bekend as “Het Klipfonteintjie” gelegen op een Gedeelte 1578/2487 hektaar van de plaats Hartebeesfontein Nr 555, en wel omtrent zes treden van die Westelike grens van de genoemde Gedeelte van de plaats “Hartebeestfontein” Nr 555, en naby die nuwe opstal op de Gedeelten bepaald als voormeld, gemaak op voorwaarde echter dat de eiegenaren van die gemelde Gedeelten bepaald als voormeld niet het recht zullen hebben gemelde fonteintjie op te dammen of andersins te belemmer nie.”

- 3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(a) Entitled to a servitude of aqueduct by means of a water furrow, and

(c) Including the following conditions in Deed of Transfer T7926/2016 which shall be transferred to the erven in the township -

3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(b) Subject and entitled to an agreement relating to distribution of water, with ancillary rights, between the said Portion 4 and the Remaining Extent of the Farm Witkoppen No. 16, measuring 1691,3170 hectares, as held under Deed of Transfer No. 17548/1941, dated 11th October 1941, as will more fully appear from Notarial Deed No. 193/65S.

(c) The property hereby transferred shall however not be entitled to any of the rights referred to in the said Notarial Deed No. 193/65-S which rights are retained in favour of the Remaining Extent of Portion 4 of the farm Witfontein aforesaid, measuring 76,8693 hectares, held under Deed of Transfer No. 907/1934 dated 1st of February, 1934.

(4) **ENGINEERING SERVICES**

- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer, electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except street lights along the private roads).
- (iii) Should Witfontein Extension 83 be proclaimed prior to Witfontein Extension 84 and 85, access to the township from the nearest public street (R25/K60) must be secured prior to the proclamation of the township, by means of the approval of the general plans of Witfontein Extension 84 and 85 by the office of the Surveyor General.

(5) **PRECAUTIONARY MEASURES**

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 must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(6) **ACCESS**

- (i) Access to the township shall be obtained from the Albertina Sisulu Expressway at the approved access positions and as per approved Traffic Impact Assessment.
- (ii) Access will not be allowed from the R21.

- (iii) Should Witfontein Extension 83 be proclaimed prior to Witfontein Extension 84 and 85, access to the township from the nearest public street (R25/K60) must be secured prior to the proclamation of the township, by means of the approval of the general plans of Witfontein Extension 84 and 85 by the office of the Surveyor General.

(7) **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.

(8) **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 storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(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.

(10) **REPOSITIONING OF SERVICES**

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom or the Local Authority, the cost thereof shall be borne by the township owner.

(11) **CONSOLIDATION OF ERVEN**

The township owner shall at his / her own expense cost, after proclamation of the township but prior to the development of any erf / unit in the township, consolidate Erven **1857 and 1858** to the satisfaction of the Municipality.

The Local Authority hereby grants its consent for the consolidation of Erven **1857 and 1858** in terms of Section 92(1)(b) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township and subject to the Section 82 certificate being issued by the Local Authority.

2. CONDITIONS OF TITLE**(1) CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.****(a) ALL ERVEN**

- (i) 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.
- (ii) 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.
- (iii) 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.

(b) ALL ERVEN

All erven in the township are entitled to a Right-of-Way servitude over Erf 1861 Witfontein x 84, Erf 1863 Witfontein x 85 and Erf 1866 Witfontein x 86.

(c) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in (a) and (b) above, the undermentioned erven shall be subject to the conditions as indicated:

(i) Erf 1858

The erf is subject to a Right-of-Way servitude in favour of the Local Authority, as indicated on the General Plan.

(ii) Erf 1857

The erf is subject to a Right-of-Way servitude in favour of all erven within Witfontein Extensions 84, 85 and 86, as indicated on the General Plan.

(iii) Erf 1858

The erf is subject to a servitude 6 meters wide for municipal purposes (sewer, water and electricity) in favour of the Local Authority, as indicated on the General Plan to guarantee access to the local authorities' personnel and vehicles in order to carry out repair and maintenance work after the services have been taken over by the Local Authority.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.02.2017

**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME
K0336**

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 Ekurhuleni Town-planning Scheme 2014, comprising the same land as included in the township Witfontein Extension 83 township.

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 Area Manager: Mr Tshepo Ramokoka, Kempton Park Civic 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 K0336, and shall come into operation on the date of publication of this notice.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.02.2017

PROCLAMATION 14 OF 2017**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 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **WITFONTEIN EXTENSION 84** 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 JR 209 INVESTMENTS PROPRIETARY LIMITED (BEING THE REGISTERED OWNER OF THE LAND AND 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 64** (A PORTION OF PORTION 8) OF THE FARM WITFONTEIN 16-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Witfontein Extension 84.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No. **5993/2016**.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) Excluding the following conditions in Deed of Transfer T7926/2016 which do not affect the township due to location:

- 1 *“Onderworpe aan een serwituut van recht van weg ten faveure van Gedeelte “A” groot 309,4693 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr 3155/1922, Gedeelte “B” groot 303,0839 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3156/1922, Gedeelte “C” gehoude onder Sertifikaat van Verdelingstitel Nr. 3157/1922, groot 303,1824 hektaar, en Gedeelte “E” groot 368,2987 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3159/1922. Deze servitute van recht van weg bestaan ten einde de eigenare van de respektievelike Gedeelten instaat te stellen het restant van de gezegde plaats Witfontein Nr 16, groot als zulk 2141 vierkante meter, dat als gesamentlike familie kerkhof gebruik word, te bereikene.”*

- 4 By virtue of Notarial Deed of Servitude K006203/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude of right of way in favour of the Serengeti Golf and Wildlife Property Owners Association (Registration Number 2007/013033/08), indicated by the figure
 ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 as will more fully appear from the said Notarial Deed and diagram.
- 5 By virtue of Notarial Deed of Servitude K006204/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude for municipal purposes, other than public road purposes 4,6676 ha in extent, indicated by the figure
 ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 in favour of the Ekurhuleni Metropolitan Municipality as will more fully appear from the said Notarial Deed and diagram.
- 6 A provincial road was proclaimed over a Portion of the Remaining Extent of Portion 8 of the Farm Witfontein 16 IR measuring 0.29118 hectares, by virtue of Administrators Notice 3212 of 12 November 2010.0

(b) Excluding the following entitlements in Deed of Transfer T7926/2016 which will not be passed on to the erven in the township:

- 2 *The Former Remaining Extent of the Farm Hartbeesfontein No 17 Registration Division I.R., measuring 329,5821 hectares, of which the portion of the property hereby transferred indicated by the figure j B k on Diagram S.G A228/70 is a portion, is entitled to -*

“zyn Gerechtigd water te scheppen voor huishoudelike gebruik te de fontein bekend as “Het Klipfonteintjie” gelegen op een Gedeelte 1578/2487 hektaar van de plaats Hartebeesfontein Nr 555, en wel omtrent zes treden van die Westelike grens van de genoemde Gedeelte van de plaats “Hartebeestfontein” Nr 555, en naby die nuwe opstal op de Gedeelten bepaald als voormeld, gemaak op voorwaarde echter dat de eiegenaren van die gemelde Gedeelten bepaald als voormeld niet het recht zullen hebben gemelde fonteintjie op te dammen of andersins te belemmer nie.”

- 3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(a) Entitled to a servitude of aqueduct by means of a water furrow, and

(c) Including the the following conditions in Deed of Transfer T7926/2016 which shall be transferred to the erven in the township -

- 3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(b) *Subject and entitled to an agreement relating to distribution of water, with ancillary rights, between the said Portion 4 and the Remaining Extent of the Farm Witkoppen No. 16, measuring 1691,3170 hectares, as held under Deed of Transfer No. 17548/1941, dated 11th October 1941, as will more fully appear from Notarial Deed No. 193/65S.*

(c) *The property hereby transferred shall however not be entitled to any of the rights referred to in the said Notarial Deed No. 193/65-S which rights are retained in favour of the Remaining Extent of Portion 4 of the farm Witfontein aforesaid, measuring 76,8693 hectares, held under Deed of Transfer No. 907/1934 dated 1st of February, 1934.*

(4) **ENGINEERING SERVICES**

- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer, electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except street lights along the private roads).
- (iii) Please note that, should Witfontein Extension 84 be proclaimed prior to Witfontein Extension 85, access to the township from the nearest public street (R25/K60) must be secured prior to the proclamation of the township, by means of the approval of the general plan of Witfontein Extension 85 by the office of the Surveyor General.

(5) **PRECAUTIONARY MEASURES**

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 must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(6) **ACCESS**

- (i) Access to the township shall be obtained from the Albertina Sisulu Expressway at the approved access positions and as per approved Traffic Impact Assessment.
- (ii) Access will not be allowed from the R21, R25 / K60.
- (iii) Should Witfontein Extension 84 be proclaimed prior to Witfontein Extension 85, access to the township from the nearest public street (R25/K60) must be secured prior to the proclamation of the township, by means of the approval of the general plans of Witfontein Extension 85 by the office of the Surveyor General.

(7) **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.

(8) **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 storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(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.

(10) **REPOSITIONING OF SERVICES**

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom or the Local Authority, the cost thereof shall be borne by the township owner.

(11) **CONSOLIDATION OF ERVEN**

The township owner shall at his / her own expense cost, after proclamation of the township but prior to the development of any erf / unit in the township, consolidate Erven **1860 and 1861** to the satisfaction of the Municipality.

The Local Authority hereby grants its consent for the consolidation of Erven **1860 and 1861** in terms of Section 92(1)(b) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township and subject to the Section 82 certificate being issued by the Local Authority.

2. **CONDITIONS OF TITLE**

(1) **CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.**

(a) **ALL ERVEN**

- (i) 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.

- (ii) 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.
- (iii) 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.

(b) **ALL ERVEN**

All erven in the township are entitled to a Right-of-Way servitude over Erf 1857 Witfontein x 83, Erf 1863 Witfontein x 85 and Erf 1866 Witfontein x 86.

(c) **ERVEN SUBJECT TO SPECIAL CONDITIONS**

In addition to the relevant conditions set out in (a) and (b) above, the undermentioned erven shall be subject to the conditions as indicated:

(i) Erf 1861

The erf is subject to a Right-of-Way servitude in favour of all erven in Witfontein Extensions 83, 85 and 86, as indicated on the General Plan.

(ii) Erf 1860

The erf is subject to a servitude 6 meters wide for municipal purposes (sewer, water and electricity) in favour of the local authority, as indicated on the General Plan to guarantee access to the local authorities' personnel and vehicles in order to carry out repair and maintenance work after the services have been taken over by the Local Authority.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.03.2017

**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME
K0337**

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 Ekurhuleni Town-planning Scheme 2014, comprising the same land as included in the township Witfontein Extension 84 township.

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 Area Manager: Mr Tshepo Ramokoka, Kempton Park Civic 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 K0337, and shall come into operation on the date of publication of this notice.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.03.2017

PROCLAMATION 15 OF 2017**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 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **WITFONTEIN EXTENSION 85** 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 JR 209 INVESTMENTS PROPRIETARY LIMITED (BEING THE REGISTERED OWNER OF THE LAND AND 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 65** (A PORTION OF PORTION 8) OF THE FARM WITFONTEIN 16-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be **Witfontein Extension 85**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No. **5994/2016**.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) Excluding the following conditions in Deed of Transfer T7926/2016 which do not affect the township due to location:

- 1 *“Onderworpe aan een serwituut van recht van weg ten faveure van Gedeelte “A” groot 309,4693 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr 3155/1922, Gedeelte “B” groot 303,0839 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3156/1922, Gedeelte “C” gehoude onder Sertifikaat van Verdelingstitel Nr. 3157/1922, groot 303,1824 hektaar, en Gedeelte “E” groot 368,2987 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3159/1922. Deze servituten van recht van weg bestaan ten einde de eigenare van de respektiewelike Gedeelten instaat te stellen het restant van de gezegde plaats Witfontein Nr 16, groot als zulks 2141 vierkante meter, dat als gesamentlike familie kerkhof gebruik word, te bereikene.”*

- 4 By virtue of Notarial Deed of Servitude K006203/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude of right of way in favour of the Serengeti Golf and Wildlife Property Owners Association (Registration Number 2007/013033/08), indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 as will more fully appear from the said Notarial Deed and diagram.
- 5 By virtue of Notarial Deed of Servitude K006204/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude for municipal purposes, other than public road purposes 4,6676 ha in extent, indicated by the figure ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1 M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 in favour of the Ekurhuleni Metropolitan Municipality as will more fully appear from the said Notarial Deed and diagram.
- 6 A provincial road was proclaimed over a Portion of the Remaining Extent of Portion 8 of the Farm Witfontein 16 IR measuring 0.29118 hectares, by virtue of Administrators Notice 3212 of 12 November 2010.0

(b) Excluding the following entitlements in Deed of Transfer T7926/2016 which will not be passed on to the erven in the township:

- 2 *The Former Remaining Extent of the Farm Hartbeesfontein No 17 Registration Division I.R., measuring 329,5821 hectares, of which the portion of the property hereby transferred indicated by the figure j B k on Diagram S.G A228/70 is a portion, is entitled to -*

“zyn Gerechtigd water te scheppen voor huishoudelike gebruik te de fontein bekend as “Het Klipfonteintjie” gelegen op een Gedeelte 1578/2487 hektaar van de plaats Hartebeesfontein Nr 555, en wel omtrent zes treden van die Westelike grens van de genoemde Gedeelte van de plaats “Hartebeestfontein” Nr 555, en naby die nieuwe opstal op de Gedeelten bepaald als voormeld, gemaak op voorwaarde echter dat de eiegenaren van die gemelde Gedeelten bepaald als voormeld niet het recht zullen hebben gemelde fonteintjie op te dammen of andersins te belemmer nie.”

- 3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(a) Entitled to a servitude of aqueduct by means of a water furrow, and

(c) Including the the following conditions in Deed of Transfer T7926/2016 which shall be transferred to the erven in the township -

- 3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(b) Subject and entitled to an agreement relating to distribution of water, with ancillary rights, between the said Portion 4 and the Remaining Extent of the Farm Witkoppen No. 16, measuring 1691,3170 hectares, as held under Deed of Transfer No. 17548/1941, dated 11th October 1941, as will more fully appear from Notarial Deed No. 193/65S.

(c) The property hereby transferred shall however not be entitled to any of the rights referred to in the said Notarial Deed No. 193/65-S which rights are retained in favour of the Remaining Extent of Portion 4 of the farm Witfontein aforesaid, measuring 76,8693 hectares, held under Deed of Transfer No. 907/1934 dated 1st of February, 1934.

(4) ENGINEERING SERVICES

- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer, electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except street lights along the private roads).

(5) PRECAUTIONARY MEASURES

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 must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(6) ACCESS

- (i) Access to the township shall be obtained from the Albertina Sisulu Expressway at the approved access positions and as per approved Traffic Impact Assessment.
- (ii) Access will not be allowed from the R21, R25 / K60.

(7) 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.

(8) 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 storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(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.

(10) **REPOSITIONING OF SERVICES**

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom or the Local Authority, the cost thereof shall be borne by the township owner.

(11) **CONSOLIDATION OF ERVEN**

The township owner shall at his / her own expense cost, after proclamation of the township but prior to the development of any erf / unit in the township, consolidate Erven **1863 and 1864** to the satisfaction of the Municipality.

The Local Authority hereby grants its consent for the consolidation of Erven **1863 and 1864** in terms of Section 92(1)(b) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township and subject to the Section 82 certificate being issued by the Local Authority.

2. **CONDITIONS OF TITLE**

(1) **CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.**

(a) **ALL ERVEN**

- (i) 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.
- (ii) 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.
- (iii) 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.

(b) **ALL ERVEN**

All erven in the township are entitled to a Right-of-Way servitude over Erf 1857 Witfontein x 83, Erf 1861 Witfontein x 84 and Erf 1866 Witfontein x 86.

(c) **ERVEN SUBJECT TO SPECIAL CONDITIONS**

In addition to the relevant conditions set out in (a) and (b) above, the undermentioned erven shall be subject to the conditions as indicated:

(i) Erf 1863

The erf is subject to a Right-of-Way servitude in favour of the Local Authority, as indicated on the General Plan.

(ii) Erf 1863

The erf is subject to a Right-of-Way servitude in favour of all erven in Witfontein Extensions 83, 84 and 86, as indicated on the General Plan.

(iii) Erf 1863

The erf is subject to an electrical servitude (15m x 30m wide) in favour of the Local Authority, as indicated on the General Plan.

(iv) Erven 1863 and 1864

The erven are subject to a servitude 6 meters wide for municipal purposes (water, sewer and electricity) in favour of the Local Authority, as indicated on the General Plan to guarantee access to the local authorities' personnel and vehicles in order to carry out repair and maintenance work to the sewer network after they have been taken over by the Local Authority.

(v) Erf 1864

The erf is subject to a servitude 5 meters wide for municipal purposes (water and sewer) in favour of the Local Authority, as indicated on the General Plan to guarantee access to the local authorities' personnel and vehicles in order to carry out repair and maintenance work to the sewer and water networks after they have been taken over by the Local Authority.

(vi) Erf 1864

The erf is subject to a servitude 3 meters wide for municipal purposes (water and sewer) in favour of the Local Authority, as indicated on the General Plan to guarantee access to the local authorities' personnel and vehicles in order to carry out repair and maintenance work to the sewer and water networks after they have been taken over by the Local Authority.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.04.2017

**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME
K0338**

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 Ekurhuleni Town-planning Scheme 2014, comprising the same land as included in the township **Witfontein Extension 85** township.

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 Area Manager: Mr Tshepo Ramokoka, Kempton Park Civic 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 K0338, and shall come into operation on the date of publication of this notice.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.04.2017

PROCLAMATION 16 OF 2017**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 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **WITFONTEIN EXTENSION 86** 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 JR 209 INVESTMENTS PROPRIETARY LIMITED (BEING THE REGISTERED OWNER OF THE LAND AND 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 66** (A PORTION OF PORTION 8) OF THE FARM WITFONTEIN 16-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Witfontein Extension 86.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No. **5995/2016**.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) Excluding the following conditions in Deed of Transfer T7926/2016 which do not affect the township due to location:

- 1 *“Onderworpe aan een serwituut van recht van weg ten faveure van Gedeelte “A” groot 309,4693 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr 3155/1922, Gedeelte “B” groot 303,0839 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3156/1922, Gedeelte “C” gehoude onder Sertifikaat van Verdelingstitel Nr. 3157/1922, groot 303,1824 hektaar, en Gedeelte “E” groot 368,2987 hektaar, gehoude onder Sertifikaat van Verdelingstitel Nr. 3159/1922. Deze servituten van recht van weg bestaan ten einde de eigenaren van de respektiewelike Gedeelten in staat te stellen het restant van de gezegde plaats Witfontein Nr 16, groot als zulks 2141 vierkante meter, dat als gesamentlike familie kerkhof gebruik word, te bereik.*”

- 4 By virtue of Notarial Deed of Servitude K006203/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude of right of way in favour of the Serengeti Golf and Wildlife Property Owners Association (Registration Number 2007/013033/08), indicated by the figure
 ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 as will more fully appear from the said Notarial Deed and diagram.
- 5 By virtue of Notarial Deed of Servitude K006204/07S dated the 13th of June 2007, the withinmentioned property is subject to a servitude for municipal purposes, other than public road purposes 4,6676 ha in extent, indicated by the figure
 ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1P1Q1R1S1T1A on Diagram SG. No. 12092/2006 in favour of the Ekurhuleni Metropolitan Municipality as will more fully appear from the said Notarial Deed and diagram.
- 6 A provincial road was proclaimed over a Portion of the Remaining Extent of Portion 8 of the Farm Witfontein 16 IR measuring 0.29118 hectares, by virtue of Administrators Notice 3212 of 12 November 2010.

(b) Excluding the following entitlements in Deed of Transfer T7926/2016 which will not be passed on to the erven in the township:

- 2 *The Former Remaining Extent of the Farm Hartbeesfontein No 17 Registration Division I.R., measuring 329,5821 hectares, of which the portion of the property hereby transferred indicated by the figure j B k on Diagram S.G A228/70 is a portion, is entitled to -*

“zyn Gerechtigd water te scheppen voor huishoudelike gebruik te de fontein bekend as “Het Klipfonteintjie” gelegen op een Gedeelte 1578/2487 hektaar van de plaats Hartebeesfontein Nr 555, en wel omtrent zes treden van die Westelike grens van de genoemde Gedeelte van de plaats “Hartebeestfontein” Nr 555, en naby die nieuwe opstal op de Gedeelten bepaald als voormeld, gemaak op voorwaarde echter dat de eiegenaren van die gemelde Gedeelten bepaald als voormeld niet het recht zullen hebben gemelde fonteintjie op te dammen of andersins te belemmer nie.”

- 3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(a) Entitled to a servitude of aqueduct by means of a water furrow, and

(c) Including the the following conditions in Deed of Transfer T7926/2016 which shall be transferred to the erven in the township -

3 *The former Portion 4 of the farm Witfontein No 16, measuring as such 296,0017 hectares, is by virtue of Notarial Deed No. 193/65-S dated 22nd January 1965:*

(b) Subject and entitled to an agreement relating to distribution of water, with ancillary rights, between the said Portion 4 and the Remaining Extent of the Farm Witkoppen No. 16, measuring 1691,3170 hectares, as held under Deed of Transfer No. 17548/1941, dated 11th October 1941, as will more fully appear from Notarial Deed No. 193/65S.

(c) The property hereby transferred shall however not be entitled to any of the rights referred to in the said Notarial Deed No. 193/65-S which rights are retained in favour of the Remaining Extent of Portion 4 of the farm Witfontein aforesaid, measuring 76,8693 hectares, held under Deed of Transfer No. 907/1934 dated 1st of February, 1934.

(4) ENGINEERING SERVICES

- i) The applicant shall be responsible for the installation and provision of internal engineering services.
- ii) Once water, sewer, electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except street lights along the private roads).

(5) PRECAUTIONARY MEASSURES

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 must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(6) ACCESS

- (i) Access to the township shall be obtained from the Albertina Sisulu Expressway at the approved access positions and as per approved Traffic Impact Assessment.
- (ii) Access will not be allowed from the R21, R25 / K60.
- (iii) Should Witfontein Extension 86 be proclaimed prior to Witfontein Extension 85, access to the township from the nearest public street (R25 / K60) must be secured prior to the proclamation of the township, by means of the approval of the general plan of Witfontein Extension 85 by the office of the Surveyor General.

(7) **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.

(8) **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 storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(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.

(10) **REPOSITIONING OF SERVICES**

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom or the Local Authority, the cost thereof shall be borne by the township owner.

(11) **CONSOLIDATION OF ERVEN**

The township owner shall at his / her own expense cost, after proclamation of the township but prior to the development of any erf / unit in the township, consolidate Erven 1866 and 1867 to the satisfaction of the Municipality.

The Local Authority hereby grants its consent for the consolidation of Erven 1866 and 1867 in terms of Section 92(1)(b) of Ordinance 15 of 1986, which consolidation shall only come into operation on proclamation of the township and subject to the Section 82 certificate being issued by the Local Authority.

2. CONDITIONS OF TITLE**(1) CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.****(a) ALL ERVEN**

- (i) 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.
- (ii) 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.
- (iii) 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.

(b) ALL ERVEN

All erven in the township are entitled to a Right-of-Way servitude over Erf 1857 Witfontein x 83, Erf 1861 Witfontein x 84 and Erf 1863 Witfontein x 85.

(c) ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in (a) and (b) above, the undermentioned erven shall be subject to the conditions as indicated:

(i) Erf 1866

The erf is subject to a Right-of-Way servitude in favour of all erven in Witfontein Extensions 83, 84 and 85, as indicated on the General Plan.

(ii) Erf 1867

The erf are subject to a servitude 3 meters wide for municipal purposes (water) in favour of the local authority, as indicated on the General Plan to guarantee access to the local authorities' personnel and vehicles in order to carry out repair and maintenance work to the sewer and water network after they have been taken over by the Local Authority.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.05.2017

**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME
K0339**

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 and amendment scheme, being an amendment of the Ekurhuleni Town-planning Scheme 2014, comprising the same land as included in the township **Witfontein Extension 86** township.

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 Area Manager: Mr Tshepo Ramokoka, Kempton Park Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is know as Ekurhuleni Amendment Scheme K0339, and shall come into operation on the date of publication of this notice.

Imogen Mashazi: City Manager,
Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400
Notice DP.05.2017

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Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
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