

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 58 OF 2019****CITY OF 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 CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **WITFONTEIN EXTENSION 96** 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 71 (A PORTION OF PORTION 2) 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 96**.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No. 495/2019.

**(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 T60446/2018 which do not affect the township due to location:**

B ONDERWORPE aan die reg ten gunste van die ELEKTRISITEITVOORSIENINGSKOMMISSIE om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesmae met bykomstige regte, en onderworpe aan die voorwaardes soos meer volledig sal blyk uit Notariele Akte Nr. 1449/1968S gedateer 25 November 1968.

D ONDERWORPE aan die reg ten gunste van GASKOR om elektrisiteit oor die vermelde eiendom te vervoer Tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariele Akte Nr. K358/1984S met kaart wat daarby aangeheg is.

**(b) Excluding the following entitlements in Deed of Transfer T60446/2018 which will not be passed on to the erven in the township:**

- A. "Gezegde gedeelte "B", het resterende gedeelte waarvan hierby getrasnporteer word, is gerechtigd tot een servituut van RECHT VAN WEG over gedeelte D van gezegde plaats, groot 345 Morgen 349 Vierkante Roeden, getransporteerd by Certifikaat van Verdelings Titel No. 3158/1922. Het eiegendom hierby getransporteerd is gerechtigd tot een servituut van RECHT VAN WEG over gedeelte van gedeelte C van gezegde plaats, groot 44 Morgen 92 Vierkante Roeden, getransporteerd by Certifikaat van Verdelings Title No 3157/1922. Deze servituten van RECHT VAN WEG bestaan ten einde de eigenaren van gezegde gedeelte "B", het resterende gedeelte waarvan hierby getransporteerd word, in staat te stellen het restant van gezegde plaats WITFONTEIN no 16, groot as sulks 150 Vierkante Roeden als gezamentlike familie Kerkhof gebruik word, te bereiken."

"Een gedeelte van het eiegendom hierby getransporteerd, bepaald op gezegde Kaart (S.G. No. A. 2642/19) door de letters R.L.M.N.O.Q, groot 40 Morgen 518 Vierkante Roeden, het gedeelte van gedeelte A van gezegde plaats, groot 317 Morgen 85 Vierkante Roeden getransporteerd by Certifikaat van Verdelsins Titel No 3155/1922, bepaald door de letters A.B.C.Ca, groot 87 Morgen 448 Vierkanten Roeden getransporteerd by Certifikaat van Verdelings Titel No. 3157/1922, bepaald door de letters E.F.Ca en A.B.C.Ec, groot respektiewelik 1 Morgen 400 Vierkanten Roeden en 4 Morgen 52 Vierkanten Roeden, het gedeelte van gezegde gedeelte van Gedeelte C groot 44 Morgen 92 Vierkanten Roeden, bepaald door de letters U.V.Cd.Bc, groot 12 Morgen 598 Vierkanten Roeden, het gedeelte van gezegde gedeelte D bepaald door de letters A.Ed.Cd, groot 36 Vierkante Roeden en het gedeelte van gedeelte E van gezegde plaats bepaald door de letters A.B.C.Ec.F.Ed.G, groot 236 Morgen 318 Vierkante Roeden getransporteerd by Certifikaat van Verdelings Titel No. 3159/1922 zoals op de kaarten de respektievelike gedeelten word aangetoond zyn geregtigd water scheppen voor huishoudelike gebruik, uit de fontein bekend as "Het Klipfonteintje" gelegen op een gedeelten groot 1842 Morgen 362 Vierkanten Roeden van de plaas Harbeestfontein No. 555, en wl omtrent zes treden van die westelike grens van genoemde gedeelte van die plaas Hartebeestfontein No. 555, en naby het nieuw postal op de gedeelten bepaald as voormeld, gemakkt op voorwaarde echter dat de eigenaren van gemelde gedeelten bepaald as voormeld niet het recht zullen hebben gemelde fonteintje op te dammen of anderzins te belemmeren.

**(c) Including the following conditions in Deed of Transfer T60446/2018 which affectes Erven 1887 and 1888 and a street in the township -**

- C ONDERWORPE aan die reg ten gunste van die ELEKTRISITEITVOORSIENINGSKOMMISSIE om elektrisiteit oor vermelde eiendom te vervoer Tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariele Akte Nr. K373/1971S met kaart wat daarby aangeheg is.

**(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 R21 Expressway at the approved access position.

(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.

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) **ERVEN SUBJECT TO SPECIAL CONDITIONS**

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

(i) Erf 1887

The erf is subject to a servitude for sewer purposes (8m) in favour of the Local Authority, as indicated on the General Plan.

(ii) Erf 1887

The erf is subject to a servitude for electrical purposes (6 x 3 meter) in favour of the Local Authority, as indicated on the General Plan.

(iii) Erven 1887 and 1888

The erven are subject to a servitude for water, sewer and electricity purposes (6 meters wide) in favour of the Local Authority, as indicated on the General Plan.

Dr Imogen Mashazi: City Manager,  
City of Ekurhuleni Metropolitan Municipality,  
Private Bag X1069 Germiston, 1400

Notice :CP 014.2019

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**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
CITY OF EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME  
K0606**

The City of 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 96** township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: Mr Tshupo 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 **K0606**, and shall come into operation on the date of publication of this notice.

Dr. Imogen Mashazi: City Manager,  
City of Ekurhuleni Metropolitan Municipality,  
Private Bag X1069 Germiston, 1400

Notice :CP 014.2019

[15/3/7/W5X96]