

**THE PROVINCE OF
GAUTENG**



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1127 OF 2020**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 NO. 15 OF 1986), THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES **JAN SMUTS EXTENSION 5** 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 THE TRUSTEES FOR THE TIME BEING OF THE ANSHA 2 TRUST (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 366 (A PORTION OF PORTION 30) OF THE FARM WITKOPPIE 64-IR (REGISTRATION DIVISION IR, PROVINCE OF GAUTENG) HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be **Jan Smuts Extension 5**.

1.2 DESIGN

The township shall consist of erven and streets as indicated on general plan S.G. No. 670/2020.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

"ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS OF TITLE AND SERVITUDES, IF ANY, EXCLUDING THE FOLLOWING CONDITION WHICH ONLY AFFECTS THE STREET, BONAERO DRIVE, IN THE TOWNSHIP:

A. The said portion 11 (a portion of portion 10) of the said Farm Witkoppie (of which the property hereby transferred forms a part) is specially subject to the following condition, namely: -

(a) SUBJECT to the noting of a Declaration of a Provincial Road K4147 over a portion of the property measuring approximately 6,4506 hectares as will appear from I10732/2011C.

1.4 ACCESS

- (i) Access to the township will be allowed from the access road off Elgin Road.
- (ii) Access will not be allowed directly from Elgin Road nor from the K90.

1.5 ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owners shall arrange for the drainage of the township to fit in with that of the existing and planned 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.

1.6 PRECAUTIONARY MEASURES

- (a) The township owner shall at his own expense, make arrangements with the local authority in order to ensure that:
- (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
 - (ii) the recommendations as laid down in the geological report/soil report of the township are complied with and when required engineer certificates for the foundations of the structures are submitted.

1.7 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.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

1.9 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 owners.

1.10 CONSOLIDATION

The township owner shall at his own expense cause erven 17 and 18 in the township to be consolidated.

2. CONDITIONS OF TITLE

- (A) 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, 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 other boundary 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) **Erf 17**

The erf is subject to an electrical sub-station servitude in favor of the local authority as shown on the General Plan.

(B) CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON THE FIRST REGISTRATION OF THE ERVEN CONCERNED:

(a) **Erf 18**

The erf is subject to a right of way servitude in favour of the Remaining Extent of Portion 38 of the Farm Witkoppie 64 IR as shown on the General Plan.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME
K0684**

The City of Ekurhuleni Metropolitan Municipality 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 Ekurhuleni Town-Planning Scheme 2014, comprising the same land as included in the township of **Jan Smuts Extension 5**.

The amendment scheme documents will be open for inspection during normal office hours at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, City Planning, City of Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment scheme is known as Ekurhuleni Amendment Scheme **K0684** and shall come into operation on the date of the publication of this notice.

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

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