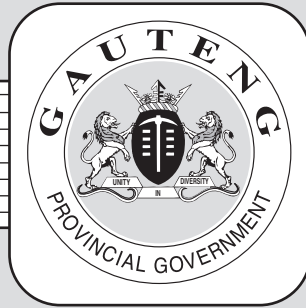


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Vol: 27

PRETORIA
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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 221 OF 2021****LOCAL AUTHORITY NOTICE 210402****RAND WEST CITY LOCAL MUNICIPALITY****DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Rand West City Local Municipality hereby declares Protea Industrial Park West Extension 8 to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TOWNSHIP REALTORS SA (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 209 (A PORTION OF PORTION 172) OF THE FARM ZUURBEKOM 297 IQ, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Protea Industrial Park West Extension 8.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 3318/2019.

1.3 REGISTRATION OF SERVITUDES

The township owner shall at his own cost, cause servitudes to be registered in favour and to the satisfaction of Rand Water.

1.4 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services, both external and internal, to the satisfaction of the local authority.

1.5 ELECTRICITY

The local authority is not the bulk supplier of electricity in the township. The township owner shall in terms of Section 118 (2) (b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township.

The local authority shall be advised in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection the township owner shall submit the following to the local authority:

- (i) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM; and/or
- (ii) A certificate issued by ESKOM that acceptable financial arrangements with regard to (1) above, have been made by the township owner.

1.6 ACCESS

- 1.6.1 Access to and egress from the township shall be provided to the satisfaction of the local authority and the Gauteng Department of Public Transport, Roads and Works.
- 1.6.2 No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

- 1.7.1 The township owner shall arrange for the drainage of the township to fit in with that of Road P3-6 (N12) and existing railway line and for all storm water running off or being diverted from the roads and railway line to be received or disposed of.
- 1.7.2 The approval from the Gauteng Department of Transport and Public Works shall be obtained for the design of the service road containing the storm water design proposal.

1.8 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 Deputy Director-General, Gauteng Department of Public Transport, Roads and Works as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner is responsible for the maintenance of the streets in the township.

1.9 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.

1.10 REFUSE REMOVAL

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

1.11 REMOVAL AND REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.12 REPOSITIONING OF CIRCUITS

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

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions and servitudes contained in Title Deed T 17891/2020, if any:

2.1 EXCLUDING THE FOLLOWING WHICH DO NOT AFFECT THE TOWNSHIP:

- B. The former Remaining Extent of the said farm, measuring as such 4330.8571 hectares (of which the property hereby transferred is a part is subject to the right in perpetuity to convey electricity in favour of the Victoria Falls and Transvaal Power Company Limited and certain ancillary rights and subject to conditions, as will more fully appear from Notarial Deed No 666/1935S dated 30th day of September 1935.
- C. The former Remaining Extent of the Farm Zuurbekom No 297 IQ, measuring as such 2003.9889 hectares (portion of which is hereby transferred) is subject to the following conditions:
 - (a) That the Transferee, his successors in title, order or assigns, shall not erect accommodation for animals, establish a township (without the written consent of the Rand Water Board) or cause the water to become polluted on portion measuring such as 2003.9889 hectares, referred to in Diagram SG No A2668/1939; these rights being granted in favour of the Rand Water Board, as will more fully appear from Notarial Deed No 1124/1939S dated 27th October 1939.
 - (b) To the right in favour of the Electricity Supply Commission to convey electricity over the said property together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed No 383/1961S registered on the 11th April 1961.
- E. Die eiendom hierkragtens getranspoteer is onderhewig aan 'n reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die eiendom te vervoer tesame met bykomende regte en onderhewig aan sodanige voorwaardes soos meer volledig blyk uit Notariële Akte Nr. K2813/83;
- F. Kragtens Notariële Akte K3391/1987 geregistreer op 25 September 1987 is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderworpe aan voorwaardes, soos meer volledig sal blyk uit gemelde Notariële Akte.

3. CONDITIONS OF TITLE

3.1 CONDITIONS IMPOSED IN FAVOUR OF THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1.1 ALL ERVEN

- (a) The erven are subject to a servitude, 2 metre 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, if and when required by the local authority, Provided that the local authority may dispense with any such servitude.
- (b) 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 2 (TWO) metres thereof.
- (c) 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.

3.2 CONDITIONS IMPOSED BY RAND WATER

3.2.1 ALL ERVEN

No wet industries shall be permitted, or industries that may cause surface pollution.

The standard conditions for crossing of Rand Water's Servitudes shall be adhered to.

Rand Water requires unimpeded vehicular access to its pipeline at all times for inspection and maintenance purposes. Access shall not only be for the purposes of patrolling the pipelines but also for maintaining, repairing, removing and re-laying the pipeline. Rand Water's servitude strips may, however, be utilized for shallow landscaping consisting of grassing and small shrubs but no structures will be permitted on the servitude.

Rand Water may cause access to the servitude strips to be impassable for lengthy periods of time during which future pipeline is being laid or the present pipelines are being repaired or uplifted and replaced. In this regard Rand Water shall not be responsible for any damage when carrying out the activities described above except to restore the surface to the state as that of cultivated land.

In addition Rand Water requires that the following conditions shall apply to any development over the dolomitic areas:

- (a) No solid waste disposal site shall be established over the dolomitic areas.
- (b) No cemetery shall be established over the dolomitic areas.
- (c) All storm water shall be conveyed across the dolomitic areas by means other than open unprotected drains.
- (d) Sewers shall be installed according to engineering specifications for the laying of sewers in high risk dolomitic areas. Where a sewer line comes within 50m of Rand Water's boreholes it must be encased in a steel pipe with a diameter of no less than 100mm diameter of the sewer line, greater than the outside diameter for a distance of 50m either side of the borehole. The sewer line must remain free within the steel pipeline and must therefore not be grouted or bonded onto the steel pipe.
- (e) No septic tank and associated percolation system shall be permitted except for conservancy tank systems where the contents of the tank are removed and disposed of by an approved local authority.
- (f) Where water borne sanitation is installed and connected to a reticulated municipal system, adequate provision shall be made so that immediate attention is given to blocked sewers.
- (g) No sewage purification works shall be erected over any dolomitic areas.
- (h) Monitoring of boreholes shall be maintained so that the quality of the water in the dolomitic compartments can be checked on a regular basis.
- (i) Industrial and commercial areas shall be established for so-called "dry" industries only. Rand Water will oppose any proposal to establish industries producing effluent. Rand Water will also oppose the storage of materials that could pollute by way of leachate or contamination of the surrounding area.
- (j) Developers shall take cognisance of the capacity of services installed in relation to prevailing per capita densities in existing township and future development.
- (k) Rand Water's right to abstract water may not be impeded and the quality of water may not be affected.
- (l) Land use shall be restricted to extensive light industrial or commercial use. No buildings may be erected unless cleared by the geotechnical engineer and approved by the Council for Geoscience.
- (m) The design and construction works for all infrastructure and buildings are to be in accordance with the minimum standards and requirements specified for high risk areas in the National Department of Public Work's Manual entitled: "Department of Public Works: Appropriate development of infrastructure in dolomite," dated August 2006 (Reference DPW033).

3.3 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY ON BEHALF OF THE MINISTER OF MINERAL AND ENERGY AFFAIRS IN TERMS OF THE PROVISION OF SECTION 184 (2) OF THE MINING RIGHTS ACT NO 20 OF 1967.

3.3.1 ALL ERVEN

- (a) “As this erf forms part of the land which is or may be undetermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking”.
- (b) The plans of all buildings to be erected on the erf shall bear a certificate, signed by a registered architect or qualified civil engineer as follows:

“The plans and specifications of this building have been drawn up in the knowledge that the ground is liable to subsidence. The building has been designed in a manner which will as far as possible ensure the safety of its occupants in the event of subsidence taking place”

Municipal Manager: Themba Goba
Rand West City Local Municipality
Notice No. 210402/2021
Date: 14 April 2021

LOCAL AUTHORITY NOTICE 210402

WESTONARIA TOWN PLANNING SCHEME, 1981: AMENDMENT SCHEME W265

The Rand West City Local Municipality herewith 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 scheme being an amendment to the Westonaria Town Planning Scheme, 1981, comprising the same land as included in the township of Protea Industrial Park West Extension 8. Map 3 and scheme clauses of the amendment scheme are filed with the Municipal Manager: Rand West City Local Municipality and are open for inspection at all reasonable times. This amendment is known as Amendment Scheme W265.

Municipal Manager: Themba Goba
Rand West City Local Municipality
Notice No. 210402/2021
Date: 14 April 2021

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

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