

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

**Provincial Gazette
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EXTRAORDINARY • BUITENGEWOON

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

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 206 OF 2021**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
PROCLAMATION EXTENSION OF BOUNDARIES

THIS NOTICE SUPERSEDES ANY PREVIOUS NOTICES PLACED IN THIS REGARD

In terms of section 49(1) of the Deeds Registries Act, 1937 (Act 47 of 1937), read with section 88(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), The City of Ekurhuleni Metropolitan Municipality hereby extend the boundaries of GLEN ERASMIA EXTENSION 19 Township to include Portion 175 of the farm Witfontein No. 15 - I.R., subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY HUNKYDORY INVESTMENTS 201 (EIENDOMS) BEPERK HEREINAFTER REFERRED TO AS THE APPLICANT UNDER THE PROVISIONS OF SECTION 88 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO EXTEND THE BOUNDARIES OF GLEN ERASMIA EXTENSION 19 TO INCLUDE PORTION 175 OF THE FARM WITFONTEIN 15-IR HAS BEEN GRANTED

A. CONDITIONS OF EXTENSION**(1) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All Erven shall be made subject to existing conditions and servitudes, in any.

- i) But excluding the following conditions and servitudes, which do not affect the township due to its locality:
 - A. Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1723,5742 (EEN DUISEND SEWE HONDERD DRIE EN TWINTIG komma VYF SEWE VIER TWEE) hektaar, is onderworpe aan 'n reg ten gunste van die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit te vervoer oor hierdie eindom, tesame met bykomende regte, soos meer ten volle sal blyk uit Notariële Akte Nr. 646/1928 S.
 - B. Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1691,3170 (EEN DUISEND SES HONDERD EEN EN NEGENTIG komma DRIE EEN SEWE NUL) hektaar, is onderworpe aan die reg aan die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die gemelde eiendom te vervoer langs sodanige lyn as wat op gemelde L.G. kaart Nr. A1772/1967 aangedui word deur die figuur X'Y tesame met bykomende regte en soos meer ten volle sal blyk uit Notariële Akte Nr. 789/1959-S gedateer 29 Julie 1959.
 - D. Die voormalige resterende gedeelte van die gemelde plaas groot 1691,3170 (EEN DUISEND SES HONDERD EEN EN NEGENTIG komma DRIE EEN SEWE NUL) hektaar, is onderhewig aan 'n ondergrondse elektriese kabelroete 3,15 meter wyd ten gunste van die Regering van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie), tesame met sodanige bykomstige regte soos meer ten volle sal blyk uit Notariële Akte van Serwituut Nr. 1071/1953-S gedateer 14 November 1953.
 - E. Kragtens Notariële Akte van Serwituut Nr. K.2051/1984S is die voormalige RESTANT VAN GEDEELTE 28 VAN DIE PLAAS WITFONTEIN NO. 15, GROOT 530,8440 (VYF DRIE NUL komma AGT VIER VIER NUL) HEKTAAR, onderhewig aan ewigdurende serwitute, tesame met bykomende regte, vir:
 - (i) Die installering en onderhoud van 'n rioolpypleyn;
 - (ii) Die installering en onderhoud van watergeleiding ten gunste van die Stadsraad van Kempton Park soos meer volledig sal blyk uit gemelde Notariële Akte met kaarte daarby aangeheg.
 - F. The former REMAINING EXTENT OF PORTION 28 OF THE FARM WITFONTEIN NO. 15, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG IN EXTENT 530,8440 (FIVE

HUNDRED AND FIFTY) comma EIGHT FOUR FOUR ZERO) HECTARES, is subject to the following servitudes:

- (i) BY virtue of Notarial Deed No. K9504/2007S dated 1 November 2007 the withinmentioned property is subject to a pipeline servitude already laid, together with ancillary rights, and which may hereafter be laid along a strip of ground 1860 (ONE THOUSAND EIGHT HUNDRED AND SIXTY) square metres in extent as depicted by the figure ABCD on servitude diagram No. S.G. 8513/1999 in favour of Rand Water Board. As will more fully appear from the said Notarial Deed.
- (ii) BY virtue of Notarial Deed No. K3965/2010S dated 13 September 2006 the withinmentioned property is subject to an outfall sewer line servitude, together with ancillary rights, 5 (FIVE) metres wide, which centre line is depicted by the line ab on servitude diagram No. S.G. 2115/2000, annexed to the said Notarial Deed, in favour of the Local Authority. As will more fully appear from the said Notarial Deed.

ii) Including the following condition which will be brought forward onto the erven in the township:

- C. Kragtens Notariële Akte Nr. 193/1965-S gedateer 22 Januarie 1965 is die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1691,3170 (EEN SES NEGE EEN komma DRIE EEN SEWE NUL) hektaar (hierna genoem die dienende eiendom):
 - a) Onderhewig aan 'n ooreenkoms betreffende waterverdeling met sekere Gedeelte D van die plaas Witfontein voormeld, (hierna die heersende eiendom), gehou kragtens Transportakte Nr. 907/1934, gedateer 1 Februarie 1934, in terme waarvan vanaf Maandagoggend om sesuur voormiddag in elke week die eienaar van die dienende eiendom geregtig sal wees om die water in die hiernavermelde watervoor te neem en sal die eienaar van die heersende eiendom geregtig wees om vanaf sesuur voormiddag Donderdagoggend tot sesuur voormiddag Sondagoggend in elke week die water in die gemelde voor te neem. Vir die oorblywende dag van elke week vanaf sesuur voormiddag Sondagoggend tot sesuur voormiddag Maandagoggend, sal die partye die water ongehinderd in die spruit laat vloei met die reg aan die eienaar van die dienende eiendom om na gelang van die toestand van die vlei, die water so af te keer dat dit of in die vlei of laer af in die spruit ingekeer word.
 - b) Ten einde die eienaar van die heersende eiendom in staat te stel om water vanaf die stuwal na die heersende eiendom te neem, verleen die eienaar van die dienende eiendom aan die eienaar van die heersende eiendom 'n serwituut van waterleiding langs die bestaande watervoor aangedui deur die lyn A'B' op Kaart Nr. L.G. 2905/1953 geheg aan Notariële Akte Nr. 193/1965-S en op Kaart Nr. L.G. 2453/1983 deur die figuur S1 geheg aan Grondbrief gedateer 11 Julie 1859. Die gemelde watervoor sal nie wyer as die huidige wydte gemaak word tensy die partye skriftelik andersins ooreenkom. Die bestaande afmetings van die gesementeerde gedeelte van die voor is 39,37 sentimeter wyd op die bodem, 49,53 sentimeter wyd bo en 35,56 sentimeter diep.
 - c) Elk van die partye sal verantwoordelik wees vir die instandhouding van een-helfte van die gemelde watervoor, te wete, die eienaar van die heersende eiendomvir helfte nader aan haar eiendom geleë en die eienaar van die dienende eiendom die ander helfte wat strek tot by die stuwal. Die eienaar van die heersende eiendom en/of haar werknemers sal te alle tye toegang tot die betrokke voor hê om haar regte en verpligtinge uit te oefen. Die partye sal gesamentlik verantwoordelik wees vir die herstel en instandhouding van die bogenoemde stuwal, wanneer nodig.
 - d) Die partye wie se beurt aanbreek sal die sluise verander sodat die water vir haar eiendom aangewend word en die plig om die verandering aan te bring wanneer die beurt omruil, sal nie op die persoon rus wie se beurt dan verstreke is nie.

(2) PRECAUTIONARY MEASURES

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

(3) ACCESS

- i) Access to the property will only be allowed from Nederburg Avenue, Blaauwklippen Avenue and at an approved position along Monument Road and new access Road on the north eastern boundary of the township.

(4) ENGINEERING SERVICES

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

(5) 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.

(6) 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.

(7) 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.

(8) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erf 2254 and Erf 2517 Glen Erasmia Extension 19 to be consolidated.

B. CONDITIONS OF TITLE:

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.

(1) ERF 2254

- 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 and 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 structures 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 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.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP012.2021

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0717

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 that which the boundaries of GLEN ERASMIA EXTENSION 19 Township are being extended.

Amendment Scheme Annexure will be open for inspection during normal office hours at the office of the Head of Department, Department of Economic Development: Gauteng Provincial Government, 8th Floor Corner House, 63 Fox Street, Johannesburg, 2000, as well as the Manager City Planning, the 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 is known as Ekurhuleni Amendment Scheme K0717 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP012.2021