

***THE PROVINCE OF
GAUTENG***



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 142 OF 2021**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 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 KEMPTON PARK EXTENSION 19 township 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 RAPID DAWN 64 PROPRIETARY LIMITED (REGISTRATION NUMBER 2001/025591/07) (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 433 (A PORTION OF PORTION 395) OF THE FARM ZUURFONTEIN 33-IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

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

The name of the township shall be Kempton Park Extension 19.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No: 2446/2019.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) Being the following servitudes which only affect Erf 2952 in the township:**A. The former Portion 45 of the Farm Zuurfontein No. 33, Registration Division I.R. The Province of Gauteng, a portion of which is registered herewith is subject to:**

1. Notarial Deed 32/1914S registered on the 21st of February 1914, whereby the former remaining extent of Portion of Zuurfontein No. 33, Registration Division I.R. the Province of Gauteng, in extent as such 842,0709 hectares (of which the property hereby transferred is a portion) and certain portion of the servitude that the flow-effluent percolation or seepage resulting from chemical deposits on portion of the said farm Zuurfontein measuring 24,8651 hectares and portion of the farm Witkoppie No. 64, Registration Division I.R. The Province of Gauteng, measuring 448,0476 hectares shall be allowed to flow as heretofore to the former remaining extent of portion of the said farm Zuurfontein, in extent as such 842,0709 hectares and portion of the said farm Zuurfontein measuring 251,6434 hectares, in manner as will more fully appear from the aforesaid Notarial Deed 32/1914S.
2. Subject to a perpetual stormwater drain 6,30 metres wide, in extent 2110 square metres in favour of Ekurhuleni Metropolitan Municipality, as will more fully appear from Notarial Deed of Servitude 782/1950S registered on 9th October 1950 which servitude is indicated by the figure abcCdea on Diagram LG 3912/2004 annexed thereto.

(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**

Access to the township shall be provisionally obtained from Pretoria / K105 opposite the Commissioner Street intersection.

(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) ERF 2953
 - (i) The erf is subject to a right of way servitude, 25m wide, in favour of the Local Authority, as indicated on the General Plan.
- (c) ERF 2953
 - (i) The erf is subject to a right of way servitude, 10.5m wide, in favour of Erf 2954, as indicated on the General Plan.
 - (ii) The erf is entitled to a right of way servitude, 10.5m wide, over Erf 2954, as indicated on the General Plan.
- (d) ERF 2954
 - (i) The erf is subject to a right of way servitude, 10.5m wide, in favour of Erf 2953, as indicated on the General Plan.
 - (ii) The erf is entitled to a right of way servitude, 10.5m wide, over Erf 2953, as indicated on the General Plan.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice 007.2021

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0676

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 of KEMPTON PARK EXTENSION 19 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development 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 is known as Ekurhuleni Amendment Scheme K0676 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 007.2021

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