

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

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## PROCLAMATIONS • PROKLAMASIES

## PROCLAMATION NOTICE 30 OF 2022

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 111 of the Town Planning and Townships Ordinance, 15 of 1986, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares **VILLA LIZA EXTENSION 4 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 V LAND PROPERTY DEPARTMENT OF HOUSING GAUTENG PROVINCIAL GOVERNMENT (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 3 OF THE FARM VILLA LIZA 675-I.R. HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be **Villa Liza Extension 4**.

**1.2 DESIGN**

The township shall consist of erven and the streets as indicated on the General Plan S.G. No. 2861/2016.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE****1.3.1 All erven shall be subject to existing conditions and servitudes as contained in Certificate of Consolidated Title T89534/1992, if any, but **Excluding the following conditions which do not affect the township due to its locality****

“B” The former Portion 9 (a portion of Portion 3) of the farm ROODEKRAAL 133 I.R, represented by the figure ABCDEA on the annexed diagram SG No. A5668/1988 is subject to the following:

- (a) SUBJECT to a Servitude to convey electricity over the property hereby convey with ancillary rights as will more fully appear from Notarial Deed 84/1964-S registered in favour of ESKOM on the 24<sup>th</sup> January, 1964, the centre line of which is indicated by the line n' q' on the annexed diagram .
- (b) ONDERHEWIG aan 'n serwituut van waterleiding ten gunste van die Rand Water Raad tesame met bykomende regte soos vollediger blyk uit Notarialê Akte van Serwituut K3600/1985-S en voorgestel deur die figuur c" d" e" f" g" z" h" j" s" k" l" m" n" p" q" r" c" op die aangehegte kaart.
- (c) ONDERHEWIG aan 'n serwituut van elekrisiteltsgeleiding ten gunste van ESKOM tesame net bykomende regte soos vollediger blyk uit Notariele Akte van Serwituut K2501/1987-S
- (d) SUBJECT to a perpetual servitude for overhead lines and underground cables together with ancillary rights in favour of the Town Council of Boksburg as represented by the figure t' u' v' w' Dx' y' z' a" b" t' on the annexed diagram S G No. A 5668/88 as will more fully appear from Notarial Deed of Servitude K **K5330/1992**

"C". The former REMAINING EXTENT OF PORTION 3 of the farm KLIPSPRUIT 134, measuring 61,0379 hectares represented by the figure RSTUVWAaR on the annexed diagram S G No. A 5668/1988 is subject to a servitude for certain municipal purposes with ancillary rights in favour of the Town Council of Boksburg and subject to conditions as represented by the figure b" t' c' b' on the annexed diagram S G No. A5668/1988 as will more fully appear from Notarial Deed of Servitude K5331/1992S.

**2.3.2. ALL ERVEN SHALL BE MADE SUBJECT TO EXISTING CONDITIONS AND SERVITUDES, IF ANY EXCLUDING THE FOLLOWING SERVITUDE WHICH ONLY AFFECTS ERVEN 4029,4079,4080 AND 5527 AS WELL AS GREYWOOD DRIVE AND HEIDELBERG ROAD IN THE TOWNSHIP ONLY AS INDICATED ON GENERAL PLAN :**

SUBJECT to a Servitude to convey electricity over the property hereby convey with ancillary rights as will more fully appear from Notarial Deed 5333/1992-S registered in favour of ESKOM , the servitude area of which is indicated by the figure A B C D E F G H A' on diagram S G NO A 448/1989 annexed to the Notarial Deed.

**1.4 DEMOLISION OF BUILDINGS AND STRUCTURES**

The township owners shall at their 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, within a period of six (6) months from the date of publication of this notice.

**1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

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

**1.6 ACCESS**

- (a) Ingress to and egress from road K129 will only be allowed to/from Lama Street.
- (b) Access to and from the township shall be to the satisfaction of Roads and Storm-water. No ingress from proposed Provincial Road K129 (except to Lama Street), Heidelberg Road and Barry Marais Road and no egress to future Road PWV 14 from the township shall be allowed.

**1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES**

The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority. This includes entering into a services agreement with Council.

**1.8 SERVICES AGREEMENT**

The township owners shall enter into a Services Agreement with Council prior to the issuing of the Section 82 Certificate for this township.

**2. CONDITIONS OF TITLE**

**2.1 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.**

**2.1.1 ALL ERVEN**

- (a) The erf is subject to the building restriction areas & building lines outlined in the relevant Town Planning Scheme which may be amended via the procedures outlined in such Town Planning Scheme.
- (b) No building or other structure shall be erected within the aforesaid building restriction area and no large-rooted trees shall be planted within the said area or within 1m thereof.

- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid building restriction area 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.
- (d) As this erf forms part of land which is or may be prone to dolomite conditions, the owner thereof accepts all liability for any damage thereto.
- (e) As this erf (stand, land, etc) forms part of land which may be liable to subsistence, settlement, shock and cracking due to mini operations in future, the owner thereof accepts all liability any damage thereto or any structures thereon which may result from subsistence, settlement, shock or cracking.
- (f) The abovementioned clauses must also be written into all legal documents (purchasing contracts, leasing agreements, lodging agreements, rental agreements, sub-letting agreements, seller/buyer agreements) of every stand (erf) of the township

3.2 ERVEN 4029 TO 4076, 4079 TO 4082, 4087 TO 4456, 4459 TO 4588, 4590 TO 4909, 4911 TO 4940, 4943 TO 5192 AND 5199 TO 5524

This erf/dwelling unit may not be sold within 60 months from the date of it first being transferred or a lesser timeframe as approved by the City of Ekurhuleni Metropolitan Municipality.

3.3 Erven 4029,4032,4033,4034 and 4085

The Erven shall be subject to a 4.00 meters wide storm water servitude in favour of the local authority as indicated on the general plan.

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**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**EKURHULENI AMENDMENT SCHEME F0134C**

The City of Ekurhuleni Metropolitan Municipality (Boksburg 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 City of Ekurhuleni Land Use Scheme 2021, comprising the same land as included in the township of VILLA LIZA EXTENSION 4 Township

All relevant information is filed with the Area Manager: City Planning Department: Boksburg Customer Care Centre, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardt's Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as City of Ekurhuleni Amendment Scheme F0134C (Previously Ekurhuleni Amendment Scheme F0134) and shall come into operation on the date of publication of this notice

Dr. Imogen Mashazi  
City Manager  
Civic Centre, Cross Street, Germiston.





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