

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 2162 OF 2022****LOCAL AUTHORITY NOTICE 11 OF 2022****RAND WEST CITY LOCAL MUNICIPALITY****DECLARATION OF WHEATLANDS EXTENSION 5 AS AN APPROVED TOWNSHIP**

In terms of Section 43(15) of the Rand West City Local Municipality Spatial Planning and Land Use Management By-Law, 2017, the Rand West City Local Municipality hereby declares the township Wheatlands 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 ARIOBEX PROPERTIES PROPRIETARY LIMITED, REGISTRATION NUMBER 2011/101804/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 16 OF THE FARM WHEATLANDS 260 I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED.**

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

The name of the township is **Wheatlands Extension 5**.

**(2) DESIGN**

The township consists of erven and roads as indicated on General Plan S.G No. 3199/2018.

**(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

(a) The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

(b) The township owner shall enter into a written service level agreement with the Rand West City Local Municipality, covering all engineering services.

**(4) ELECTRICITY**

The local authority is the bulk supplier of electricity to the township. The township owner shall make the necessary arrangements with the Council for provision of electricity.

**(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)**

Should the development of the township not been commenced with before 10 January 2027, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption / authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

**(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)**

(a) Should the development of the township not been completed before 6 December 2026, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

- (b) Access to and egress from the township, shall be to the satisfaction of the local authority and the Gauteng Department of Public Transport, Roads and Works (Gautrans).
- (c) Ingress to or egress from Road D2309 and King Road shall be restricted, along the lines of no access as depicted on Layout Plan T1568 EXT 5 / 3 and Layout Plan No. 22777 / 1 as indicated in the comments from Gautrans dated 6 December 2016.
- (d) The final approved plan showing the layout of the township shall be supplied to the Department of Roads and Transport within 10 years of the date of acceptance of these conditions by the applicant, otherwise the application shall be re-submitted to the Department of Roads and Transport for reconsideration of these conditions and revision as deemed necessary.
- (e) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township No. 14 / 5 / 1 and as indicated on Layout Plan T1568 EXT 5 / 3. The erection of such physical barrier and the maintenance thereof shall be done to the satisfaction of the said Department.
- (f) No buildings or structures may be erected within the building restriction of 16 metres from the reserve boundary of road D2309 and King Road.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 13 July 2022 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(8) ACCESS

Access to or egress from the township shall be provided to the satisfaction of the local authority and / or the Department of Roads and Transport.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

- (a) The township owner shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads, shall be received and disposed of, to the satisfaction of council.
- (b) The developer is responsible for acceptance, handling and disposal of stormwater. The whole natural catchment above and below the proposed development / change in the land use must be given consideration, in accordance with the comments received from GAUTRANS dated 6 December 2016.

(10) REFUSE REMOVAL:

The township owner shall at his own expense cause all litter within the township area to be removed, after construction of services.

(11) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary reposition any existing circuits of ESKOM or TELKOM, the cost thereof shall be borne by the township owner.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES:

The township owner shall cause all existing buildings and structures situated within the building line reserves, side spaces over common boundaries to be demolished to the satisfaction of the local authority, when requested thereto by the local authority.

**2. DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**Excluding the following servitude which do not affect the erven in the township due to its locality:**

“Subject to the right to convey electricity over the property together with ancillary rights in favour of ESKOM and subject to the conditions, as will more fully appear from Notarial Deed K6725/1992S registered on the 9<sup>th</sup> of December 1992, the route of which servitude is determined in Notarial Deed K1830/1998S and indicated by line ab on Diagram S.G No. A 7625/1994.”

**3. CONDITIONS OF TITLE**

A. Conditions of Title imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(1) ALL ERVEN

- (a) The erven are subject to a servitude, 2 meters 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 2 meters 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.
- (b) No buildings 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 2 (two) meters 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 work as it in its discretion may deem necessary and shall further be entitled to reasonably access to the said land for the aforesaid purposes 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.

(2) ERVEN 1487 – 1489

- (a) Are subject to a Mini Sub-station servitude, 3m × 6m as indicated on General Plan No. 3199/2018.

**G. MAKHUBO**

**Executive Manager: Economic Development, Human Settlement and Planning  
Rand West City Local Municipality**

**22 November 2022**

**LOCAL AUTHORITY NOTICE 12 OF 2022****RAND WEST CITY LOCAL MUNICIPALITY****RANDFONTEIN AMENDMENT SCHEME 1071**

It is hereby notified in terms of the provisions of the Rand West Spatial Planning and Land Use Management By-Law, 2017 that the Rand West City Local Municipality has approved an amendment scheme with regards to the land in the township Wheatlands Extension 5, being amendment of the Randfontein Town Planning Scheme, 1988.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the **Executive Manager: Economic Development, Human Settlement and Planning** of Rand West City Local Municipality and are open for inspection during normal office hours.

The amendment scheme is known as Randfontein Amendment Scheme No. 1071

**G. MAKHUBO**

**Executive Manager: Economic Development, Human Settlement and Planning**  
**Rand West City Local Municipality**

**22 November 2022**



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