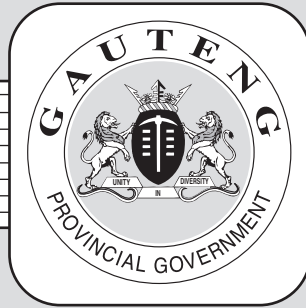


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

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Contents

| <i>No.</i> | | <i>Gazette No.</i> | <i>Page No.</i> |
|------------|--|------------------------|---------------------|
| | LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS | | |
| 751 | Town-planning and Townships Ordinance (15/1986): Vanderbijl Park Central East No 7 Extension 3 | 154 | 3 |

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 751 OF 2022****EMFULENI LOCAL MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Emfuleni Local Municipality hereby declares Vanderbijl Park Central East No 7 Extension 3 to be an approved township subject to the conditions set out in the Schedule hereto.

ANNEXURE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 69 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) BY VANDERBIJL PARK ESTATE COMPANY NPC REGISTRATION NUMBER 1944/018305/08 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, TO ESTABLISH A TOWNSHIP ON PORTION 274 OF THE FARM VANDERBIJL PARK 550-IQ, PROVINCE OF GAUTENG, HAS BEEN APPROVED

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

The name of the township shall be Vanderbijl Park Central East No 7 Extension 3.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on the General Plan SG No 914/2021.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (i) excluding the following conditions and servitudes which do not affect the township due to the location thereof:

"A. The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 5629,3749 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:

Notarial Deed of Servitude No 644/1959-S, registered on the 25th June, 1959, granting to the SOUTH AFRICAN IRON AND STEEL INDUSTRIAL CORPORATION LIMITED, a perpetual servitude for the purpose of laying a railway track, with ancillary rights in favour of the Remaining Extent of Portion 1 of the farm VANDERBIJLPARK 550, Registration Division IQ, Transvaal, measuring 2456,9263 hectares, held by the SOUTH AFRICAN IRON AND STEEL INDUSTRIAL CORPORATION LIMITED by virtue of Certificate of Registered Title No 16539/1948 dated 21st May, 1948.

B. The remainder of the farm Vanderbijl Park 550, Registration Division IQ, Gauteng, measuring 5264,2978 hectares (whereof the property held hereunder forms a portion), is subject to the following conditions:

Notarial Deed of Servitude No 52/1962 S, the right has been granted to the Town Council of Vanderbijl Park to convey electricity over the property by means of electrical

cables together with ancillary rights as will more fully appear from reference to the said deed.

- C. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, Gauteng, measuring 3401,7701 hectares (whereof the property held hereunder forms a portion), is subject to the following conditions:*

By Notarial deed K 647/1973S the within mentioned property is subject to a servitude in perpetuity for sewer purposes in favour of the Town Council of Vanderbijl Park, as will more fully appear from reference to the said notarial deed.

- D. *The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 1758,3135 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:*

By Notarial Deed K 2353/1983 S the right has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the property together with ancillary rights, as will more fully appear on reference to the said deed.

- E. *The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 1593,1025 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:*

- 1. Kragtens Notariële Akte K483/1985 S is die reg aan Evkom verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*
- 2. Kragtens Notariële Akte K484/1985 S is die reg aan Evkom verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*
- 3. Kragtens Notariële Akte K486/1985 S is die reg aan Evkom verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*
- 4. By virtue of Notarial Deed K 1314/1985 S the property is subject to the right in perpetuity granted to the ELECTRICITY SUPPLY COMMISSION to a servitude for the purpose of taking, supply of, and distributing electricity, as will more fully appear from the said notarial deed.*

- F. *The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 1469,7213 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:*

- 1. By virtue of Notarial Deed 1956/1989 S the property is subject to a perpetual servitude of pipeline to convey gases, liquids, solid materials and electricity with ancillary rights in favour of the South African Gas Distribution Corporation Limited, as will more fully appear from said Notarial Deed.*
- 2. Kragtens Notariële Akte K996/1990 S is die reg aan Evkom verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*
- 3. Kragtens Notariële Akte K997/1990 S is die reg aan Evkom verleen om elektrisiteit oor die eiendom te lei deur middel van transmissielyste, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*
- 4. Kragtens Notariële Akte K998/1990 S is die reg aan Evkom verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*

- G. *The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 1328,9529 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:*
- 1. Kragtens Notariële Akte K653/1995 S is die reg aan ESKOM verleen om elektrisiteit oor die eiendom te vervoer, tesame met bykomende regte, soos meer volledig sal blyk uit gesegde akte.*
 - 2. Kragtens Notariële Akte van Serwituut K2710/1995S is eiendom onderhewig aan 'n ewigdurende serwituut om oor eiendom gasse, vloeistowwe en vaste stowwe van watter aard ookal asook elektrisiteit te lei deur middel van pyplyn en kables, met bykomende regte ten gunste van GASKOR, soos meer volledig sal blyk uit gemelde Notariële Akte.*
- H. *The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 1322,9152 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:*
- By virtue of notarial Deed of Servitude K 5322/1998 S the property is subject to a right in favour of Vaal Racecourse to conduct water by means of a water pipeline 3 metres wide, with ancillary rights, as will more fully appear from the said notarial deed*
- I. *The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 1215,3749 hectares (whereof the property held hereunder forms a portion) is subject to the following condition:*
- By virtue of notarial deed of Servitude K2678/2000 S, the property is subject to two electric cable servitudes, an electric substation servitude and a water pipeline servitude, with ancillary rights in favour of the Western Vaal Metropolitan Substructure, as will more fully appear from the said notarial deed.*
- J. *The remainder of the farm VANDERBIJL PARK 550, Registration division IQ, Gauteng, measuring 1204,8027 hectares (whereof the property held hereunder forms a portion) is subject to the following conditions:*
- a) Kragtens notariële akte K 1530/2001S is die eiendom onderhewig aan 'n ewigdurende serwituut ten gunste van Sasol Chemiese Nywerhede Beperk nr 1968/013914/06 vir die installering, oprigting en gebruik van 'n pyplyn en werke, met bykomende regte, soos meer ten volle sal blyk uit gemelde akte.*
 - b) By virtue of notarial deed of servitude K 1531/2001 S the property is subject to a perpetual servitude of electric power transmission in favour of ESKOM by means of two overhead power lines, as will more fully appear from the said deed.*
- K. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, Gauteng measuring 1151,5319 hectares (whereof the property held hereunder forms a portion) is subject to the following condition:*
- Kragtens notariële akte van serwituut K3683/2001S gedateer 25 Januarie 2001 is die eiendom onderhewig aan pyplynserwitute vir die installering, oprigting en gebruik van die pyplyn en werke en van tyd tot tyd te patroleer, inspekteer, in stand te hou, herstel, met bykomende regte ten gunste van Sasol Chemiese Nywerhede Beperk 1968/013914/06, soos meer volledig sal blyk uit gemelde akte.*
- L. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, Province Gauteng measuring 1177,8883 hectares (whereof the property held hereunder forms a portion) is subject to the following condition:*

Kragtens Notariële Akte K 127/2002 S is die eiendom onderhewig aan 'n ewigdurende servituut van kragleiding en om elektrisiteit te gelei deur middel van twee kraglyne ten gunste van ESKOM, tesame met bykomende regte, soos meer volledig sal blyk uit gemelde akte.

- M. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, Gauteng province, measuring 960,4503 hectares (whereof the property held hereunder forms a portion) is subject to the following condition:*

By virtue of Notarial Deed of Servitude K6405/2002S the property is subject to the following conditions in favour of the Emfuleni Local Municipality:

- a) a servitude of outfall sewer, 1,89 metres wide; and
b) a servitude for municipal purposes, 5 metres wide, with ancillary rights, as will more fully appear from the said notarial deed.*

- N. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, province Gauteng, measuring 843,0559 hectares (whereof the property held hereunder forms a portion) is subject to the following condition:*

By virtue of Notarial Deed of Servitude K 7100/2005S the property is subject to a servitude in perpetuity for municipal purposes with ancillary rights, the servitude being 5,00 metres wide, in favour of the Emfuleni Local Municipality, as will more fully appear from the said notarial deed.

- O. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, province Gauteng measuring 859,2162 hectares (whereof the property held hereunder forms a portion)) is subject to:*

By virtue of Notarial Deed of Servitude K 3258/2008S the property is subject to the right in perpetuity in favour of Rand Water Board to convey and transmit water over the property by means of pipelines, together with ancillary rights, as will more fully appear from the said notarial deed.

- P. *The remainder of the farm Vanderbijl Park 550, Registration Division IQ, province Gauteng measuring 859,2162 hectares (whereof the property held hereunder forms a portion)) is subject to the following condition:*

By virtue of Notarial Deed of Servitude K 5365/2009 S the property is subject to a servitude of electric power transmission in favour of the Emfuleni Local Municipality, together with ancillary rights, as will more fully appear from the said Notarial Deed.

- Q. *The remaining extent of the farm VANDERBIJL PARK 550, Registration Division IQ, province Gauteng, 738,8089 hectares in extent (a portion whereof is hereby held) is subject to the following condition:*

By virtue of Notarial Deed of Servitude K 5570/2009 S the property is subject to a perpetual gas pipeline servitude 3 metres wide in favour of AIR PRODUCTS SOUTH AFRICA PROPRIETARY LIMITED Registration number 1969/003571/07, together with ancillary rights, as will more fully appear from the said Notarial Deed."

- (ii) *Excluding the following servitude which will not be passed onto the erven in the township:*

"The remainder of the farm VANDERBIJL PARK 550, Registration Division IQ, Gauteng, measuring 5629,3749 hectares (whereof the property held hereunder forms a portion) is entitled to the following conditions:

Notarial Deed of Servitude No 645/1959-S, registered on the 25th June, 1959, granting the right of laying a railway line and construct a road, with ancillary rights over the Remaining Extent of Portion 1 of the farm VANDERBIJLPARK 550, Registration Division IQ, Transvaal, measuring 2456,9263 hectares, held by the SOUTH AFRICAN IRON AND STEEL INDUSTRIAL CORPORATION LIMITED by virtue of Certificate of Registered Title No 16539/1948 dated 21st May, 1948."

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

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

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office Plan, the cost thereof shall be borne by the township applicant.

(6) INSTALLATION OF SERVICES

- (i) The township applicant shall be responsible for the installation and provision of internal engineering services.
- (ii) Once water, sewer, electricity and street networks (including storm water) have been installed, same will be transferred to the local authority, free of cost, who shall maintain these networks.
- (iii) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

(7) RESTRICTION ON THE ALIENATION OF ERVEN IN THE TOWNSHIP

The proposed township will be serviced in phases and transfer of erven will only be allowed after the local authority has issued a clearance certificate in respect of erven being serviced and the services being taken over by the local authority, as provided for in the services agreement.

(8) TRANSFER OF ERVEN

Erven 1100 and 1101 shall be transferred at the expense of the township owner to the local authority as "Public open space".

(9) QUALIFICATION OF BUILDING LINE PROVISIONS

- (i) Buildings or structures that give access to vehicles must be constructed a min of 5.0m, or the throat length as calculated in the Site Traffic Assessment where applicable, whichever the greatest, from the edge of the road (kerb-line) for 13m and 10m reserves and 6.0m for 16 and 25m reserves.
- (ii) No direct pedestrian access, windows or serving hatches or any other openings/structures allowing interaction from within buildings to persons in road reserve will be allowed in buildings with 0m street building lines.
- (iii) Encroachment to 0m or statutory 0m side building lines must not interfere with stormwater flow/management. Special provision must be made in building design or stormwater must be directed to adjacent property in which case the following will apply.

1. Run-off must be attenuated on stand to reduce post development flow to the pre-development flow
2. If attenuation is not done, it must be indicated how the stormwater will be drained over the lower lying stand/stands up to a point where it can drain into a municipal road or system
3. The owner of the lower lying stand must be notified in writing (including stormwater impact report and layout plan) of the intended flow of stormwater over his property, where after his approval with reference to the impact report and layout plan must be obtained in writing
4. Any systems needed to sensibly drain the storm water over the lower lying stand and subsequent connection to the municipal system if required will be the responsibility of the applicant.

(10) SPECIAL CONDITIONS ON STORMWATER MANAGEMENT

- (a) Attenuation to the 1:50 year flood is compulsory on the stands in the township.
- (b) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

All erven shall be made subject to the following conditions:

- (i) All erven are subject to a servitude, 2 metres 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 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (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 2 metres 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.
- (vi) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the lower lying erf shall be obliged to accept and permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find

necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

(2) ERVEN SUBJECT TO SPECIAL CONDITIONS

The erven mentioned below are subject to the following further conditions:

- (i) ERVEN 787 TO 805, 844 TO 849, 851, 855 TO 859, 904 TO 910, 913, 917 TO 938, 943 TO 962, 979 TO 992, 1006 TO 1020, 1036 TO 1050, 1064, 1069 TO 1085, 1087, 1091, 1095, 1317, 1320 TO 1325, 1327 TO 1329, 1331 TO 1333, 1335 TO 1337, 1339, 1340, 1342 TO 1344, 1346, 1347, 1350, 1351, 1354, 1355, 1360, 1364, 1365, 1367, 1370, 1371, 1373 TO 1377, 1379, 1380, 1385 AND 1386

The erf is subject to a 2,00 metre wide sewer servitude unless otherwise stated, in favour of the local authority, as indicated on the General Plan.

- (ii) ERVEN 796 AND 1343

The erf is subject to a stormwater servitude, 4 m wide, in favour of the local authority, as indicated on the General Plan.

MR L LESEANE, MUNICIPAL MANAGER

DATE : 11 MAY 2022

REFERENCE: 7/2/VANDERBIJL PARK CENRAL EAST NO 7 EXTENSION 3 DP13/2022

LOCAL AUTHORITY NOTICE ___ OF 2022

VANDERBIJL PARK TOWN PLANNING SCHEME 1987

AMENDMENT SCHEME H1701

The Emfuleni Local Municipality hereby declares that it has approved an amendment scheme, being an amendment to the Vanderbijl Park Town Planning Scheme of 1987, comprising the same land as included in the township of Vanderbijl Park Central East No 7 Extension 3, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are filed with the Deputy Director-General: Gauteng Provincial Government: Department of Development Planning and Local Government, Marshalltown and the Strategic Manager, Development Planning, Emfuleni Local Municipality and are open for inspection at all reasonable times.

The scheme will come into operation on the date of publication of this notice.

The amendment scheme is known as the Vanderbijl Park Amendment Scheme H1701 to the Scheme.

MR L LESEANE, MUNICIPAL MANAGER

DATE : 11 MAY 2022

REFERENCE: 7/2/VANDERBIJL PARK CENRAL EAST NO 7 EXTENSION 3 DP13/2022

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