

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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Vol. 21

PRETORIA, 23 SEPTEMBER 2015

No. 419

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# IMPORTANT

## Information

### from Government Printing Works

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You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

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		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
<b>PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS</b>			
190	Town-planning And Townships Ordinance (15/1986): Groblerpark Extension 83.....	419	4
190	Ordonnansie Op Dorpsbeplanning En Dorpe (15/1986): Groblerpark-uitbreiding 83.....	419	7

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**PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**

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**PROVINCIAL NOTICE 190 OF 2015****CORRECTION NOTICE**

The City of Johannesburg Metropolitan Municipality herewith gives notice in terms of the provisions of Section 80 of the Town Planning and Townships Ordinance, 1986, that Local Authority Notice 785 dated 6 May 2015, in respect of **Groblerspark Extension 83**, that the entire notice has been replaced, as follows:

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City Of Johannesburg Metropolitan Municipality declares **GROBLERPARK EXTENSION 83** to be an established township subject to the conditions set out in the Schedule hereto.

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DHP CONSTRUCTION CC (HEREINAFTER REFERRED TO AS THE APPLICANT/ 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 449 OF THE FARM ROODEPOORT 237 I.Q., THE PROVINCE OF GAUTENG HAS BEEN GRANTED**

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

The name of the township shall be Groblerspark Extension 83.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No.4000/2009.

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

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

**(4) GAUTENG PROVINCIAL GOVERNMENT**

(a) Should the development of the township not been commenced with before 11 June 2012 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.

(b) Should the development of the township not been completed before 17 April 2017, the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

- (c) If however, before the expiry date mentioned in (b) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

(5) DEPARTMENT: MINERAL RESOURCES

Should the development of the township not been completed before 20 September 2012 the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

(6) ACCESS

- (a) Access to or egress from the township shall be to the satisfaction of the local authority and Johannesburg Roads Agency (Pty) Ltd.
- (b) No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township No.: 05-6722/P1/X83.
- (c) Access arrangements and building lines applicable for Erf 1226 and Erf 1227 Groblerpark Extension 83 must be to the local authority's standards and is subject to their approval.

(7) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, ESKOM and/or TELKOM services, the cost thereof shall be borne by the township owner.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(9) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

(10) DEMOLITION OF ALL BUILDINGS AND STRUCTURES

The township owner shall at its own cost 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 requested thereto by the local authority.

(11) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(12) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

- (a) The township owner shall, at its own costs, after proclamation of the township, submit an application to the local authority for consent to consolidate **Erven 1227 and 1228 Groblerpark Extension 83**. The consolidation may not be registered prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services to the township and the erven to be consolidated, have been submitted or paid to the said local authority;
- (b) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all services including the internal roads, as well as a portion of **Klipling Street** and the stormwater reticulation, within the boundaries of the township. Erven or units in the township, may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been provided and installed;
- (c) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority; and
- (d) Notwithstanding the provisions of clause 2 hereunder, the township owner shall, at its own costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township may not be alienated or transferred into the name of a purchaser prior to the local authority certifying to the Registrar of Deeds that these services had been or will be protected to the satisfaction of 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 which only affects Erven 1227, 1228 and the PWV. 5 (proposed Nassau Street)**  
*A servitude or pipeline to convey water registered in terms of Notarial Deed of Servitude 1252/1960 in favour of RAND WATER BOARD vide diagram S.G. No. 1585/1960.*

## 3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (1) ALL ERVEN
- (a) Each erf is subject to a servitude, 2 m 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 m 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 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 m 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 process of 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.

**Hector B. Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 297/2015



**PROVINSIALE KENNISGEWING 190 VAN 2015****REGSTELLINGSKENNISGEWING**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit gee hiermee kennis ingevolge Artikel 80 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat Plaaslike Bestuurskennisgewing 785 gedateer 6 Mei 2015, ten opsigte van **Groblerspark Uitbreiding 83**, dat die totale kennisgewing word vervang as volg:

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby **Groblerspark Uitbreiding 83** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

**STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DHP CONSTRUCTION BK (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 449 VAN DIE PLAAS ROODEPOORT, 237 I.Q., PROVINSIE VAN GAUTENG, GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp sal **Groblerspark Uitbreiding 83** wees.

**(2) ONTWERP**

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr: 4000/2009.

**(3) VOORSIENING EN INSTALLERING VAN INGENIEURDIENSTE**

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwater dreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

**(4) GAUTENG PROVINSIALE REGERING**

(a) Indien die ontwikkeling van die dorp nie in aanvang neem voor 11 Junie 2012, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir vrystelling/goedkeuring ingevolge die bepalings van die Wet op die Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998) soos gewysig.

(b) Indien die ontwikkeling van die dorp nie voor 17 April 2017 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroeweging.

(c) Indien omstandighede egter, voor die vervaldatum vermeld in (b) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beheerende liggaam ingevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

## (5) DEPARTEMENT: MINERALE HULPBRONNE

Indien die ontwikkeling van die dorp nie voor 20 September 2012 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

## (6) TOEGANG

- (a) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en Johannesburg Roads Agency (Edms) Bpk.
- (b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op die goedgekeurde uitleg plan van die dorp Nr.: 05-6722/P1/X83.
- (c) Reëlins vir toegang en boulyne van toepassing op Erf 1226 en Erf 1227 Groblerpark Uitbreiding 83 moet voldoen aan die plaaslike bestuur se standaard en is onderhewig aan hul goedkeuring.

## (7) VERSKUIWING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale, ESKOM en/of TELKOM dienste te vervang of te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

## (8) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet reël dat die stormwaterdreinerings van die dorp inas by dië van die aangrensende pad/paaie en alle stormwater wat van die pad/paaie afloop of afgelei word, ontvang en versorg word.

## (9) BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

## (10) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy/haar eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

## (11) VULLISVERWYDERING

Die dorpseienaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlins tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

## (12) VERANTWOORDELIKHEID TEN OPSIGTE VAN INGENIEURSDIENSTE EN DIE BEPERKING OP DIE VERVREEMDING VAN ERWE

- (a) Die dorpseienaar moet op sy eie koste, na proklamasie van die dorp, 'n aansoek by die plaaslike bestuur indien vir toestemming om **Erwe 1227 en 1228 Groblerpark Uitbreiding 83**, te konsolideer. Die konsolidasie mag nie geregistreer word, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborgs ten opsigte van die voorsiening van die ingenieursdienste aan die dorp en/of erwe wat bevestig gaan word, aan die plaaslike bestuur gelewer of betaal is;



- (b) Die dorpseienaar moet, op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend alle interne paaie en 'n gedeelte van **Kiplingstraat** en die stormwaterretikulasie, binne die grense van die dorp. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is;
- (c) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en
- (d) Nieteenstaande die bepalings van klousule 2 hieronder, moet die dorpseienaar op sy eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute laat opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

## 2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

### **Uitsluitend die volgende voorwaarde wat Erwe 1227, 1228 en die PWV 5 (voorgestelde Nassaustraat) raak**

*A servitude or pipeline to convey water registered in terms of Notarial Deed of Servitude 1252/1960 in favour of RAND WATER BOARD vide diagram S.G. No. 1585/1960.*

## 3. TITELVOORWAARDES

Die erwe hieronder genoem sal onderhewig wees aan voorwaardes soos uiteengesit wat opgelê is ten gunste van die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (1) ALLE ERWE
- (a) Elke erf is onderworpe aan 'n 2m breed serwituut, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.

**Hector B. Makhubo**

**Adjunk Direkteur: Regsadministrasie**

**Stad van Johannesburg Metropolitaanse Munisipaliteit**

Kennisgewing Nr 297/2015





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