

***THE PROVINCE OF
GAUTENG***

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IMPORTANT NOTICE

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GENERAL NOTICE

NOTICE 4085 OF 2009

GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996

PORTIONS 34 AND 35 OF THE FARM FINAALSPAN NO. 114 I. R.

It is hereby notified in terms of the Gauteng Removal of Restrictions Act, Act 3 of 1993, that the Ekurhuleni Metropolitan Municipality has approved that Conditions 1. I. (c) and (d) and 2. I. (c), (d) and (e) in Deed of Transfer T103111/07 be removed.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
Reference number: 15/4/3/15/33/34

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2048

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Windmill Park Extension 12 Township situated on Portion 98 of the farm Finaalspan 114 IR to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WINDMILL PARK EXT 12 DEVELOPMENT (PTY) LTD NO. 2007/001564/07 (HEREAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 98 OF THE FARM FINAALSPAN 114 I.R. HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Windmill Park Extension 12.

1.2 DESIGN

The township shall consist of the erven and streets as indicated on General Plan SG. No. 8447/2007.

1.3 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of existing streets in the adjacent townships, and he shall receive and dispose of the stormwater running off or being diverted from the roads.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner 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 the 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 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

- a. The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.
- b. Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks subject to a. above.

1.7 ACCESS

- a. Ingress to and egress from Provincial Road K155, to the township shall be allowed between Erven 6397 and 5323 (25m wide Street, as shown on the Layout Plan MP 323_R).
- b. No ingress or egress from Provincial Road K 131 and the K 136 to the township shall be allowed.
- c. No ingress or egress from the PWV 16 to the township shall be allowed.
- d. In addition to the relevant conditions set out above, Erven 5323 and 6397 shall be subject to the following condition:

No direct access from the 25m road shall be allowed to the erf, provided that access to non-residential erven can be allowed where and under such conditions as the local authority may approve in writing.
- e. In addition to the relevant conditions set out above, Erven 5253 and 6397 shall be subject to the following condition:
No direct access from the 25m road shall be allowed to the erf, provided that access to non-residential erven can be allowed where and under such conditions as the local authority may approve in writing.

2. CONDITIONS OF TITLE

The 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 ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) 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 2 m wide across the access portion of the erf 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 2m 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 works as it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for 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) The erven in the township may be subjected to noise, smells, dust, etc. originating from the landfill site situated directly south of the township and the local authority shall be indemnified against any claims in this regard.

2.2 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, and:

- 2.2.1 In respect of the Remainder of Portion 34 of the Farm Finaalspan 114 IR, the following servitudes do affect the township area:

- (a) The power line servitude in favour of Eskom registered in terms of Notarial Deed of Servitude K2092/1991S, vide Diagram S.G. No. 8446/2007 which affects Erven 5350, 5567, 6396, 6397 and the streets in the township only.

2.2.2 In respect of Portion 35 of the Farm Finaalspan 114 IR, the following servitudes do affect the township area:

- (a) The power line servitude in favour of Eskom registered in terms of Notarial Deed of Servitude K1120/1991S, vide diagram S.G. No. 8446/2007 which affects Erven 5140, 5350, 5567, 6396, 6397 and streets in the township only.
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LOCAL AUTHORITY NOTICE 2049

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1522

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Windmill Park Extension 12.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1522.

KHAYA NGEMA
CITY MANAGER
CIVIC CENTRE, CROSS STREET, GERMISTON
7/2/79/12
