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IMPORTANT NOTICE

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CONTENTS · INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1369	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township Windmill Park Extension 17.....	3	249
1370	do.: Ekurhuleni Metropolitan Municipality: Boksburg Amendment Scheme 1755	5	249

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1369

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Windmill Park Extension 17 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 KIRON PROJECTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 115 OF THE FARM FINAALSPAN 114 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Windmill Park Extension 17.

1.2 DESIGN

The township shall consist of erven and the streets as indicated on the Surveyor General Plan S.G. No. 7305/2009.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, this excludes Eskom servitude K942/1953S which only affects Erven 7756, 7757, 7760, 7761, 7764, 7765, 7768, 7609, 7611, 7614, 7615, 7618, 7619, 7622, 7623, 7626, 7627, 7630, 7631, 7634, 7635, 7638, 7639, 7642, 7643, 7646, 7647, 7650, 7651, 7654 and 7655 of the township.

1.4 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R 222 650.00 (Vat included and subject to change/escalation - which amount shall be used by the local authority towards provision of parks and open space.

Thus endowment are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.5 DEMOLITION 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.

1.6 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.

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

- (a) 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.

1.8 ACCESS

Ingress to and egress from the township shall be via a 20 m public road linking with the K131 Provincial Road.

1.9 ENVIRONMENTAL AUTHORISATION

All conditions and requirements outlined in the Environmental Authorisation from GDACE dated 29 July 2008 shall be complied with.

1.10 GEOTECHNICAL REQUIREMENTS

The recommendations made in the Dolomite Stability Investigations Report prepared by Intraconsult Associates dated January 2008 shall be complied with.

1.11 SERVITUDES

In terms of Notarial Deed of Servitude No. 942/1953 S a servitude has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the property. This servitude affects Erven 7756, 7757, 7760, 7761, 7764, 7765, 7768, 7609, 7611, 7614, 7615, 7618, 7619, 7622, 7623, 7626, 7627, 7630, 7631, 7634, 7635, 7638, 7639, 7642, 7643, 7646, 7647, 7650, 7651, 7654 and 7655.

1.12 LAND FOR MUNICIPAL PURPOSES

Erf 8041 shall be transferred to the local authority by and at the expense of the township owner as parks.

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.

- (i) 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 2m 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.
- (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 2m 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.

2.2 Erf 7709

Servitude for an electrical substation shall be registered over Erf 7709 in favour of the Ekurhuleni Metropolitan Municipality: Electricity Department.

2.3 Erf 7704

A 2m wide stormwater servitude shall be registered over Erf 7704 to the satisfaction of the Infrastructure Services: Roads, Transport and Civil Works Department.

- 2.4 Erven 7756, 7757, 7760, 7761, 7764, 7765, 7768, 7609, 7611, 7614, 7615, 7618, 7619, 7622, 7623, 7626, 7627, 7630, 7631, 7634, 7635, 7638, 7639, 7642, 7643, 7646, 7647, 7650, 7651, 7654 and 7655.

In terms of Notarial Deed of Servitude No. 942/1953 S a servitude to convey electricity will affect the properties as indicated on the Lay-out plan/General Plan.

- 2.5 DRD GOLG East Rand Proprietary Mines Limited shall be indemnified against any impediment and held harmless against any loss, death or damage in any form whatsoever occasioned, past, present or future, which may be caused to the developer and/or any third party as a result of all past underground and opencast mining, including acid mine drainage, in respect of the property.
- 2.6 DRD GOLG East Rand Proprietary Mines Limited shall be indemnified against the collapse of ground through possible historic mining, the existence of dolomite or any geological feature which may occur at surface.

LOCAL AUTHORITY NOTICE 1370

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1755

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 17 Township.

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 Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1755.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
15/3/3/79/17
