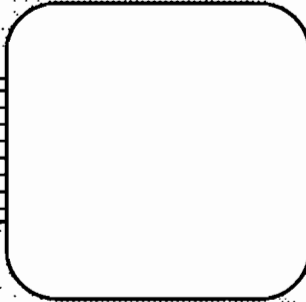


***THE PROVINCE OF
GAUTENG***



***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1484

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 Roodekop Extension 25 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 RBA DEVELOPMENTS JHB PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 127 (A PORTION OF PORTION 111) OF THE FARM ROODEKOP NUMBER 139 IR GAUTENG PROVINCE, HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be "Roodekop Extension 25".

1.2 Design

- (i) The township shall consist of erven and streets as indicated on General Plan, S.G. No. 3104/2008

1.3 Street Names

There is no objection to the following street name within the Township as they are existing street names: Galileo Avenue and Cyprus-McCormick Road.

1.4 Disposal of Existing Conditions of Title

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

1.4.1 The following rights which shall not be passed on to the erven in the Township

- A. Die vorige Resterende Gedeelte van Gedeelte 1 van die genoemde Plaas "ROODEKOP" groot as sulks Vyfhonderd Vyf en Veertig komma Sewe Twee Twee Nege (545,7229) hektaar (waarvan die eiendom hiermee getranspoteer 'n deel uitmaak) is onderhewig aan die volgende serwituu.

- (a) "Portion 9 of the said farm Roodekop 139 Registration Division IR Germiston measuring 9,4219 hectares transferred to Daniel Johannes Jacobs (born on 29 April 1895) by Deed of Transfer No 0070/1939, dated 23 May 1939 is entitled to the right to convey Electrical Current by underground wires or cables from the existing mains on the former Remaining Extent of the said farm measuring as such 555,1447 hectares over such remaining extent and onto the said Portion 9.
- (b) Onderhewig aan die volgende voorwaardes igv Artikel 12(5)(a)(i) van Wet 54 van 1971.
- I. Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Suid Afrikaanse pad Raad (SAPR) binne 'n afstand van 20 (twintig) meter gemeet vanaf die nasionale padreserwegrens opgerig word nie.
 - II. Indien die grond of enige gedeelte daarvan met enige ander grond gekonsolideer word gaan die voorwaarde in paragraaf 1 hierbo genoem oor op die gekonsolideerde titel van die grond.

1.4.2 The following servitudes which does not affect the Township:

- (a) Onderhewig aan 'n ewigdurende serwituut van gaslyding deur middel van pyplyne ten gunste van die Suid Afrikaanse Gasdistribusiekorporasie Beperk soos aangedui deur die figure Acddefga op die aangehegde kaart LG Nr A2864/91 en soos meer ten volle sal blyk uit Notariele Akte Nummer 676/1967-S geregistreer 5 Junie 1967.
- (b) Onderhewig aan die Reg ten gunste van Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die hierinvermelde eiendom te vervoer deur middel van elektriese kraglyne met ondergrondse kables tesame met bykomende regte en soos meer ten volle sal blyk uit Notariele Akte van Serwituut nommer 945/1965-S geregistreer 3 Augustus 1965.
- (c) Die vorige resterende gedeelte van Gedeelte 1 van die genoemde plaas "Roodekop" groot as sulks 276,3768 hektaar (waarvan die eiendom hiermee getranspoteer 'n deel uitmaak) is onderhewig aan die Reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die hierinvermelde eiendom te vervoer deur middel van elektriese kraglyne en ondergrondse kables tesame met bykomende regte en soos meer ten volle sal blyk uit Notariele Akte van Serwituut nommer 680/1960-S gergistreer 29 Junie 1960.
- (c) Die vorige Resterende Gedeelte van Gedeelte 1 van die genoemde plaas "Roodekop" groot as sodanig 258,5022 hektaar (waarvan die eiendom hiermee getranspoteer 'n deel uitmaak is:
- (e) Onderhewig aan 'n serwituut ten gunste van die Suid Afrikaanse Gasdistribusiekorporasie Beperk om gas te lei deur middle van pyplyne soos aangedui deur die letters ghjkfb op die aangehegte Kaart LG Nr A2864/94 met bykomende regte en soos meer ten volle sal blyk uit

Notariele Akte K114/73. Die vorige Resterende Gedeelte van Gedeelte 1 van die genoemde plaas "Roodekop" groot as sulks 248,0604 hektaar.

- (f) Subject to the right in favour of the electricity supply commission to convey electricity over the aforementioned Remaining Extent, together with ancillary rights and subject to conditions as will more fully appear on reference to Notarial Deed K2098/1980-S and Diagram SG No A3317/76
- (g) Onderhewig aan 'n serwituut ten gunse van Eskom om elektrisiteit oor die hierinvermelde eiendom te vervoer tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit Notariele Akte Nr K1311/1981-S.
- (h) Onderhewig aan 'n serwituut vir munispale doeleindes 2 meter wyd ten gunste van die Stadsraad van Germiston soos aangedui deur die lyn AB op Kaart LG Nommer A6090/80 en soos meer volledig sal blyk uit Notariële Akte Nr K3946/85-S.
- (i) Onderhewig aan 'n elektriese kraglyn serwituut met ondergrondse kables soos aangetoon deur die lyne lm en np op die aangehegde Kaart LG A2864/91 en soos meer volledig sal blyk uit Notariële Akte K1012/1967-S
- (j) Onderhewig aan 'n rioolpypserwituut (11299/92) 5,04 meter wyd waarvan die lyn qr op die aangehegde Kaart LG Nr A2864/91 die westelike grens voorstel soos meer volledig sal blyk uit Notariële Akte K900/92-S.

1.4.3 The following servitudes which only affect certain roads and erven in the Township

Galileo Road

Onderhewig aan 'n ewigdurende serwituut van gaslyding deur middel van 'n pyplyn 9,45 meter breed ten gunste van die Suid Afrikaanse Gasdistribusie Korporasie Beperk soos meer ten volle sal blyk uit Notariële Akte Nommer 675/1967-S geregistreer 5 Junie 1967.

Onderhewig aan 'n serwituut vir munispale doeleindes 1,57 meter wyd waarvan die noordelike grens voorgestel word deur die lyn ab op die aangehegde Kaart LG Nommer A2864/91 ten gunste van die Stadsraad van Germiston soos meer ten volle sal blyk uit Notariële Akte Nommer K959/72-S

1.5 **Removal of Litter**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Council, when required by the Council to do so.

1.6 **Demolition of Building or Structures**

- (i) The Township owner shall at his own expense cause all existing buildings and structures situated within the building lines reserves, side spaces, or over the common boundaries to be demolished to the satisfaction of the Council when required by the Council to do so.

- (ii) The Township owner shall at his expense cause all buildings on the erf that are not to be demolished to comply with the Germiston Town Planning Scheme, 1985, as well as the National Building Regulations, to the satisfaction of the Council. The Township owner shall at his own expense cause all buildings which do not conform to either the Town Planning scheme or the National Building Regulations to be demolished to the satisfaction of the Council.
- (iii) The Township owner shall at his own expense draw up and submit acceptable building plans to the Council, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf for which no building plans have been approved by the Council. The Township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Council.

1.7 **Removal or Replacement of Municipal, Eskom or Telkom Services**

If, by reason of the establishment of the Township, it should become necessary to remove or replace any existing municipal, Eskom or Telkom services, the cost thereof shall be borne by the Township owner.

1.8 **Safeguarding of Underground or Other Workings**

The Township owner shall at his own expense, make adequate provision to the satisfaction of the Regional Director, Department of Mineral and Energy Affairs and the Department of Water Affairs, to prevent any water from entering underground workings or shaft openings and the existing storm water drains and any natural underground drainage systems, if any, shall be properly maintained and protected.

1.9 **Engineering Services**

The township owner is responsible for making necessary arrangements for the provision of all engineering services.

2. **CONDITIONS OF TITLE**

2.1 **Conditions imposed by the Council in terms of the Provisions of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986)**

General conditions applicable to all erven:

- 2.1.1 Except with the written consent of the Local Authority, and subject to such conditions as it may impose, neither the owner nor any other person shall -
 - (i) save and except to prepare the erf for building purposes, excavate any material there from.
 - (ii) sink any wells or boreholes on the erf or abstract any subterranean water there from.
- 2.1.2 Where, in the opinion of the Local Authority, it is impracticable for storm water to be drained from higher-lying erven direct to a public street, the owner of the lower-lying erf shall be obliged to accept or permit the passage over the erf of such storm water: Provided that the owners of any higher-lying erven, the storm water from which is discharged over any lower-lying erf, shall be liable to pay a

proportionate share of the costs 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.

- 2.1.3 The erf is subject to a servitude, 2 metres wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries of the Erf other than a street boundary, and in 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 Council: Provided that the Council may dispense with any such servitude.
- 2.1.4 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.
- 2.1.5 The Council shall be entitled to temporarily deposit 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 Council..

3. Conditions to be incorporated into the Town Planning Scheme in terms of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) in addition to the Provisions of the Town Planning Scheme in operation.

General conditions applicable to all erven except with the written consent of the Council:

- (a) The siting of buildings, including outbuildings, on the erf and entrances to and exits from the erf to a public street system shall be to the satisfaction of the Local Authority.
- (b) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (c) The loading and off-loading of goods shall take place only within the boundaries of the erf to the satisfaction of the Local Authority, unless the Local Authority has provided loading facilities in the street reserve.
- (d) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying of lawns, gardens, parking or access roads: Provided that if it is necessary for a screen wall to be erected on such boundary, this condition may be relaxed by the Local Authority subject to such conditions as may be determined by it.
- (e) A screen wall or walls shall be erected and maintained to the satisfaction of the Local Authority.
- (f) If the erf is fenced, such fence and the maintenance thereof shall be to the satisfaction of the Local Authority.
- (g) The registered owner is responsible for the maintenance of the whole development on the erf. If the Local Authority is of the opinion that the erf or any portion of the

development is not being satisfactorily maintained, the Local Authority shall be entitled to undertake such maintenance at the cost of the registered owner.

- (h) The erf is situated in an area with soil conditions which can affect buildings and structures detrimentally and result in damage. Building plans submitted to the Local Authority shall indicate measures in accordance with the recommendations contained in the engineering-geological report compiled for the Township, to limit possible damage to the buildings and structures as a result of the unfavourable foundation conditions, unless proof is submitted to the Local Authority that such measures are unnecessary or the same purpose can be achieved in a more effective way.

4. Erven 8536 to 8555: Subject to special conditions:

In addition to the relevant conditions set out above, the abovementioned erven shall be subject to the following condition:

- (a) No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established without the written approval of SANRAL within a distance of 20 metres measured from the national road reserve boundary.
- (b) Expropriation of land in terms of Notice 106 of 2010 dated 08/06/2010
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LOCAL AUTHORITY NOTICE 1485

EKURHULENI METROPOLITAN MUNICIPALITY

GERMISTON AMENDMENT SCHEME NO 1239

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 Germiston Town Planning Scheme, 1985, comprising the same land as included in the township of Roodekop Extension 25.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager, Germiston Customer Care Area, Services Centre, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

This amendment is known as Germiston Amendment Scheme No 1239
