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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1613

EKURHULENI METROPOLITAN MUNICIPALITY (GERMISTON CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (GERMISTON CUSTOMER CARE CENTRE) HEREBY DECLARES WADEVILLE EXTENSION 43 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY NEW MODDER DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP KNOWN AS WADEVILLE EXTENSION 43 LOCATED ON PORTION 126 (A PORTION OF PORTION 4) OF THE FARM ROODEKOP 139 IR HAS BEEN GRANTED.

A CONDITIONS OF ESTABLISHMENT

1 NAME

The name of the township shall be Wadeville Extension 43

2 DESIGN

The township shall consist of erven and street as indicated on General Plan No. 3127/2009.

3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) The following servitude which only affects erven 793, 794, 807, 808 and 812 in the Township.

Subject to a pipeline servitude in perpetuity which are already laid or may be laid along a strip of ground 1365 square metre in extent as depicted by the figure A B C D on Servitude diagram No. SG 1177/99 in favour of The Rand Water Board as will more fully appear from Notarial Deed No. K811/04S dated 11 February 2004.

- (b) The following servitude which only affects erf 793 in the Township.

By Notarial Deed No. K7884/2008S dated 16 October 2008 the within mentioned property is subject to a perpetuity servitude for substation and electrical purposes on the property, the servitude representing 12m² of land, indicated by the figure ABCDA on Diagram No. SG 2461/2008 in favour of the Ekurhuleni Metropolitan Municipality as will more fully appear from reference to the said Notarial Deed.

4 STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall, carry out the approved scheme at his/her own expense under the supervision of the appointed Professional Engineer.
- (b) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system as set out in sub-clause (a) above.

5 ACCESS

Access to the township will be allowed off Dame Street and must be to the satisfaction of the Municipality.

6 DEMOLITION OF BUILDINGS AND STRUCTURES

- (a) The township owner shall at his 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 Council, when required by the Council to do so.
- (b) The township owner shall at his own 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.
- (c) 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.

7 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.

8 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.

9 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 stormwater drains and any natural underground drainage systems, if any, shall be properly maintained and protected.

10 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services, including the following:

- a) Provision for bus and minibus taxi stops must be made along Black Reef Road near the intersection of Dame Street as recommended in the Traffic Impact Assessment (TIA).
- b) Provision of paved side walks must be made along the site of Dame Street as recommended in the TIA.
- c) The developer must carry the overall cost of upgrading and improvement of the intersections.
- d) The developer must take the financial responsibility to implement all recommended transport facilities.

11 PRECAUTIONARY MEASURES

The township owner shall at his own expense, ensure that the recommendations as laid down in the geological report are complied with and, when required, engineering certificates for the foundations of the structures are submitted.

B CONDITIONS OF TITLE**CONDITIONS IMPOSED BY THE EKURHULENI METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)****1 All Erven**

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the Local Authority, for sewerage and other municipal purposes, along any two boundaries of the erf 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 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 two metres thereof.
- (c) The Local Authority 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 process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.
- (d) The erf forms part of the land which may be undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations in future, the owner thereon which may result from such subsidence, settlement, shock or cracking.

2 Erven 798, 799, 800, 801, 802, 803, 804, 805 and 806

The erf is subject to a sewer servitude, 5,04m as shown on General Plan S.G. No. 3127/2009 in favour of the local authority.

3 Erven 806 and 807

The erf is subject to a sewer servitude, 3,02m wide, as shown on General Plan S.G. No. 3127/2009 in favour of the local authority.

4 Erf 812

The erf in its entirety is subject to a servitude of right of way in favour of all owners and occupiers of Erven in the township, as shown on General Plan S.G. No. 3127/2009

5 Erf 812

The erf in its entirety is subject to a servitude for municipal purposes in favour of the local authority as shown on General Plan S.G. No. 3127/2009.

6 Erf 800

The erf is subject to a Stormwater servitude as shown on General Plan S.G. No. 3127/2009 in favour of the local authority.

**LOCAL AUTHORITY NOTICE 1614
EKURHULENI METROPOLITAN MUNICIPALITY
(GERMISTON CUSTOMER CARE CENTRE)
NOTICE OF GERMISTON AMENDMENT SCHEME 1247**

The Ekurhuleni Metropolitan Municipality (Germiston Customer Care Centre) hereby, in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Germiston Town-planning Scheme 1985, comprising the same land as included in the township of Wadeville Extension 43 Township, Germiston.

Map 3 and the scheme clauses of the amendment scheme will be open for inspection during normal office hours at the office of the Area Manager: City Development Department, 15 Queen Street, Germiston. This scheme will come into operation on the date of publication of this notice.

**Khaya Ngema, City Manager
Ekurhuleni Metropolitan Municipality
City Development
P.O. Box 145
Germiston, 1400**
