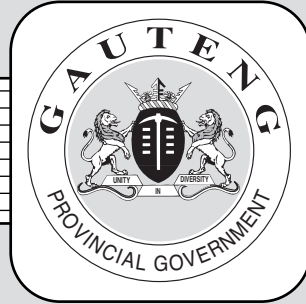


**THE PROVINCE OF
GAUTENG**



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GAUTENG**

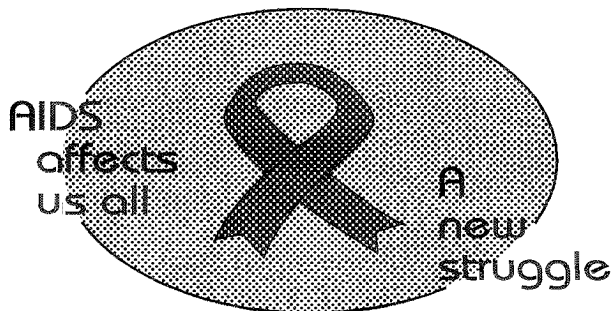
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No. 19

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DEPARTMENT OF HEALTH

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GENERAL NOTICES

NOTICE 243 OF 2013

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Wilbart Extension 1 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/1/11

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY METBOARD PROPERTIES LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 706 (A PORTION OF PORTION 30) OF THE FARM RIETFONTEIN NO. 63-I.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Wilbart Extension 1.

(2) DESIGN

The township shall consist of erven and a street as indicated on General Plan S.G. No. 4208/2009.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tar macadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(5) ACCESS

Ingress from and egress to Provincial Road K92 shall be restricted to the junction of Steel Road with the said road.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road K92 and for all stormwater running off or being diverted from the road to be received and disposed of.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-Planning and Townships Ordinance, 1965.

(1) ALL ERVEN

- (a) The 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 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) ERF 47

The erf is subject to a servitude for transformer/substation purposes in favour of the local authority, as indicated on the general plan.

KENNISGEWING 243 VAN 2013**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Wilbart-uitbreiding 1 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/1/11

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR METBOARD EIENDOMME BEPERK, (WAT HIERNA VERWYS WORD AS DIE AANSOEKER/DORPSEIENAAR) INGEVOLGE HOOFSTUK III VAN DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, (ORDONNANSIE 25 VAN 1965), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 706 ('N GEDEELTE VAN GEDEELTE 30) VAN DIE PLAAS RIETFONTEIN NR. 63-I.R., TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Wilbart-uitbreiding 1.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 4208/2009.

(3) STORMWATER DREINIERING AND STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike owerheid 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur en goedgekeur deur die plaaslike owerheid, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die konstruksie, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat nodig geag word deur die plaaslike owerheid, vir goedkeuring owerheid voorlê. Die skema moet voorts die roete en gradiënt aandui waarteen elke erf toegang tot die aangrensende straat verkry.
- (b) Die dorpseienaar moet, wanneer die plaaslike owerheid dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike owerheid, onder toesig van 'n siviele ingenieur deur die plaaslike owerheid goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike owerheid totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hierbo te voldoen, is die plaaslike owerheid daarop geregtig om die werk ten koste van die dorpseienaar te doen.

(4) WEGDOENING BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met insluiting van die behoud van minerale regte

(5) TOEGANG

Ingang tot en uitgang vanaf Provinsiale Pad K92 sal beperk word tot die pad se kruising by Steelweg.

(6) OPGAAR EN WEGVOER VAN STORMWATER

Die dorpseienaar is verantwoordelik daarvoor dat die dreinerings van die dorp in pas is met dié van Pad K92 en dat alle stormwater wat van die pad af hardloop of wat van die pad herlei word, opgegaar en weggevoer word.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos deur die Administrateur opgelê, ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

(1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n 2 m breë serwituut vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike owerheid, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike owerheid: Met dien verstande dat die plaaslike owerheid 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 'n afstand van 2 m daarvan geplant word nie.
- (c) Die plaaslike owerheid 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike owerheid geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERF 47

Die erf is onderworpe aan 'n serwituut vir transformator-/substasie-doeleindes, ten gunste van die plaaslike owerheid, soos aangedui op die algemene plan.

NOTICE 244 OF 2013**GERMISTON AMENDMENT SCHEME 1399**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town Planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of the Germiston Town Planning Scheme, 1985, comprising the same land as included in the township of Wilbart Extension 1.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Affairs), Johannesburg, and the Executive Director : Development Planning, Second Floor, Planning and Development Service Centre, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

The amendment scheme is known as Germiston Amendment Scheme 1399

DPLG 11/3/14/1399

KENNISGEWING 244 VAN 2013**GERMISTONSE WYSIGINGSKEMA 1399**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van die Germistonse Dorpsbeplanningskema 1985, wat uit dieselfde grond as die dorp Wilbart-uitbreiding 1 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gautengse Provinsiale Regering, (Departement van Ekonomiese Sake), Johannesburg en die Uitvoerende Direkteur : Ontwikkelingsbeplanning, Tweede Vloer, Beplanning- en Ontwikkelingsdienssentrum, Queenstraat 15, Germiston en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Germistonse Wysigingskema 1399

DPLG 11/3/14/1399
