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GAUTENG**



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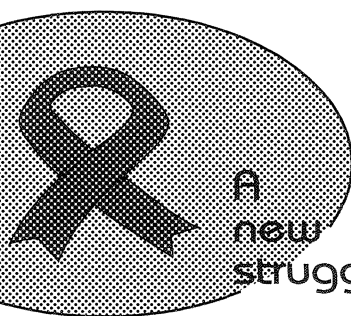
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FEBRUARIE 2013

No. 35

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 142

EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE)

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares Windmill Park Extension 18 to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY COSMOPOLITAN PROJECTS JOHANNESBURG PROPRIETARY LIMITED (HEREAFTER REFERRED TO AS THE APPLICANTS/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 112 (A PORTION OF PORTION 26) OF THE FARM FINAALSPAN 114 I.R. 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 18 Township.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General plan L. G. No. 8057/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes in Deed of Transfer T49906/2012, if any, including the reservation of the rights to minerals, but excluding –

- (a) the following conditions which do not affect the township due to the location thereof:

“a. *The withinmentioned property as defined by diagram S.G. No A3725/53 (R.M.T. 2106) has been proclaimed by virtue of proclamation no 74, published in Government Gazette No 5434 dated 18 March 1955.*

c. *The withinmentioned property is subject to a servitude of Right of Way in perpetuity in favour of the Municipality and the General Public in extent of 8 110 (Eight thousand One Hundred and Ten) square metres and indicated by figure ABCDEF on Diagram SG 8609/2006. As will more fully appear from the said Notarial Deed of Servitude K106/2011S.”*

- (b) the following condition which affects Erf 7046 in the township and will be registered against the title deed of the said erf:

“b. *PORTION 26 (known as Plot 26 of the Kate Hamel Settlement) of the farm FINAALSPAN 114, Registration Division I.R. Transvaal (whereof the property hereby transferred forms a portion) is subject to the right granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the said property, together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed no 464/1963S registered on 24 May 1963.”*

1.4 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 (3) months from the date of 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

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.

1.7 ACCESS

Ingress to and egress from the township shall be from Elkington Street, Fourie Street and Gelderblom Drive to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

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

- (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, 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 on 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.

2.2 Erf 6858

This erf is subject to a 3m wide servitude for stormwater purposes in favour of the local authority, as indicated on the General Plan.

Khaya Ngema
City Manager: Ekurhuleni Metropolitan Municipality
Civic Centre, Cross Street, Germiston
1400
15/3/3/79/18

LOCAL AUTHORITY NOTICE 143**EKURHULENI METROPOLITAN MUNICIPALITY
(BOKSBURG CUSTOMER CARE CENTRE)
BOKSBURG TOWN PLANNING SCHEME OF 1991
AMENDMENT SCHEME 1632**

The Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby declares that it has approved an amendment scheme, being an amendment to the Boksburg Town Planning Scheme of 1991, comprising the same land as included in the township of Windmill Park Extension 18, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre), Room 248, 2nd Floor, Civic Centre, c/o Trichardt & Commissioner Streets, Boksburg.

This amendment scheme is known as the Boksburg Amendment Scheme 1632 and shall come into operation on the date of the proclamation of this notice.

Khaya Ngema
City Manager: Ekurhuleni Metropolitan Municipality
Civic Centre, Cross Street, Germiston
1400
15/3/3/79/18

