

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 233

#### 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 19 to be an approved township subject to the conditions set out in the schedule hereto.

**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 THE REMAINING EXTENT 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 19 Township.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General plan L. G. No. 8345/2008.

##### 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 Erven 7047, 7049 and 7050 and Hazelwood Drive in the township and will be registered against the title deeds of the said erven:

“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 ENDOWMENT**

Should the compulsory Site Development Plan for the township according to City Planning, not make sufficient provision for open spaces in the township, the township owner shall in terms of the provisions of section 98(2) and (3) of the Town Planning and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R302 169.60 (VAT incl) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

**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 Hazelwood Drive and/or East Central Road 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.

Khaya Ngema:

City Manager: Ekurhuleni Metropolitan Municipality, Civic Centre, Cross Street, Germiston, 1400  
15/3/3/79/19

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**LOCAL AUTHORITY NOTICE 277****BOKSBURG TOWN PLANNING SCHEME OF 1991  
AMENDMENT SCHEME 1633**

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, 2<sup>nd</sup> Floor, Civic Centre, c/o Trichards & Commissioner Streets, Boksburg.

This amendment scheme is known as the Boksburg Amendment Scheme 1633 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  
15/3/3/79/19

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