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DEPARTMENT OF HEALTH

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 161 OF 2018

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Windmill Park Extension 28 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 COSMOPOLITAN PROJECTS JOHANNESBURG PROPRIETARY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS 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 128 (A PORTION OF PORTION 32) OF THE FARM FINAALSPAN 114 - IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Windmill Park Extension 28 Township.

1.2 DESIGN

The township shall consist of erven as indicated on general Plan SG No: 1584/2015.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes in Deed of Transfer T67290/2012, if any, including the reservation of the rights to minerals, but excluding the following conditions which affect Erven 9161 to 9163, Tripoli Street and Khartoum Street in the township and will be registered against the title deed of the said erf:

- (a) Further subject to a right in favour of ELECTRICITY SUPPLY COMMISSION to contain electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed 66/1955S, registered on the 24th February 1955, with diagram thereunto annexed.
- (b) Further subject to the right in favour of ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby transferred together with ancillary rights and subject to conditions as will more fully appear from Notarial Deed 1019/1964S registered on the 17th August, 1964, with diagram thereunto annexed.

1.4 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of (Still to be determined) - which amount shall be used by the local authority towards provision of parks and open space.

This endowment is payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.5 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 (6) months from the date of publication of this notice.

1.6 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.

1.7 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.

1.8 ACCESS

Ingress to and egress from the township shall be from a 25 m Street from Rondebult Road (K131).

2. CONDITIONS OF TITLE

2.1 All 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.

- (i) 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 and in the case of a panhandle erf, an additional servitude for municipal purposes 2m 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.
- (ii) 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.
- (iii) 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.

2.2 Erven 8805, 8826 and 8847:

The aforementioned erven are subject to a 3m wide servitude for stormwater purposes in favour of the local authority, as indicated on the layout plan.

LOCAL AUTHORITY NOTICE

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0106

The City of Ekurhuleni Metropolitan Municipality (Boksburg 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 the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of WINDMILL PARK EXTENSION 28 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0106.

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston

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