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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 474 OF 2018**CORRECTION NOTICE****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI TOWN PLANNING SCHEME, 2014
EKURHULENI AMENDMENT SCHEME B0204**

The City of Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of **GOEDEBURG EXTENSION 36**.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, City of Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: City Planning Department, Benoni Civic Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment scheme is known at Ekurhuleni Amendment Scheme B0204 and shall come into operation from date of publication of this notice.

Dr I Mashazi, City Manager
2nd Floor, Head Office Building,
Cnr Cross & Roses Streets,
Germiston

Notice No. CD22/2018

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of the provisions of Section 103(1) of the Gauteng Town-planning and Townships Ordinance, Act 15 of 1986, the City of Ekurhuleni Metropolitan Municipality, hereby declares Goedeberg Extension 36 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 SMITH AND SEEGER INVESTMENTS CC (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE GAUTENG TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 117 (A PORTION OF PORTION 6) OF THE FARM RIETPAN 66 I.R. HAS BEEN GRANTED:

A. CONDITIONS OF ESTABLISHMENT.

(1) NAME.

The name of the township shall be **GOEDEBURG EXTENSION 36**.

(2) DESIGN.

The township shall consist of erven and streets as indicated on the Diagram S.G Number 4411/2015.

(3) EXISTING CONDITIONS OF TITLE.

- i. All erven shall be made subject to existing conditions of title and servitudes, if any including the following servitude condition in Deed of Transfer T79385/2015 "Subject to a right of way in perpetuity for Municipal purposes, a strip being 3,27 metres wide along the north eastern boundary in favour of the Municipality of Benoni in terms of Notarial Deed No. K2844/85 dated 20 September 1985, indicated by the figure ABgfA on Diagram S.G No. 843/2008 annexed hereto".
- ii. But excluding the following entitlement/rights which should not be passed on to the erven in the Township: Condition one in Deed of Transfer T79385/2015 "Entitled to a right of way 9,45 meters wide over portion of portion 4 of the said portion "A" of the said farm along the line B C shown on the diagram S.G No. A3512/1920 annexed to Deed of Transfer NO. 4480/1923 dated the 29th of May 1923".

(4) STORMWATER DRAINAGE AND STREET CONSTRUCTION.

- (a) The township owner shall, on request by the Local Authority, submit for his approval a detailed scheme complete with plans, sections and specifications, prepared by a professional Engineer, who shall be a member of the South African Association of Consulting Engineers or SABBACO, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, surfacing, 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 to do so by the Local Authority, carry out the approved scheme at his/her own expense on behalf of and to the satisfaction of the Local Authority under the supervision of the appointed Professional Engineer and shall, for this purpose, provide financial guarantees to the Local Authority as determined by it.
- (c) The township owner shall be responsible for the maintenance of the streets and stormwater drainage system to the satisfaction of the Local Authority until the streets and stormwater drainage system have been constructed as set out in sub-clause (b) above.
- (d) Should the township owner fail to comply with the provisions of (a), (b) and (c) hereof the Local Authority shall be entitled to do the work at the cost of the township owner.

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems thereof.

(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 costs thereof shall be borne by the township owner.

The township owner shall consult with the Local Authority before any existing municipal service(s) need to be replaced or removed.

(7) ENDOWMENT

The township owner shall, in terms of Sections 98(2) and (3) of the Town Planning and Township Ordinance, 15 of 1986, pay a lump sum endowment to the Local Authority, for the provision of land for parks (Public Open Space).

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER.

The township owner shall arrange for the drainage of the township to fit in with those adjacent public roads, for all stormwater running off or being diverted from the roads to be received and disposed of.

(9) ACCESS

Ingress and egress to and from the township shall be to the satisfaction of the Head of Department: Roads and Stormwater Planning.

(10) SOIL CONDITIONS.

Proposals to overcome detrimental soil conditions to the satisfaction of the Local Authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Local Authority.

(11) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his/her own expense, cause all existing buildings and structures, situated within the building line reserves, side spaces or other common boundaries to be demolished, to the satisfaction of the Local Authority, when required to do so by the Local Authority.

(12) PRECAUTIONARY MEASURES

The township owner shall at his/her own expense, make arrangements with the Local Authority, in order to ensure that the recommendations as laid down in the Geological Report, prepared by Messrs. Johann van der Merwe (Pty) Ltd (Report No. M06/2741) dated 20 September 2006, are fully complied with and when required to do so, engineering certificates for the foundations of the structures be submitted.

(13) REMOVAL OF LITTER

The township owner shall at his/her own expense, cause all litter within the township area to be removed, to the satisfaction of the Local Authority, when required to do so by the Local Authority.

(14) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause erven 393 and 394 in the township to be consolidated.

B. CONDITIONS OF TITLE.

(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, 15 of 1986:

- (a) The property is subject to a servitude, 2m wide, in favour of the Local Authority, for sewerage and other municipal purposes, along all 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.
- (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 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 or other works being made good by the Local Authority.

(2) ERVEN 393 AND 394

The erf is subject to a right of way servitude, 3.27 meters wide, parallel to, and on the south side of the existing servitude along Beryl Street.

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