

**THE PROVINCE OF
GAUTENG**



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The move has been suspended due to the fact that the new building in 88 Visagie Street is not ready for occupation yet.

We will later on issue another notice informing you of the new date of relocation.

We are doing everything possible to ensure that our service to you is not disrupted.

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We apologise for any inconvenience this might have caused.

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 8 OF 2020**EMFULENI LOCAL MUNICIPALITY****VANDERBIJLPARK AMENDMENT SCHEME H1597**

The Emfuleni Local Municipality 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 Vanderbijlpark Town Planning Scheme 1987, comprising the same land as included in the township of VANDERBIJL PARK SOUTH EAST NO. 10 EXTENSION 1 Township

All relevant information is filed with the Manager: Land Use Management, 1st Floor, corner of President Kruger Street and Eric Louw Street, Old Trust Bank Building, Vanderbijlpark and is open for inspection at all reasonable times.

This amendment is known as Vanderbijlpark Amendment Scheme H1597.

DO Nkoane
Municipal Manager
Emfuleni Local Municipality

EMFULENI LOCAL MUNICIPALITY**DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Emfuleni Local Municipality hereby declares Vanderbijl Park South East No 10 Extension 1 Township to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY APARTMENTS 787 (PTY) LTD, HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIPS OWNER, UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 265 (A PORTION OF PORTION 38) OF THE FARM LEEUWKUIL 596, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be VANDERBIJL PARK SOUTH EAST No. 10 Extension 1.

1.2 LAYOUT / DESIGN

The township shall consist of erven as indicated on *General Plan S.G. No. 2528/2019 (VANDERBIJLPARK SOUTH EAST No. 10 Extension 1)*

1.3 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation of electricity, water and sanitation, as well as the construction of roads and storm water drainage in the township, in terms of the provisions under section 116 of the Town Planning and Townships Ordinance, 1986.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven must be subject to the existing title conditions and servitudes, if any, excluding the following servitude which affects Erf 5 only:

3.4.1 By virtue of K9335/2019 dated 2nd of July 2019 the within mentioned property is subject to a servitude of Right of Way Measuring 18 (Eighteen) square metres, as depicted by the figure ABCA on Servitude Diagram SG 2151/2010 in favour of the general public as will more fully appear from the said notarial deed of servitude.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICE

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.6 OBLIGATIONS WITH REGARD TO ESSENTIAL 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 Andries Potgieter Boulevard, at position in alignment with accepted access spacing requirement in TMH 16. Deviations may be considered if properly substantiated with a TIA .

1.8 STORMWATER

Building line supported, provided that:

1.8.1 Throat length as per STA, and or 5.0m from edge of road to building giving access to a vehicle, whichever is the greatest, will take preference over building line provisions.

1.8.2 Storm water management will take preference to building line provisions.

1.8.3 Encroachment on side building lines must not interfere with stormwater flow/management. Special provision must be made in building design or stormwater must be directed to adjacent property in which case the following will apply:

1.8.3.1 Run-off must be attenuated on stand to reduce post development flow to the pre-development flow.

- 1.8.3.2 If attenuation is not done, it must be indicated how the stormwater will be drained over the lower lying stand/stands up to a point where it can drain into a municipal road or system.
- 1.8.3.3 The owner of the lower lying stand must be notified in writing (including stormwater impact report and layout plan) of the intended flow of stormwater over his property, where after his approval with reference to the impact report and layout plan must be obtained in writing.
- 1.8.3.4 Any systems needed to sensibly drain the storm water over the lower lying stand and subsequent connection to the municipal system if required will be the responsibility of the applicant.

1.9 GEOTECHNICAL REQUIREMENTS

The recommendations made in the Engineering Geological Investigation Report prepared by CH Badenhorst, dated September 2017, shall be complied with.

2. CONDITIONS OF TITLE

2.1 CONDITION IMPOSED BY THE STATE PRESIDENT IN TERMS OF SECTION 184(2) OF THE ACT ON MINING RIGHTS, 1967 (ACT NO. 20 OF 1967)

All erven in the township are subject to the following condition:

Because this erf forms part of land that was undermined, or may be undermined and may be subject to subsidence, consolidation, shock and cracks because of mining activities in the past the present and the future, the owner thereof accepts all responsibility for any damage to land or buildings thereon because of such subsidence, consolidation, shock and cracks.

2.2 CONDITIONS IMPOSED UNDER THE REGULATIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

All erven here under are subject to the following conditions proposed by the EMFULENI LOCAL MUNICIPALITY in terms of the Town Planning and Township Ordinance, 1986.

- (1) The erf is subject to a servitude, 2 metres wide, in favour of the EMFULENI LOCAL MUNICIPALITY, for sewerage and other municipal purposes, along any one of the boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude of 2 metres wide across the access portion of the erf, if and when required by the EMFULENI LOCAL MUNICIPALITY, provided that the local government may relax or grant exemption from the required servitudes.

- (2) 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 meters thereof.
- (3) The EMFULENI LOCAL MUNICIPALITY 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 EMFULENI LOCAL MUNICIPALITY.

SIGNED
EMFULENI LOCAL MUNICIPALITY

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