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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 299

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Windmill Park Extension 16 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 KIRON PROJECTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 114 OF THE FARM FINAALSPAN 114 IR 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 16.

1.2 DESIGN

The township shall consist of erven and the streets as indicated on the Surveyor General Plan S.G. No. 4334/2009.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's including the reservation to mineral rights but excluding the following condition which shall not be brought forward onto the erven in the township.

- (i) Die voorwaarde dat die Staat te enige tyd die reg het om op sodanige wyse en op sulke voorwaardes as hulle goeë dink, damme en reservoirs op die hierby getransporteerde grond te maak en te bou en om telegraaf-en telefoonlyne, paaie, spoorwee, watervore, pyplydings, kanale en rirole op die eiendom op te rig, te maak en aan te lê, en dieselfde daardeur en daaroor te lê in die belang van die publiek of van die eienaar, huurder of bewoner of houër van n mynreg op die grond wat aan die hierby getransporteerde grond grens of in die nabyheid daarvan gelee is, en om vir voorgenoemde doeleindes materiaal daarvan te neem, teen betaling (tensy deur die Wet anders bepaal mag wees) aan die eienaar van sodanige som geld, as vergoeding vir verlies of skade wat werklik gelyk is as wat tussen die Staat en die eienaar onderling ooreengekom mag word, of, by gebreke van sodanige ooreenkoms, as wat deur arbitrasie op die wyse soos in die Wet met betrekking tot arbitrasie bepaal, vasgestel mag word met dien verstande dat die skeidsregters die verlies of skade, wat aan die eienaar berokken is, kan verreken met die voordele, hetsy onmiddelik of toekomstiglik wat hy sal of kan trek ten gevolge van die daarstel van enigeen van die genoemde werke.

And the following condition which does not affect the township area due to its location

- (ii) Die voorwaarde dat die eienaar van die hierby getransporteerde grond tesame met die ander huurders en/of eienaars van die KATE HAMEL NERSETTING verantwoordelik is vir die instandhouding en onderhoud van enige pad ten dienste van die Nederstelling (d.w.s paaie wat nie onder die beheer van die Provinsiale Administrasie is nie) vir die dipbak, indien en wanneer dit gebou word, en vir boorgate, tenke en windpompe op daardie gedeeltes van die Nederstelling gelee wat spesiaal uitgehou is, vir die doel om dip-en-waterfasiliteite op n gemeenskaplike basis aan die huurders en/of eienaar te verseker. Ingeval die bepalinge van die "Nederzettingen (Komitee van Beheer) Wet, 1952" of n wysiging daarvan, op die KATE HAMMEL NEDERSETTING van toepassing gemaak word, moet die eienaar hom met die ander

huurders en/of eienaars van genoemde Nedersetting verenig om n Komitee van Beheer te word en in stand te hou, om sake van gemeenskaplike belang vir die huurders en/of eienaars van die Nedesetting te behandel.

and the following condition which affects Erven 7304 -7317 and 7197-7216, North Boundary Road and street only

- (iii) Subject to a servitude whereby the rights has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the property hereby conveyed, together with ancillary rights and subject to conditions, as will more fully appear from reference to Notarial Deed of Servitude No. 942/1953 S registered on the 31st October 1953.

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 R 59 800. 00 (Vat included and subject to escalation) - which amount shall be used by the local authority towards the provision of parks and open space.

Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

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

1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

- (a) 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 the adjoining township Windmill Park Extension 20 Township via a right of way servitude registered for this purpose to the satisfaction of the Roads, Transport and Civil Works Department. No access will be permitted from the P58-1 (K132) and K131 Roads.

1.9 ENVIRONMENTAL AUTHORISATION

All conditions and requirements outlined in the Environmental Authorisation from GDACE dated 29 July 2008 shall be complied with.

1.10 GEOTECHNICAL REQUIREMENTS

The recommendations made in the Dolomite Stability Investigations Report prepared by Intraconsult dated January 2008 shall be complied with.

1.11 SERVITUDES

In terms of Notarial Deed of Servitude No. 942/1953 S a servitude has been granted to the ELECTRICITY SUPPLY COMMISSION to convey electricity over the property. This servitude affects Erven 7304 – 7317 and 7197 – 7216 of this township.

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, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf 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 purposes 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.

(d) Erf 7283

A 2m wide stormwater servitude shall be registered over Erf 7283 to the satisfaction of the Infrastructure Services: Roads, Transport and Civil Works Department.

LOCAL AUTHORITY NOTICE 300

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1676

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Windmill Park Extension 16.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1676.

Khaya Ngema
 City Manager
 Civic Centre, Cross Street, Germiston
 15/3/3/79/16