

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1826

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Ekurhuleni Metropolitan Municipality hereby declares Meadowdale Extension 14 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 GARDEN MORRIS PROPERTIES (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 500 OF THE FARM RIETFONTEIN 63-I.R. HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "Meadowdale Extension 14".

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No 6202/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals, but excluding the following:-

1.3.1 All erven shall be made subject to existing conditions and servitudes if any as appears on Deed of Transfer T 005830/09, including minerals rights but excluding the following:-

1.3.1.1 Condition B, C, D and E on Deed of Transfer T 5830/2009 do not affect the township by virtue of their location;

1.3.1.2 Condition F which only affects erf 304 in the township.

1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Corobrik Street and for all the stormwater running off or being diverted from the road to be received and disposed of to the satisfaction of the Municipality.

1.5 PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the Municipality to ensure that:

1.5.1 Water will not dam up, that the entire surface of the township area is drained properly and that the street is sealed effectively with tar, cement or bitumen and suitable arrangements will have to be made

to the satisfaction of the Municipality to control the flow of stormwater into the quarry situated on Erf 303 Meadowdale Extension 13.

- 1.5.2 Trenches and excavations for foundations, pipes, cables or for any other purposes, are properly backfilled with damp soil in layers not thicker than 150mm and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.6 LEVELLING OF THE TOWNSHIP AREA

The township owner shall at his own expense cause the existing excavations, ditches, dongas, sandbanks, etc affecting the township area to be filled in/leveled and compacted to the satisfaction of the Municipality.

1.7 DEMOLITION OF BUILDINGS OR STRUCTURES

- 1.7.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, or over the common boundaries to be demolished to the satisfaction of the Municipality, if applicable.
- 1.7.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Germiston Town Planning Scheme, 1985, as well as the National Building Regulations, to the satisfaction of the Municipality. The township owner shall at his own expense cause all buildings which do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished to the satisfaction of the Municipality.
- 1.7.3 The township owner shall at his own expense draw up and submit acceptable building plans to the Municipality, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf for which no building plans have been approved by the Municipality. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Municipality.

1.8 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Municipality.

1.9 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, for some reason due to 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 owner.

1.10 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services to the township to the satisfaction of the Municipality.

2. CONDITIONS OF TITLE

- 2.1 ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

2.1.1 As this erf forms part of land which is situated within the immediate vicinity of the working of a now defunct clay quarry, it may be liable to subsidence, settlement and cracking and the owner in title accepts all liability for any damage thereto or to any structure thereon which may result from such subsidence, settlement or cracking.

2.1.2 **SERVITUDES**

- a) The erf is subject to a servitude, 2 m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the Municipality 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 2 m therefrom.
- c) The Municipality shall be entitled to temporarily deposit 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 Municipality.

2.2 **ERF 304**

This erf is subject to a servitude in favour of the Municipality for municipal services as indicated by the figures s1, B2, s2, s3, s1 and s4,s5 and s6 on General Plan SG No 6202/2008.

LOCAL AUTHORITY NOTICE 1827

EKURHULENI METROPOLITAN MUNICIPALITY

GERMISTON AMENDMENT SCHEME 1242

The Ekurhuleni Metropolitan Municipality hereby in terms of provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved the Amendment Scheme, being an amendment of the Germiston Town Planning Scheme 1985, comprising the same land as included in the township of MEADOWDALE EXTENSION 14.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Germiston Customer Care Centre, 1st Floor, Planning and Development Service Centre, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

The amendment scheme is known as Germiston Amendment Scheme 1242.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston

PLAASLIKE BESTUURSKENNISGEWING 1827

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

GERMISTON WYSIGINGSKEMA 1242

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema synde 'n wysiging van Germiston Dorpsbeplanningskema, 1985, wat uit dieselfde grond as die dorp MEADOWDALE UITBREIDING 14 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gebou by die Area Bestuurder: Germiston Dienssentrum, 1ste Vloer, Beplanning en Ontwikkeling Dienssentrum, 15 Queenstraat, Germiston, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Germiston Wysigingskema 1242.

Khaya Ngema
Stadsbestuurder
Burgersentrum, Crossstraat, Germiston
