

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE  
GAUTENG***

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 708

#### DECLARATION AS AN 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 Roodekop Extension 32 to be an approved township subject to conditions set out in the Schedule hereto:

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY IMPROVON PROPERTY FUND 1 (PTY) LTD, (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 55 OF THE FARM ROOIKOP 140. I.R, GAUTENG PROVINCE, HAS BEEN GRANTED:

#### 1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

##### 1.1 Design Changes

The design of the township shall be amended to incorporate the following:

- (i) The Metropolitan Municipality reserves the right to amend the conditions of establishment should it be necessary due to the design changes or due to compliance with amendments resulting from additional information required.
- (ii) The servitude on Rail Road should be reflected as a road portion, as indicated on General Plan No. 7546/2008. The final layout plan shall be certified by a professional Engineer as required in terms of the Town Planning Ordinance.
- (iii) A refuse collection area should be indicated on the layout plan to the satisfaction of the Solid Waste Department.

#### 2. CONDITIONS OF ESTABLISHMENT

##### 2.1 Name

The name of the township shall be Roodekop Extension 32 and shall consist of erven and streets as indicated on the General Plan No. 7546/2008.

##### 2.2 Design

The township shall consist of erven and streets as indicated on General Plan No. SG No. 7546/2008

##### 2.3 Street Names

There are no new streets in the township.

##### 2.4 Endowment and Payment of External Engineering Service Contributions

Contributions for open space are not payable

Contributions for engineering services are payable in terms of the provisions of Section 63 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended).

##### 2.5 Demolition of Building or Structures

- (i) The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the Municipality. Requirements of Regulation R1182 and R1183 of the Environmental Conservation Act 79 of 1989 are to be complied with.
- (ii) 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.

## 2.6 Engineering Services

- (i) The township owner is responsible for making the necessary arrangements for the provision of all engineering services and the payment of External Services Contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986). A service agreement should be entered into with the Municipality.
- (ii) All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Municipality.
- (iii) All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Municipality, registered in favour of the Municipality, as and when required by the Municipality, by the owner at his own expense.

## 2.7 Restriction on the Disposal of Erven

- 2.7.1 The township owner shall, in terms of prior agreement with the municipality, fulfil its obligations with regard to the provision of water, sanitation (and if applicable) electricity and the installation of reticulations for such purposes, prior to the disposal of any erf within the township.
- 2.7.2 No erven may be alienated or transferred in the name of a purchaser prior to the Municipality having confirmed that sufficient guarantees have been furnished in respect of the provision of services by the township applicant to the Municipality.

## 2.8 Disposal of Existing Title Conditions

- 2.8.1 The figures 101, 102, Q, and 103, 104, 105, 106, G, H, J, L, M, N, O, 103 represent Servitudes as indicated and affects a Road, Vide diagram S.G. no. A4523/1989. Deed of servitude K4943/1990s.
- 2.8.2 The figure h, j, k, l, h represents a Mini-Sub servitude and affects erf 8588. Vide Deed of Servitude K7880/08S.
- 2.8.3 The figure b, c, d, e, b represents a servitude of Right of Way as indicated on General Plan no SG 7546/2008 and affects Erf 8590.

## 3. CONDITIONS OF TITLE

All erven shall be subject to the following conditions:

### 3.1.1 Municipal Servitudes:

- i. All Erven are subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries of the Erf other than a street boundary, if and when required by the Municipality: Provided that the Municipality 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 therefrom.
- iii. 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.
- iv. The figure b, c, d, e, b represents a servitude of Right of Way as indicated on General Plan no SG 7546/2008 and affects Erf 8590.

4. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 (AS AMENDED), IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

Erven 8588, 8589 and 8590 shall subject to the following conditions:

**Schedule**

Zoning:	"Industrial 1"
Primary Rights:	Industries (excluding noxious industries), Public Garages, Places of refreshment for own employees only and Warehouses
Secondary Rights:	As per Scheme
No rights:	Noxious Industries, Residential Buildings and Hotels, Dwelling Units
Height Zone:	"0"
Height:	3 storeys
FAR:	0.75
Coverage:	50%
Density:	N/A
Parking Provisions:	As per scheme
Building line:	6m along public street
Servitude:	N/A

- 4.1.1 A site development plan as indicated in the Germiston Town Planning Scheme should be submitted for approval, prior to the submission and consideration of building plans.

## LOCAL AUTHORITY NOTICE 709

### EKURHULENI METROPOLITAN MUNICIPALITY AMENDMENT SCHEME 1255

The Council hereby in terms of Section 125 of the Town Planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment scheme of the Germiston Town Planning Scheme, comprising the same land as included in the Township of ROODEKOP EXTENSION 32

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Area manager, Development Planning Building, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

The amendment scheme is known as Germiston Amendment Scheme 1255

Area Manager: Germiston Customer Care Area: Ekurhuleni Metropolitan Municipality