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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 936

#### 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 Gosforth Park Extension 4 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 GOSFORTH PARK PROPERTIES (PTY) LTD AND WINTER BREEZE TRADING 15 (PTY) LTD, (HEREINAFTER REFERRED TO AS THE OWNERS) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 97 (A PORTION OF PORTION 8) OF THE FARM ELANDSFONTEIN 108 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:**

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 Name**

The name of the township shall be "Gosforth Park Extension 4".

**1.2 Design**

The township shall consist of erven and streets as indicated on the General Plan S.G. No. 2832/2004.

**1.3 Street Names**

No streets affect the township. The extension of the access servitude is the continuation of existing Van Riebeeck Avenue and will be used as a street name.

**1.4 Endowment**

No endowment in terms of the provisions of Section 63 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and Regulation 43 of the Town Planning and Townships Regulations, shall be payable to the Municipality for parks (Public Open Space).

**1.5 Disposal of Existing Conditions of Title**

All erven shall be subject to existing conditions and servitudes, but excluding the following condition in Deed of Transfer T18439/2003 which only affects Erf 59 in the township:

The property hereby transferred subject to a perpetual servitude for use for Akte B purposes in favour of the Rand Water Board over a strip of ground measuring 1619 square meters as will more fully appear from Notarial Deed of Servitude No K2257/1980S and as indicated by the figure ABCE on Diagram S.G. No. 4497/72 annexed thereto.

**1.6 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.

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## **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, 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.
- 1.7.2 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 Engineering Services**

- 1.8.1 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).
- 1.8.2 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.
- 1.8.3 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.

## **1.9 Restriction on the Disposal of Erven**

- 1.9.1 The township applicant shall, in terms of prior agreement with the Municipality, fulfill 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.
- 1.9.2 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.

## **1.10 Servitude**

After the proclamation of the township a ROW Servitude (40m wide) shall be registered over the south-western corner of Erf 59 as an extension of Van Riebeeck Avenue from Rand Airport Road to the Remainder of Portion 8 of the farm Elandsfontein 108 IR to the satisfaction of Roads, Transport and Civil Works Department, Southern Region, Ekurhuleni Metropolitan Municipality.

## 2. CONDITIONS OF TITLE

The erven referred to hereunder shall be subject to the following conditions imposed by the Council in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

### 2.1 Servitudes

#### 2.1.1 ALL ERVEN : Municipal Servitudes:

- i. All erven are subject to a servitude, 2 metres 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 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 2 meters there from.
- 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.

#### 2.1.2 ERF 59 : Servitude:

Erf 59 is subject to a servitude of right of way for access purposes, 8 meters wide, in favour of Erf 60 as shown on the General Plan, S.G. No. 2832/2004.

**LOCAL AUTHORITY NOTICE 937****EKURHULENI METROPOLITAN MUNICIPALITY****GERMISTON AMENDMENT SCHEME 1094**

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 and Amendment Scheme being an amendment of the Germiston Town Planning Scheme, 1985, comprising the same land as included in the township of Gosforth Park Extension 4.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Germiston Customer Care Centre, 1<sup>st</sup> floor, Planning and Development Service Centre, c/o Queen Street and Cross Street, Germiston and are open for inspection at all reasonable times.

This amendment is known as Germiston Amendment Scheme 1094.

Patrick Flusk  
City Manager  
Civic Centre, Cross Street, Germiston

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**PLAASLIKE BESTUURSKENNISGEWING 937****EKURHULENI METROPOLITAANSE MUNISIPALITEIT****GERMISTON WYSIGINGSKEMA 1094**

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 die Germiston Dorpsbeplanningskema, 1985, wat uit dieselfde grond as die dorp Gosforth Park Uitbreiding 4 bestaan, goedgekeur het.

Kaart 3 en Skemaklousules van die Wysigingskema word vir bewaring gehou by die Area Bestuurder: Germiston Dienssentrum, 1<sup>ste</sup> vloer, Beplanning en Ontwikkeling Dienssentrum, h/v Queenstraat and Crossstraat, Germiston, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Germiston Wysigingskema 1094.

Patrick Flusk  
Stadsbestuurder  
Burgersentrum, Croosstraat, Germiston

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## **IMPORTANT NOTICE**

**GPW wishes to apologise for any confusion created by our previous notice concerning the method of payment (*herewith the corrected version of the notice*):**

### **ACCEPTABLE PAYMENT FOR SERVICES AND GOODS IN GOVERNMENT PRINTING WORKS**

**WITH IMMEDIATE EFFECT ALL  
PAYMENTS FOR SERVICES RENDERED AND GOODS DIS-  
PATCHED SHOULD BE BY MEANS OF CASH, ELECTRONIC  
TRANSFER OR BANK GUARANTEED CHEQUES**

**IMPLEMENTATION OF THIS  
CIRCULAR IS WITHOUT EXCEPTION**

**S. MBHELE  
EXECUTIVE DIRECTOR: MARKETING**

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