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Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 24

PRETORIA
5 DECEMBER 2018
5 DESEMBER 2018

No. 368

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ISSN 1682-4525



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PROCLAMATION • PROKLAMASIE

PROCLAMATION 168 OF 2018

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 West 8 Township to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY STONY RIVER PROPERTIES 59 CC, REGISTRATION NUMBER 2005/067911/23 (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 243 (A PORTION OF PORTION 136) OF THE FARM ZUURFONTEIN 591, REGISTRATION DIVISION I.Q., GAUTENG PROVINCE

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

1.1 NAME

The name of the township shall be VANDERBIJL PARK SOUTH WEST 8.

1.2 LAYOUT

The township shall consist of erven as indicated on *General Plan S.G. No. 1650/2018 (VANDERBIJL PARK SOUTH WEST 8)*

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, as applicable, in accordance with and as proven by a surveyor's certificate.

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 Friedman Street and Joubert Street.

1.8 GEOTECHNICAL REQUIREMENTS

The recommendations made in the Ground Investigation Report prepared by LOUIS KRUGER GEOTECHNICS CC, dated March 2014, 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 is 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 two 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

EMFULENI LOCAL MUNICIPALITY

VANDERBIJLPARK AMENDMENT SCHEME H1538

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 WEST 8 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 H1538.

DO Nkoane
Municipal Manager
Emfuleni Local Municipality

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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