

**THE PROVINCE OF  
GAUTENG**



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**GENERAL NOTICES • ALGEMENE KENNISGEWINGS**

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**NOTICE 458 OF 2018****EKURHULENI METROPOLITAN MUNICIPALITY  
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares the township **Wadeville Extension 50** to be an approved township, subject to the conditions set out in the Schedule hereto.

(GO 15/3/2/1/15)

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY GROWTHPOINT PROPERTIES LIMITED, REGISTRATION NUMBER 1987/004988/06 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE NO. 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 215 OF THE FARM KLIPPOORTJE NO 110 IR, HAS BEEN GRANTED**

**1. CONDITIONS OF ESTABLISHMENT****1.1 Name**

The name of the township shall be Wadeville Extension 50.

**1.2 Design**

The township shall consist of erven as indicated on General Plan S.G. No. 152/2013.

**1.3 Stormwater drainage and street construction**

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b), and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

#### **1.4 Receiving and disposal of stormwater**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes in respect of both portions which affect streets in the township only:

“The property hereby transferred is subject to a right of way 12.59m wide in favour of the General Public along the boundaries of B. C. and C. D. as shown on diagram S.G. No. A. 6711/1945 annexed to Deed of Transfer No. 3390/1955, and as will more fully appear from Notarial Deed No. 248/1943-S and affects Chaperone and Moore Roads.”

“The property hereby transferred is subject to a right of way 12.59m wide in favour of the General Public along boundary D E as shown on Diagram 6713/1945 annexed to Deed of Transfer No. 3392/1955, and will more fully appear from Notarial Deed No. 248/1943-S and affects Moore Road.”

“The figure S5, S6, C, D, S5 as indicated on the General Plan represents a servitude area vide diagram SG 1772/2000 and affects Moore Road.”

#### **1.5 Obligations in regard to essential services**

The township owner shall within such period as the local authority may determine, fulfil it's obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

#### **1.6 Consolidation of Erven**

The township owner shall at his own expense have Erven 862 and 863 in the township consolidated. The Ekurhuleni Metro Municipality, hereby grants its consent to the consolidation in respect of Section 92(1)(b) of Ordinance, 1986.

### **2. CONDITIONS OF TITLE**

#### **2.1 THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965.**

##### **2.1.1 All Erven**

- (i) 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, if and when required by the local authority: Provided that the local authority 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 thereof.
  - (iii) 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 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 local authority.
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**EKURHULENI METROPOLITAN MUNICIPALITY  
GERMISTON (EKURHULENI) AMENDMENT SCHEME 1375**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Germiston Town-planning Scheme 1985, comprising the same land as included in the township of Wadeville Extension 50.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Ekurhuleni, and are open for inspection at all reasonable times

The amendment is known as Germiston (Ekurhuleni) Amendment Scheme 1375  
**(GO 15/3/2/1/15)**

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**EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
GERMISTON (EKURHULENI) WYSIGINGSKEMA 1375**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Germiston Dorpsbeplanningskema 1985, wat uit dieselfde grond as die dorp Wadeville Uitbreiding 50 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk Ekurhuleni, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Germiston (Ekurhuleni) Wysigingskema 1375  
**(GO 15/3/2/1/15)**





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