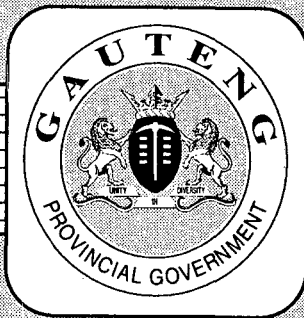


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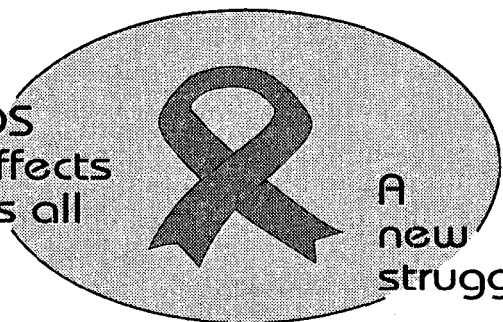
Vol. 10

PRETORIA, 2 MARCH
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No. 83

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 357

**EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK SERVICE DELIVERY CENTRE
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Service Delivery Centre hereby declares **GLEN MARAIS EXTENSION 71** 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 ACUDEV (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 265 (A PORTION OF PORTION 5) OF THE FARM RIETFONTEIN NO. 31, REGISTRATION DIVISION IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be Glen Marais Extension 71.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG 11264/2003.

(3) **ENDOWMENT**

Payable to the local authority.

The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R22 000,00 (Twenty two thousand rand) to the local authority. This money can be used for the purposes of upgrading any parks.

(4) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitude which does not affect the township area:

- (a) Gedeelte A van Gedeelte A van die plaas Rietfontein 18, Distrik Benoni, waarvan die eiendom hiermee getranspoteer 'n gedeelte uitmaak, is onderhewig aan die volgende serwituut:

"Zijnde dit eigendm beswaard met een servituut ten faveure van degeelten getranspoteerd op Hendrik Jacobus Duvenhage en Johannes Pertus Jacobus Fouries bij Acten van Transport Nos T312/1889 en T313/1887, groot 328,2117 hektaar en 250,6869 hektaar, bestaande uit het recht om het water af te leiden uit die fontein gelegen nabij de scheidingslijn van het gedeelte van gemelden Hendrik Jacobus Duvenhage en op het hierbij getranspoteerd eigendom"

(5) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the Local Authority, when required by the Local Authority to do so.

(6) ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

(7) PRECAUTIONARY MEASURES

The township owner shall at his own expense, make arrangements with the local authority in order to ensure that:

- (a) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled 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.
- (c) the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(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 local authority, when required by the local authority to do so.

(9) REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owner.

(10) ENGINEERING SERVICES

- (a) The applicant shall be responsible for the installation and provision of internal engineering services.
- (b) Once water, sewer and electrical networks have been installed, same will be transferred to the Municipality, free of cost, who shall maintain these networks (except internal street lights).
- (c) The section 21 Company, will be responsible for the maintenance of the internal roads (including storm water) and the internal street lights (including electrical power usage)

(11) TRANSFER OF ERVEN

Erf 2830 shall, at the cost of the township owner, be transferred to the Savuti Security Lodge Home Owners Association.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the following conditions, as imposed by the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986.

(1) ERVEN 2804 to 2829

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any one boundary 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 local authority 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 metres thereof.
- (c) 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.
- (d) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a Member of the Home Owners' Association and be subject to its constitution until he/she ceases to be an owner as aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Home Owners' Association.
- (e) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners' Association that the provisions of the Articles of Association of the Home Owners' Association have been complied with.
- (f) The term "Home Owners Association" in the aforesaid conditions of Title shall mean the Savuti Security Lodge Home Owners Association (an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended.

(2) ERF 2830

- (i) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority.
- (ii) Subject to a servitude of right-of-way in favour of all erven in the township over the entire erf to guarantee access to all residents to a public road.

(3) ERVEN 2804 to 2811 and 2815 to 2830

- (i) A 2 metre wide servitude for sewage purposes in favour of the local authority as indicated on the general plan must be registered.

Acting Head, Kempton Park Service Delivery Centre, c/o CR Swart Avenue and Pretoria Road, (PO Box 13, Kempton Park, 1620).

LOCAL AUTHORITY NOTICE 358**EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK SERVICE DELIVERY CENTRE
KEMPTON PARK TOWN PLANNING SCHEME, 1987
KEMPTON PARK AMENDMENT SCHEME 1313**

The Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre) hereby in terms of the provisions of Sections 125 of the Town-Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Kempton Park Town-Planning Scheme, 1987, comprising the same land as included in the township of **GLEN MARAIS EXTENSION 71**.

Map 3 and the scheme clauses of the amendment scheme are filed for inspection at all reasonable times at the offices of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Municipal Manager, Room B301, 3rd level, Civil Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre).

This amendment is known as Kempton Park Amendment Scheme 1313.

PM Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd Floor, EGSC Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400.

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