

**THE PROVINCE OF
GAUTENG**



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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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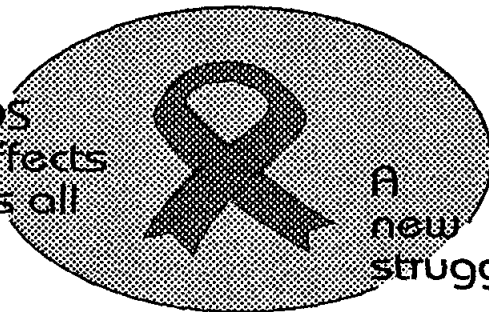
Vol. 11

PRETORIA, 23 NOVEMBER 2005

No. 501

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LOCAL AUTHORITY NOTICE 3006

EKURHULENI METROPOLITAN MUNICIPALITY

KEMPTON PARK CUSTOMER CARE CENTRE

DECLARATION AS 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 Customer Care Centre) hereby declares Glen Marais Extension 49 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 CONDERE INVESTMENTS 180 CC (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 254 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31 REGISTRATON DIVISION I.R., PROVINCE OF GUATENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Glen Marais Extension 49.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan L.G. No. 1015/2004.
- (3) **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 except the following condition that does not effect the township area:
The original remaining extent of Portion A of the said farm "Rietfontein" no. 31 District Benoni (formerly No. 286, District Pretoria) Division I.R., measuring as such 1205,8671 hectares (comprising of Portions "C" and "D" now forming portion of portion "G" of portion "A" of the said farm held under Certificate of Amended Title No 4882/1924. Portion "E" measuring 17,1306 hectares held under Deed of Transfer no 3159/1919 and the remaining extent measuring as such 236,6626 hectares, held under Deed of Transfer No 3708/17, of which the aforesaid holding is a portion, is entitled to one half of the water coming out of the fountain (running from three sources) situated near the western boundary line of that portion of the property held under the said Certificate of Amended Title no 4882/1924, is indicated on the diagram annexed to the said Certificate of Amended Title by the figure a, F, b, G, e, o, p, u, t, O and close to the Kaffir Dam namely the dam from which a furrow is led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A, measuring as such 1205,8671 measuring as such (now comprised as aforesaid) with the further rights of access to the fountain and pipes of furrow for the purpose of up-keep and repair.
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense, make arrangement with the local authority in order to ensure that:
 - (i) 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;
 - (ii) 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.
 - (iii) the recommendations as laid down in the geological report / soil report of the township are complied with and, when required, engineer certificates for the foundations of the structures are submitted.

- (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 of or diverted from the roads to be received and disposed of.
- (7) **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.
- (8) **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.
- (9) **ENGINEERING SERVICES**
The applicant shall be responsible for the installation and provision of internal engineering services.
- (i) Once water, sewer and electrical networks have been installed, same will be transferred to the Metropolitan Municipality, free of cost, who shall maintain these networks (except internal street lights).
- (ii) 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). These services will not be taken over by the Local Authority.

2. CONDITIONS OF TITLE

All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Townplanning and Townships Ordinance, 1986.

- a) 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 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 process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (iv) 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 of 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.
- (v) 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.

- (vi) The term "Home Owners' Association" in the aforesaid conditions of Title shall mean the home owners association of Glen Marais Extension 49 ((an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended.
- b) Erven 2748 and 2760
 - (i) A servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantees access to the local authorities 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 must be registered over the entire erf.
 - (ii) The erf shall be registered in the name of an association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973).
 - (iii) A right-of-way servitude in favour of all the other erven in the township as indicated on the general plan must be registered over the entire erf to guarantee access to a public road to all the residents.
- c) Erven 2749 to 2752, 2760, 2761, 2733 and 2734
A 3 metre wide servitude for storm water purposes in favour of the local authority and as indicated on the general plan must be registered over the erf or the relevant part thereof.
- d) Erven 2741, 2742, 2748 and 2760
A 4 metre wide servitude for storm water purposes in favour of the local authority and as indicated on the general plan must be registered over the erf or the relevant part thereof.

for ACTING HEAD : KEMPTON PARKK CUSTOMER CARE CENTRE : Civic Centre, cor C R Swart Drive and Pretoria Road, (P O Box 2300), KEMPTON PARK
2005
 NOTICE 42/2005 [.....]

LOCAL AUTHORITY NOTICE 3007

NOTICE 42 OF 2004

EKURHULENI METROPOLITAN MUNICIPALITY
 KEMPTON PARK CUSTOMER CARE CENTRE
 KEMPTON PARK AMENDMENT SCHEME 1251

The Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre) hereby gives notice in terms of section 125(1) 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 the township of Glen Marais Extension 49 Township. Map 3 and the scheme clauses of the amendment scheme are available 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 Manager, Development Planning, 5th Level, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre). This amendment scheme is known as Kempton Park Amendment Scheme 1251.

For ACTING HEAD : KEMPTON PARK CUSTOMER CARE CENTRE : Civic Centre, cor C R Swart Drive and Pretoria Road, (P O Box 2300), KEMPTON PARK

NOTICE 42/2004

TO APPEAR :

PROVINCIAL GAZETTE :

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

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*In future, adverts have to be paid in advance
before being published in the Gazette.*

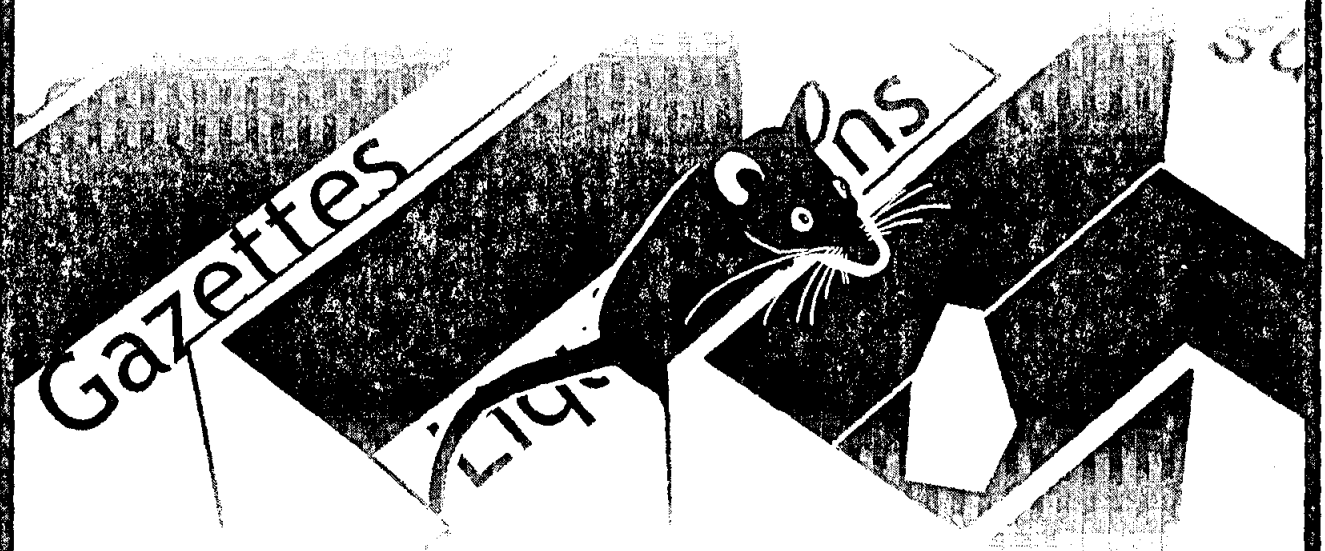
HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)



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