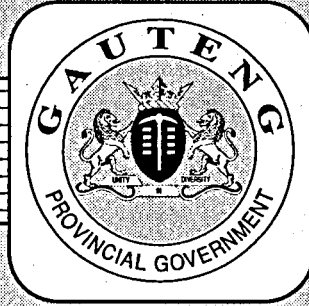


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

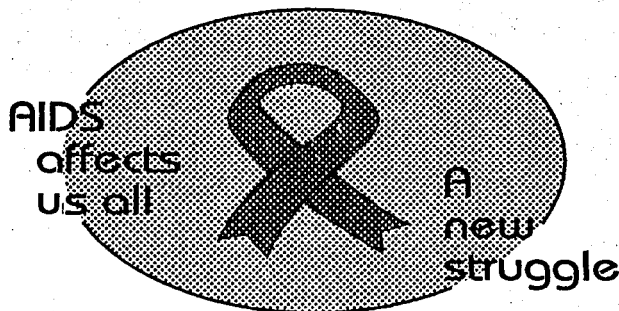
**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 12

PRETORIA, 7 NOVEMBER 2006

No. 408

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NOTICE TO:

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We look forward to your ongoing support

Contact Person: **Montjane M. Z. (Mr)**

Mobile Phone: 083-640 6121.

Telephone: (012) 334-4653.

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3128

LOCAL AUTHORITY NOTICE DP 87/2006
 EKURHULENI METROPOLITAN MUNICIPALITY
 (KEMPTON PARK CUSTOMER CARE CENTRE)
 DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Glen Marais Extension 88 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RICHARD ARTHUR FICKLING (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 172 (A PORTION OF PORTION 64) OF THE FARM RIETFONTEIN NO. 32, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Glen Marais Extension 88.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 4908/2006.

1.3 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 R26 400,00 (Twenty six thousand four hundred rand) to the local authority. This money can be used for the purposes of upgrading any parks.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, except the following condition that only affect Erven 3170, 3171 and 3172 in the township:

- Condition B in Deed of Transfer T103890/04

Subject to the right granted to the TOWN COUNCIL OF KEMPTON PARK to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions, as will more fully appear from Notarial Deed No. 1197/2970-S dated the 14th October, 1970 and registered on the 18th December, 1970.

1.5 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.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

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.

1.7 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;
- (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 are submitted.

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- 1.8 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.
- 1.9 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.
- 1.10 ENGINEERING SERVICES**
- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
 - (ii) 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).
 - (iii) 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).
- 1.11 TRANSFER OF ERVEN**
Erf 3173 shall, at the cost of the township owner, be transferred to the Coniston Mews Home Owners Association No. 2006/003556/08.
- 1.12 ACCESS**
No ingress from Road K121 to the township and no egress to Road K121 from the township shall be allowed.

2. CONDITIONS OF TITLE

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

- (1) **ERVEN 3148 TO 3168**
- (a) The erf is subject to a servitude, 2m 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 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.
 - (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 2m 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.
- (2) **ERVEN 3158 TO 3162**
- (a) As the erf forms part of land which may be subject to noise pollution and noise related to airport activities as well as aircraft related accidents, present or future in the vicinity thereof, Council and ACSA are indemnified against any such claims and the owner thereof accepts all liability for any inconvenience which may be experienced as a result of such airport related activities and/or noise and/or accidents.
- (3) **ERVEN 3170, 3171 AND 3172**
- (a) Subject to the right granted to the TOWN COUNCIL OF KEMPTON PARK to convey electricity over the property hereby transferred, together with ancillary rights, and subject to conditions, as will more fully appear from Notarial Deed No. 1197/2970-S dated the 14th October, 1970 and registered on the 18th December, 1970.
- (4) **ERF 3173**
- (a) 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.

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- (b) Subject to a servitude of right-of-way in favour of all owners and occupiers of Erven 3148 to 3169 and 3171 and 3172 in the township over the entire erf to guarantee access to all residents to a public road.
- (5) ERF 3170
 - (a) Subject to a servitude of right-of-way in favour of all owners and occupiers of Erven 3171 and 3172 in the township over the entire panhandle portion of the erf to guarantee access to all residents to a public road.

Acting Head, Kempton Park Customer Care Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13),
Kempton Park, 1620

LOCAL AUTHORITY NOTICE 3129

LOCAL AUTHORITY NOTICE DP 88/2006
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1602

The Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) 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 Kempton Park Town Planning Scheme 1987, comprising the same land as included in the township of Glen Marais Extension 88 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 Municipal Manager, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1602.

Acting Head, Kempton Park Customer Care Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13),
Kempton Park, 1620.

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*):

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EXECUTIVE DIRECTOR: MARKETING**

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