
CONTENTS· INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2103	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township: Jansen Park Extension 35	.	3 227
2104	do.: do.: Boksburg Amendment Scheme 1479	..	5 227

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2103

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED JANSEN PARK EXTENSION 35 TOWNSHIP DECLARATION OF APPROVED TOWNSHIP

In terms of the provisions of section 103 (1) of the Town-planning and Townships Ordinance, 1986 the Ekurhuleni Metropolitan Municipality hereby declares Jansen Park Extension 35 township, situate on Portion 966 (a portion of Portion 75) of the farm Klipfontein 83 I.R. to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

Conditions under which the application made by Morsim Development CC in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for permission to establish a township on Portion 966 (a portion of Portion 75) of the farm Klipfontein 83 I.R., Gauteng has been approved.

1. CONDITIONS OF ESTABLISHMENT

1.1. NAME

The name of the township shall be Jansen Park Extension 35.

1.2. DESIGN

The township shall consist of the erven and streets as indicated on the General Plan S.G. No 1105/2007.

1.3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any.

1.4. ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R70 607,56 - which amount shall be used by the local authority for the construction of streets and/or storm water drainage systems in or for the township.

Such endowment is payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

1.5. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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, within a period of six (6) months from the date of publication of this notice.

1.6. REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.7. OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

- a) The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.
- b) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.
- 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).
- d) The owner/developer is liable for the erection and maintenance of street name signs on the private road.

1.8. ACCESS

No access will be permitted to K-94 Road. Ingress to and egress from the township shall be from Edgar Road to the satisfaction of the Roads, Transport and Civil Works Department.

19. CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 357 and 358 in the township to be consolidated within six months from declaration of the township as an approved township.

2. CONDITIONS OF TITLE

- 2.1. All erven shall be subject to the following conditions, imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:-
 - (L) 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.
 - (iv.) ACSA as well as the Ekurhuleni Metropolitan Municipality shall be indemnified against any claims whatsoever in respect of aircraft noise and any nuisance caused as a result thereof.

PATRICK FLUSK
22 AUGUST 2007

CITY MANAGER

CIVIC CENTRE

BOKSBURG

LOCAL AUTHORITY NOTICE 2104**EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME 1479**

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 declares that it has adopted an amendment scheme, being an amendment of the Boksburg Town Planning Scheme, 1991 relating to the land included in Jansen Park Extension 35 township

A copy of the said town-planning scheme is open for inspection at all reasonable times at the office of the Area Manager, Development Planning, Civic Centre, Boksburg and the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said scheme is known as Boksburg Amendment Scheme 1479

PATRICK FLUSK
22 AUGUST 2007

CITY MANAGER

CIVIC CENTRE

BOKSBURG
