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 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 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Glen Marais Extension 92 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 RECOVALVE SA (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 411 (A PORTION OF PORTION 5) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Glen Marais Extension 92.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 2927/2007.

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 R68 000,00 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, excluding the following servitude which does not affect the township area:

(a) "Gedeelte A van die plaas Rietfontein No. 18 distrik Kempton Park (voorheen Benoni) is onderhewig aan die volgende serwituu:

"Zijnde dit eigendom bezwaard met een servituut ten faveure van degeelten getransporteerd op Hendrik Jacobus Duvenhage en Johannes Petus Jacobus Fouries by Acten van Transport No's 312/1887 en 313/1887, groot 328,2117 hektaar en 250,6869 hektaar, bestaande uit het recht om het water af te leiden uit de fontein gelegen nabij de scheidingslijn van het gedeelte van gemelde Hendrik Jacobus Duvenhage en op het hierbij getransporteerd eigendom".

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

- (a) The township owner shall at his own expense, make arrangements 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 of the township are complied with and, when required, engineer certificates for the foundations of the structures, must be submitted.

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 3305 shall, at the cost of the township owner, be transferred to the Glen Marais Extension 92 Home Owners Association prior to or simultaneously with the first transfer of any erf.

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 Town Planning and Townships Ordinance, 1986.

(1) ERVEN 3261 to 3304

- (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, 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 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) Entitled to a right-of-way servitude over the entire Erf 3305.

- (2) ERF 3305
- (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.
- (b) The erf is subject to a servitude of right-of-way in favour of all owners and occupiers in the township over the entire erf to guarantee access to all residents to a public road.

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

LOCAL AUTHORITY NOTICE DP54/2007
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1711

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 92 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 City and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Manager City Development, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1711.

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