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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3127

LOCAL AUTHORITY NOTICE DP72/2007 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 NO. 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES GLEN MARAIS EXTENSION 105 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY LESATSI TRADING (PROPRIETARY) [HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER] UNDER THE PROVISIONS OF PART A OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 406 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN NO 31, REGISTRATION DIVISION I.R., HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT.

(1) NAME.

The name of the township shall be Glen Marais Extension 105.

(2) DESIGN.

The township shall consist of erven and streets as indicated on the General Plan (SG No 4657/2007).

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to existing conditions of title and servitudes, if any, except Condition 1 that does not affect the erven in the township.

(4) ACCESS

(i) Access to the township shall be obtained from the new service road.

(ii) No ingress from Road K68 to the township and no egress to Road K68 from the township shall be allowed.

(5) ENGINEERING SERVICES

i. The applicant shall be responsible for the installation and provision of internal engineering services.

ii. The applicant will be responsible for the implementation of the access road and the required intersection with Pomona Road. The required Pomona intersection layout must be done to the requirements of Gautrans and the Department of Roads Transport and Civil Works.

iii. Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks.

(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:

- 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; and
- ii. The recommendations as laid down in the geological report/soil report of the township are complied with and when required engineering certificates for the foundations of the structures are submitted.

(8) 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, servitude areas or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

(9) 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.

(10) REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESKOM, Telkom or the local authority, the cost thereof shall be done by the townships owners.

B. 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.

(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 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.
- 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.

(b) ERF 3306

- i. Subject to a 13,5m wide servitude of right-of-way in favour of Erf 3307 as indicated on the general plan.
- ii. Subject to an 8,0m wide servitude of right-of-way with splays and a turning circle in favour of Erf 3307 as indicated on the general plan.
- iii. Subject to a servitude for municipal purposes (3m x 6m) as indicated on the General Plan in favour of the local authority.

(c) ERF 3307

- i. Subject to an 8,0m wide servitude of right-of-way with splays and a turning circle in favour of Erf 3306 as indicated on the General Plan.

P.P. Flusk City Manager: Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400.

LOCAL AUTHORITY NOTICE 3128

LOCAL AUTHORITY NOTICE DP73/2007 EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1736

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 Kempton Park Town-planning Scheme 1987, comprising the same land as included in the township of Glen Marais Extension 105 Township, Kempton Park.

Map 3 and the scheme clauses of the amendment scheme will be open for inspection during normal office hours at the office of the Manager: Development Planning, 5th Floor, Civic Centre, corner of C R Swart Drive and Pretoria Road, Kempton Park and the Office of the Head of Department, Gauteng Provincial Government: Development Planning and Local Government, Johannesburg. This scheme will come into operation on the date of publication of this notice.

This amendment scheme is known as Kempton Park Amendment Scheme 1736.

P.P. Flusk City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400.

Date: 19/12/2007

Notice No. _____.
