

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE  
GAUTENG***

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

**Vol. 14**

**PRETORIA, 12 AUGUST  
AUGUSTUS 2008**

**No. 216**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1859

EKURHULENI METROPOLITAN MUNICIPALITY  
(EDENVALE SERVICE DELIVERY 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, Edenvale Customer Care Centre hereby declares Chlookop Extension 48 township 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 NOELENE ENTERPRISES (PTY) LIMITED AND N & R ENTERPRISES (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART 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 THE PORTION 165 OF THE FARM MOOIFONTEIN 14 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Chlookop Extension 48.

1.2 DESIGN

The township shall consist of erven and streets as indicated on S.G. No. 14166/2007.

1.3 STORM WATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall when requested by the local authority to do so, submit to such authority for its approval a detailed scheme, complete with plans, section and specifications, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority, such scheme to be prepared by a civil engineer approved by the local authority.
- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority under the streets have been transferred to the local authority in terms of the Ordinance.
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights of minerals.

1.5 OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or transferred into the name of

the buyer prior to the Ekurhuleni Metropolitan Municipality, Edenvale Service Delivery Centre certifying that sufficient guarantees/cash contributions in respect of the supply of essential services by the township owner, were made to the said Ekurhuleni Metropolitan Municipality, Edenvale Service Delivery Centre.

**1.6 DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owner shall at his own expense cause all existing buildings and structures situated in the building line reserves, side spaces or over common boundaries as well as dilapidated buildings and structures to be demolished to the satisfaction of the local authority, when required by the local authority to do so. All dilapidated buildings must be demolished after proclamation of the township.

**1.7 REMOVAL OF MORTAL REMAINS**

Mortal remains in the existing graves must be disinterred and reinterred according to the statutory provisions.

**1.8 PRECAUTIONARY MEASURES**

The township owner shall at his own expense, make arrangements with the local authority in order to ensure that special care is taken with the drainage of the development sites.

**1.9 FILLING IN OF EXISTING WATER CHANNEL**

The township owner shall at his own expense cause the existing water channel effecting Erven 5347 to 5355 to be filled in and compacted to the satisfaction of the local authority and the storm water must be accommodated in the storm water drainage network of the township.

**2. CONDITIONS OF TITLE**

**2.1 ALL ERVEN**

The erven are subject to the following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

- (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 two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metres 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.

**2.2 ERF 5355**

Erf 5355 is subject to a servitude, 4,5 metres for storm water purposes in favour of the local authority as indicated on the general plan.

**LOCAL AUTHORITY NOTICE 1860****EKURHULENI METROPOLITAN MUNICIPALITY  
(EDENVALE SERVICE DELIVERY CENTRE)  
LETHABONG TOWN PLANNING SCHEME 1998: AMENDMENT SCHEME 39**

The Ekurhuleni Metropolitan Municipality (Edenvale Service Delivery 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 Lethabong Town Planning Scheme 1998, comprising the same land as included in the township of Chloorkop Extension 48 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 of Economic Development, Gauteng Provincial Government, Private Bag X091, Marshalltown, 2107, as well as the Manager City Development, Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre), Room 324, Civic Centre, Van Riebeeck Avenue, Edenvale.

This amendment is known as Lethabong Amendment Scheme 38.

Acting Head, Edenvale Customer Care Centre, Van Riebeeck Avenue, Edenvale, (P O Box 25), Edenvale, 1610