

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2472

LOCAL AUTHORITY NOTICE DP105/2008
 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 58 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 CJH POMONA 5 (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER WHICH 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 324 OF THE FARM RIETFONTEIN NO. 31 I.R., REGISTRATION DIVISION I.R. PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Glen Marais Extension 58.

1.2 DESIGN

The township shall consist of erven and streets as indicated on Plan S.G. No. 46/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (i) including the following which affects Erf 2967 in the township area:

Subject to a 3,5m wide servitude for municipal purposes in favour of the Ekurhuleni Metropolitan Municipality as indicated on the General Plan and servitude diagram SG. No. 8549/1998 and SG No. 8550/1998.

- (ii) but excluding the following condition which does not effect the township area:

The original remaining extent of Portion A of the said farm Rietfontein 286, district Pretoria, measuring as such 1205,8671 hectares (comprised of Portions "C" and "D" now forming portion of portion "G" of portion "A" of the said farm held under Certificate of Amended Title T4882/1924, Portion "E" measuring 17,1306 hectares held under Deed of Transfer T3159/1919 and the remaining extent measuring as such 236,6626 hectares, held under Deed of Transfer No. 3708/1917) of which the aforesaid holding is a portion is entitled to one half of the water coming out of the fountain (running from three sources) situated near the western boundary line of that portion of the property held under said Certificate of Amended Title T4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by the figure a, F, b, G, e, o, p, u, t, O and close to the Dam namely the dam from which a furrow is led to the windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A, measuring as such 1205,8671 hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes of furrow for the purpose of upkeep and repair.

1.4 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.
- (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, engineering certificates for the foundations of the structures are submitted.

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 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.

1.8 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it would become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owner.

1.9 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.

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) 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 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 tress 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.

- (2) ERF 2966
 - (i) Subject to a 12,5m wide servitude of right-of-way in favour of Erf 2967 as indicated on the general plan.
 - (ii) Subject to a 23,77m wide servitude of right-of-way in favour of Erf 2967 as indicated on the general plan.

- (3) ERF 2967
 - (i) Subject to a 22,23m wide servitude of right-of-way in favour of Erf 2966 as indicated on the general plan.

P. Flusk, City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069, Germiston, 1400

LOCAL AUTHORITY NOTICE 2473

LOCAL AUTHORITY NOTICE DP106/2008
 EKURHULENI METROPOLITAN MUNICIPALITY
 (KEMPTON PARK CUSTOMER CARE CENTRE)
 KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME
 1630

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 58 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, 8th Floor Corner House, 65 Fox Street, Johannesburg, 2000, 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 1630.

P. Flusk, City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069, Germiston, 1400