

*THE PROVINCE OF
GAUTENG*

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 616

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Ravenswood Extension 40 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 HAG SELECT DEVELOPMENTS (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 660 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Ravenswood Extension 40

1.2 DESIGN

The township shall consist of erven and the street as indicated on the General Plan SG No. 4708/2000.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.4 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision and the installation of systems therefore, as well as the construction of the roads and stormwater drainage system as previously agreed upon between the township owner and the local authority.

1.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.6 ACCESS

- (a) No ingress from Trichardts Road (including the splays) to Erven 577 and 581 in the township and no egress from Erven 577 and 581 in the township to Trichardts Road (including the splays) shall be allowed.
- (b) No ingress to the township from Ravenswood Road (including the splays) shall be allowed, and no egress from the township to Ravenswood Road (including the splays) shall be allowed, except for the entrance / exit points as indicated on Annexure "G".

1.7 CONSTRUCTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense construct:

- (a) a 2.5m high brick wall along the southern and northern boundaries of the township, prior to the construction of any building thereon; and,
- (b) a fence or other physical barrier along the lines of no access as indicated on the layout plan of the township, to the satisfaction of the City Engineer of the local authority within six months

from the date of publication of the Section 103 notice, and the township owner and / or his successors – in – law, shall maintain such fence or physical barrier in good order and repair until such time as the portion of Ravenswood Road which affects the property on which this township has been established has been constructed, whereupon the said responsibility shall vest in the local authority.

1.8 CONSOLIDATION OF ERVEN

Erven 580 and 581 shall be consolidated by the township owner within a period of six months from the date of publication of the Section 103 notice.

2.. CONDITIONS OF TITLE

The 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:-

2.1 ALL ERVEN

- a) 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, 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 2m 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 purposes 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 580

The erf is subject to a servitude for road purposes in favour of the local authority as indicated on the general plan. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required this condition shall lapse.

LOCAL AUTHORITY NOTICE 617

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 937

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Ravenswood Extension 40.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 937.

Patrick Flusk
City Manager
Civic Centre, Cross Street, Germiston
7/2/59/40
