

*THE PROVINCE OF  
GAUTENG*

*DIE PROVINSIE  
GAUTENG*

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

Vol. 15

PRETORIA, 6 OCTOBER 2009  
OKTOBER

**No. 222**

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITIES NOTICES</b>			
1624	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as approved township: Comet Extension 1 .....	3	222
1625	do.: do.: Boksburg Amendment Scheme 1511 .....	4	222

---

# LOCAL AUTHORITY NOTICES

## LOCAL AUTHORITY NOTICE 1624

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 Comet Extension 1 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 SMITH AND SEEGER INVESTMENTS CC (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF PARTS C UNDER CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 407 OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED:

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Comet Extension 1.

##### 1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General Plan SG No. 8209/2008.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

Conditions 2 to 14 of the Deed of Transfer T139442/2007 shall not be carried over to the new township as it does not affect the township, and as confirmed by Land Surveyor's Certificate prepared by G.J. Rijsewik dated 24 January 2008.

##### 1.4 DEMOLITION OF BUILDINGS

The township owner shall at their 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, within a period of six (6) months from the date of publication of this notice.

##### 1.5 ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority an endowment of R1 296 000.00 (VAT included), which amount shall be used by the local authority for the provision of parks and / or open spaces in or for the township.

Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

##### 1.6 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.

##### 1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil their obligations in respect of the provision of engineering services as previously agreed upon between the township owner and the local authority.

## 1.8 ACCESS

Ingress to and Egress from the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department and Gautrans

No access and/or egress shall be permitted from the proposed K106 (Main Reef Road).

## 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, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf 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 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.
- (d) The township is subject to aircraft noise and neither Ekurhuleni Local Authority nor Airports Company South Africa Ltd can be held responsible for the negative impact of aircraft noise that could jeopardize the township.

---

## LOCAL AUTHORITY NOTICE 1625

### EKURHULENI METROPOLITAN MUNICIPALITY

#### BOKSBURG AMENDMENT SCHEME 1511

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 Comet Extension 1.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3<sup>rd</sup> 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 1511.

Khaya Ngema  
City Manager  
Civic Centre, Cross Street, Germiston  
7/2/19/01

---