

**THE PROVINCE OF
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 200

EKURHULENI METROPOLITAN MUNICIPALITY
RAVENSWOOD EXTENSION 27 TOWNSHIP

DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Ravenswood Extension 27 township situated on Portion 389 of the farm Klipfontein 83-I.R. to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DANIEL EDMUND STEYN IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 389 OF THE FARM KLIPFONTEIN 83 I.R. HAS BEEN APPROVED.

CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Ravenswood Extension 27.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No 9896/2005.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 The following condition which, due to it having been cancelled by order of the Court does not affect the township area:

(i) Condition A in Deed of Transfer T1692/1994, which reads as follows:

"This property is subject to Servitude No. 19/1899 dated 31 October 1898 in favour of the East Rand Proprietary Mines Limited, of the right to lay pipes for the conveyance of water";

1.3.2 the following conditions which shall not be passed on to the erven in the township:

(i) Conditions 3 and 4 in Deed of Transfer T1692/1994 which read as follows:

"3. Tensy die skriftelike toestemming van die Administrateur verkry is, mag nie meer as een woonhuis, dit beteken 'n huis wat ontwerp is vir gebruik as 'n woning deur een gesin, tesame met sulke buitegeboue as wat gewoonlik in verband daarmee gebruik word, op die grond opgerig word nie"; and

"4. Tensy die skriftelike toestemming van die Administrateur vooraf daartoe verkry is, mag die grond net vir woon en landbouoeeleindes gebruik word"

1.4 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority as an endowment the amount of R255 800.29 (Vat inclusive) - which amount shall be used by the local authority for the construction of streets and/or storm water drainage systems in or for the township.

Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

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 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

- (a) The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.
- (b) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.
- (c) The Section 21 Company will be responsible for the maintenance of the internal roads (including storm-water) and the internal street lights (including electrical power usage).
- (d) The owner/developer is liable for the erection and maintenance of street name signs on the private road.

1.8 ACCESS

- (a) A right of way servitude must be registered over Erf 236 Ravenswood Extension 11 Township, in favour of the general public, at the applicant's cost, when required by the local authority, and to the satisfaction of the local authority.

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 822 to 849 and 852 in the township to be consolidated within six months of promulgation of the township.

2. CONDITIONS OF TITLE

2.1 ALL ERVEN [EXCEPT ERF 852 (PRIVATE ROAD)]

- (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, 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 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 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 850 AND 851

2.2.1 The erf is subject to a right-of-way servitude, 18 metres wide, in favour of the local authority, for road and access purposes, as shown on the general plan.

2.2.2 The erf is subject to a servitude for municipal services, 18 metres wide, in favour of the local authority, as shown on the general plan.

3.3 ERF 852

3.3.1 The entire erf is subject to a right-of-way servitude in favour of the local authority, for road and access purposes, as shown on the general plan.

3.3.2 The entire erf is subject to a servitude for municipal services in favour of the local authority, as shown on the general plan.

LOCAL AUTHORITY NOTICE 201

NOTICE OF APPROVAL EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1572

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of Section 125(1) of the Town-planning and Township Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment to the Boksburg Town Planning Scheme, 1991 relating to the land included in Ravenswood Extension 27 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the Area Manager : City Development, Civic Centre, Boksburg. The said amendment scheme is known as Boksburg Amendment Scheme 1572

PATRICK FLUSK : CITY MANAGER
CIVIC CENTRE :
BOKSBURG
7/2/59/27
