

***THE PROVINCE OF  
GAUTENG***

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**IMPORTANT NOTICE**

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**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
926	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Ravenswood Extension 76.....	3	136
927	do.: do.: Boksburg Amendment Scheme 1557 .....	4	136

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 926

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 76 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 ENA WATT (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 995 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED:

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Ravenswood Extension 76.

##### 1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General Plan S.G. No. 2470/2008.

##### 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 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 R102 435.32 (VAT included) (of which R75 978.50 is the portion the developer needs to contribute towards the construction of Du Toit Street), which amount shall be used by the local authority for the construction of streets and / or stormwater drainage systems in or for the township.

The township owner shall, in terms of Section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay a lump sum endowment of R90 000.00 (Vat included), which amount shall be used by the Local Authority for the provision of parks and/or open spaces.

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

##### 1.5 DEMOLITION OF BUILDINGS AND STRUCTURES

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.

##### 1.6 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

- (a) The township owners shall within such period as the local authority may determine, fulfil their 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

Ingress to and Egress from the township shall be from Maluti Road to the satisfaction of the Head: Roads, Transport and Civil Works Department.

#### 1.9 CONSOLIDATION OF ERVEN

The township owner shall at its own expense cause Erven 882 and 883 in the township to be consolidated within six months from declaration of the township as an approved township.

#### 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.

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### LOCAL AUTHORITY NOTICE 927

#### EKURHULENI METROPOLITAN MUNICIPALITY

#### BOKSBURG AMENDMENT SCHEME 1557

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 76.

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 Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1557.

Khaya Ngema  
City Manager  
Civic Centre, Cross Street, Germiston  
15/3/3/59/76