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IMPORTANT NOTICE

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 364

EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE) DECLARATION AS AN APPROVED TOWNSHIP

IN TERMS OF SECTION 103(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE) HEREBY DECLARES WITFIELD EXTENSION 45 TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY TELCABE CONSTRUCTION CIVIL CLOSE CORPORATION [HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNERS] UNDER THE PROVISIONS OF PART 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 471 OF THE FARM DRIEFONTEIN 85 I.R, HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT.

(1) NAME

The name of the township shall be Witfield Extension 45.

(2) DESIGN

The township shall consist of erven as indicated on Surveyor General Plan S.G. No. 4404/2009.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE.

All erven shall be made subject to the existing conditions of title and servitudes, if any, but excluding the following servitudes which do not affect the township:

As contained in clause 2 of the Deed of Transfer T82240/2008, which reads as follows:

2. "the former Remaining Extent of the farm Driefontein 85, Registration Division IR, Province of Gauteng measuring 1282,8256 hectares is subject to a servitude to convey electricity over the property in favour of Eskom and will appear from Notarial Deed No K2114/1993S."

(4) 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 three (3) months from the date of publication of this notice.

(5) 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.

(6) ENDOWMENTS

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 a lump sum endowment of R210 669.5422 (Vat included) to the local authority which amount shall be used by the local authority for the provision of land for parks and / or open spaces in or for the township. (Please note that this is an estimate and a final figure will need to be obtained from the Local Authority's Valuers).

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

(7) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES.

The township owner shall within such period as the Local Authority may determine, fulfill their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the Local Authority.

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].

(8) ACCESS

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

Ingress to the township and egress from the township shall not be permitted along the proposed PWV 13 & 14.

(9) ACCEPTANCE AND DISPOSAL OF STORM WATER.

The township owner shall arrange for the drainage of the township to fit in with that of the proposed PWV 13 & 14 for all storm water running off or being diverted from the road to be received and disposed of.

(10) ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense, erect a fence of other physical barrier to the satisfaction of the local authority, as and when required by it to do so and the township owner shall maintain such fence or physical barrier in good order.

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

(11) GEOTECHNICAL CONSIDERATIONS.

The recommendations of the Geotechnical Investigation (Report No. V07/057) compiled by M J van der Walt Engineering Geologist cc shall be complied with.

B. 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 Township Ordinance, 1986:

- (a) The erf shall be 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 2 m wide across the 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.
 - (d) ACSA, as well as the Ekurhuleni Metropolitan Municipality, shall be indemnified against any claims whatsoever in respect of aircraft noise and any nuisance caused as a result thereof.

Erf 749

The erf shall be subject to a servitude for electrical substation - in favour of the local authority as indicated on Surveyor General Plan S.G. No. 4404/2009.

ERVEN 748, 749 AND 750

The erven shall be subject to a servitude for Municipal Services – as indicated on Surveyor General Plan S.G. No. 4404/2009

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality
Notice 7/2/80/45

LOCAL AUTHORITY NOTICE 365

EKURHULENI METROPOLITAN MUNICIPALITY (BOKSBURG CUSTOMER CARE CENTRE) BOKSBURG TOWN PLANNING SCHEME 1991: AMENDMENT SCHEME 1652

The Ekurhuleni Metropolitan Municipality (Boksburg 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 Boksburg Town-planning Scheme 1991, comprising the same land as included in the township of Witfield Extension 45 Township, Boksburg.

Map 3 and the scheme clauses of the amendment scheme will be open for inspection during normal office hours at the office of the Manager: Development Planning, 2nd Floor, Civic Centre, Corner of Trichards Road and Commissioner Street, Boksburg and the Office of the Head of Department, Gauteng Provincial Government: Development Planning and Local Government, Johannesburg. This scheme will come into operation on the date of publication of this notice.

This amendment scheme is known as Boksburg Amendment Scheme 1652

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality