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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 908

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

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Glen Erasmia Extension 17 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LA LUCIA GLADES NO 56 (PROPRIETARY) LIMITED (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS 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 A PORTION OF THE REMAINDER OF PORTION 104 (A PORTION OF PORTION 32) OF THE FARM WITFONTEIN 15 I.R. HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Glen Erasmia Extension 17.

(2) DESIGN

The township shall consist of erven as indicated on General Plan No. 4049/2008.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- a. The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- b. The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- c. The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- d. If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) 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 the following servitudes which do not affect the township area:

- (a) "A. Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 2012.2706 morg (waarvan die eiendom hiermee getranspoteer deel uitmaak) is onderworpe aan 'n reg ten gunste van die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit te vervoer oor hierdie eiendom soos meer ten volle sal blyk uit Notariële Akte Nr. 646/1928-S."
- (b) "B. ONDERWORPE aan die reg aan die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die gemelde eiendom te vervoer langs sodanige lyn as wat op die aangehegte Kaart Nr. A. 2944/69 aangedui word deur die figuur X¹ A¹ tesame met bykomende regte en soos meer ten volle sal blyk uit Notariële Akte Nr. 789/1959-S gedateer 29 Julie 1959."
- (c) "C. Die voormalige resterende gedeelte van die gemelde plaas groot as sodanig 1985.4234 morg, waarvan die eiendom hiermee getranspoteer deel uitmaak, is onderhewig aan 'n ondergrondse elektriese kabelroete 10 (tien) voet wyd ten

gunste van die Regering van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie), tesame met sodanige bykomstige regte soos meer ten volle sal blyk uit Notariële Akte van Serwituut Nr. 1071/1953-S gedateer 14 November 1953”.

- (d) “D. Kragtens Notariële Akte Nr. 193/1965-S gedateer 22 Januarie 1965 is die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1974.6104 morge, (hierna genoem dienende eiendom) waarvan die eiendom hiermee getranspoteer deel uitmaak:
- (a) Onderhewig aan en geregtig tot 'n ooreenkoms betreffende watervereiding met sekere Gedeelte D van die plaas Witfontein voormeld (hiernagenoem die heersende eiendom), gehou kragtens Transportakte Nr. 907/1934, gedateer 1 Februarie 1934, in terme waarvan vanaf Maandagoggend om sesuur voormiddag in elke week die eienaar van die dienende eiendom geregtig sal wees om die water in die hiernavermelde watervoor te neem en sal die eienaar van die heersende eiendom geregtig wees om vanaf sesuur voormiddag Donderdagoggend tot sesuur voormiddag Sondagoggend in elke week die water in die gemelde voor te neem. Vir die oorblywende dag van elke week vanaf sesuur voormiddag Sondagoggend tot sesuur voormiddag Maandagoggend, sal die partye die water ongehinderd in die spruit laat vloei met die reg aan die eienaar van die dienende eiendom om na gelang van die toestand van die vlei, die water so af te keer dat dit óf in die vlei óf laer af in die spruit ingekeer word.
- (b) Ten einde die eienaar van die heersende eiendom in staat te stel om water vanaf die stuwal na haar eiendom te neem, verleen die eienaar vandie dienende eiendom aan die eienaar van die heersende eiendom 'n serwituut van waterleiding langs die bestaande watervoor aangedui deur die lyn A_B op Kaart Nr A.2905/53 geheg aan Notariële Akte Nr. 193/65-S en op Kaart Nr. 2453/33 deur die figuur S¹ geheg aan Grondbrief gedateer 11 Julie 1859. Die gemelde watervoor sal nie wyer as sy huidige wydte gemaak word, tensy die partye skriftelik andersins ooreenkom. Die bestaande afmetings-van die gesementeerde gedeelte van die voor is 15^{1/2} duim wyd op die bodem, 19^{1/2} duim wyd bo en 14 duim diep.
- (c) Elk van die partye sal verantwoordelik wees vir die instandhouding van een-helfte van die gemelde watervoor, te wete, die eienaar van die heersende eiendom vir helfte naaste aan haar eiendom geleë en die eienaar van die dienende eiendom die ander helfte wat strek tot by die stuwal. Die eienaar van die heersende eiendom en/of haar werknemers sal te alle tye toegang tot die betrokke voor hê om haar regte en verpligting uit te oefen. Die partye sal gesamentlik verantwoordelik wees vir die herstel en instandhouding van die bogenoemde stuwal, wanneer nodig.
- (d) Die partye wie se beurt aanbreek sal die sluise verander sodat die water vir haar eiendom aangewend word en die plig om die verandering aan te bring wanneer die beurt omruil, sal nie op die persoon rus wie se beurt dan verstreke is nie.”
- (5) ACCESS
No ingress from Road P157-2 to the township and no egress to Road P157-2 from the township shall be allowed.
- (6) ACCEPTANCE AND DISPOSAL OF STORMWATER
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and stormwater infrastructure in the vicinity and for all stormwater running of or diverted from the roads to be received and disposed of.
- (7) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES
The township owner shall within such period as the local authority may determine, fulfil its obligation in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

- (8) **REMOVAL OF LITTER**
The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.
- (9) **REPOSITIONING OF SERVICES**
If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom, Randwater or the Local Authority, the cost thereof shall be borne by the township owner.
- (10) **PROPERTY OWNERS' ASSOCIATION**
- (i) A property owners' association or similar collective body must be established in terms of Section 21 of the Companies Act whereas such association shall be responsible for the management of the security village in general.
 - (ii) All relevant conditions should be incorporated into the constitution of the Section 21 Company to the satisfaction of the Local Authority.
 - (iii) A copy of the constitution of the Section 21 Company must be submitted to the Local Authority before the approval of any site development plan or building plan.
- (11) **TRANSFER OF ERVEN**
Erf 1322 shall be transferred at the expense of the township owner to the property owners association, being a company established in terms of Section 21 of the Companies Act.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400.

Notice: DP 26-2011 (15/3/7/G3x17)

LOCAL AUTHORITY NOTICE 909

LOCAL AUTHORITY NOTICE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1876

The Ekurhuleni Metropolitan Municipality (Kempton Park 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 the Kempton Park Town Planning Scheme 1987, comprising the same land as included in the township of Glen Erasmia Extension 17.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Head of Department, Department of Economic Development, Gauteng Provincial Government, 8th Floor, Corner House, 63 Fox Street, Johannesburg, 2000 as well as the Municipal Manager, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1876.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069, Germiston, 1400.

Notice: DP 26-2011 (15/3/7/G3x17)
