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IMPORTANT NOTICE

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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 Hughes Extension 74 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 ERF 80 KELVIN CC (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 492 (A PORTION OF PORTION 138) OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Hughes Extension 74.

1.2 DESIGN

The township shall consist of erven and the street as indicated on the General Plan SG No. 7617/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

The property shall be subject to any existing Conditions of Title and servitudes, if any, including the reservation of rights to minerals, but excluding, in respect of Deed of Transfer T030379/2008, Condition A.c) which affects only the road in the township, being a right of way servitude 12.59m wide vide diagram S.G. No. A3088/1921, Deed of Grant G116/1931.

1.4 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, if and when required by the local authority.

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 a lump sum endowment of R972 463.43 (VAT inclusive) to the local authority 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 the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority a lump sum endowment of R1 281 600.00 (VAT inclusive) 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.

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 owners shall fulfil their obligations in respect of the provision and installation of engineering services.

1.8 ACCESS

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

1.9 TRANSFER OF THE REMAINDER OF PORTION 138 DRIEFONTEIN 85 I.R.

Remainder of Portion 138 of the Farm Driefontein 85 I.R. is to be transferred to Ekurhuleni Metropolitan Municipality and at the cost of Ekurhuleni Metropolitan Municipality, free of compensation to the land owner.

1.10 SERVITUDES

The township owner shall at its own expense cause a servitude to be registered for a municipal substation with dimensions and in a position to be determined by the local authority within six months from declaration of the township as an approved township.

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) Both the local authority and ACSA are indemnified against any claims regarding aircraft noise / accidents.

LOCAL AUTHORITY NOTICE 24

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1639

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 Hughes Extension 74.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd 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 1639.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
15/3/3/37/74
