

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 18

**PRETORIA, 13 JUNE 2012
JUNIE**

No. 165

IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS · INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
772	Town-planning and Townships Ordinance (25/1965): Establishment of township: Chloorkop Extension 57	2	165
773	do.: Ekurhuleni Metropolitan Municipality: Lethabong Amendment Scheme 44	4	165

LOCAL AUTHORITY NOTICES**LOCAL AUTHORITY NOTICE 772****DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 69 of the Town Planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Chloorkop Extension 57 township to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY STEFANUTTI STOCKS (PTY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 139 (A PORTION OF PORTION 136) AND PORTION 109 (A PORTION OF PORTION 100) OF THE FARM KLIPFONTEIN 12 I.R. HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Chloorkop Extension 57.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 7345/2008.
- (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 storm water 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 his 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 sub-clause (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.
- (a) But excluding the following servitudes
 - "B. Subject to a pipe line servitude as defined on diagram S.G. No. A3718/78 with ancillary rights in favour of the Rand Water Board, as will more fully appear from Notarial Deed of Servitude No. K.2691/1979 S" which does not affect the township area"
 - b) The following servitude which affects Erf 5160 only
 - "B KRAGTENS Notariele Akte van Serwituut nr. K272/1979-S gedateer 16 Januarie 1979 en geregistreer op die 16de Februarie 1979 is die hierinvermelde eiendom verder onderhewig aan 'n ewigdurende reg om water oor of deur die eiendom to neem deur middel van pypleidings voorgestel deur die figuur A B C D op Kaart LG Nr. A3719/78 geheg aan genoemde Notariele Akte van Serwituut Nr. K272/1979-S ten gunste van die RANDWATERRAAD, tesame met bykomstige regte; welke Notariele Akte van Serwituut kragtens Notariele Addendum tot Notariele Serwituut No. K4137/86S gedateer 17 November 1986, aangevul is met verdere voorwaardes naamlik;-
 - (1) 'n Verbod op reg van toegang vir of beweging van voertuie oor die serwituutgedeelte;
 - (2) 'n Versperring moet deur die eienaar opgerig en instand gehou word aan die buitekant van die Westelike grens van die serwituutgedeelte, soos meer ten volle sal blyk uit gemelde Notariele Akte.
- (5) **ACCESS**
No ingress from Provincial Road K117 to the township and no egress to Provincial Road K 117 from the township shall be allowed.
- (6) **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 to do so.
- (7) **OBLIGATIONS WITH REGARD TO ESSENTIAL SERVICES**
The township owner shall within such period as the local authority may determine, fulfill his obligations 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.

2. **CONDITIONS OF TITLE**

The erven shall be subject to the following as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1965.

- (1) 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.
- (2) 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.

- (3) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude 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.
-

LOCAL AUTHORITY NOTICE 773

**EKURHULENI METROPOLITAN MUNICIPALITY
(EDENVALE CUSTOMER CARE CENTRE)
LETHABONG TOWN PLANNING SCHEME 1998: AMENDMENT SCHEME 44**

The Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre) hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that it has approved an amendment scheme, being an amendment of the Lethabong Town Planning Scheme 1998, comprising the same land as included in the township of Chloorkop Extension 57.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the Gauteng Provincial Government, Department of Economic Development, Ground Floor, Clegg House, 31 Simmonds Street, Marshalltown, 2107 as well as the Municipal Manager, Ekurhuleni Metropolitan Municipality (Edenvale Customer Care Centre), cnr van Riebeeck Avenue and Hendrik Potgieter Street, Edenvale.

This amendment is known as Lethabong Amendment Scheme 44.

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