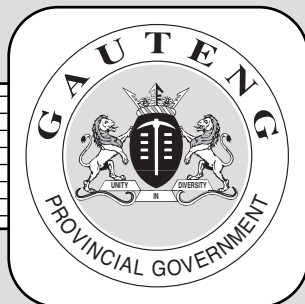


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

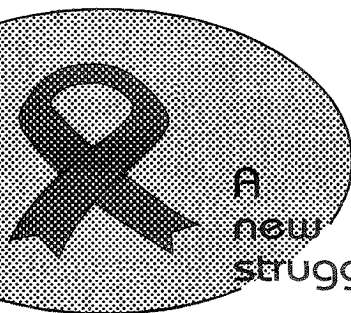
Vol. 18

PRETORIA, 19 SEPTEMBER 2012

No. 277

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1292

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

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Glen Erasmia Extension 28 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 121 (A PORTION OF PORTION 32) OF THE FARM WITFONTEIN 15 IR, GAUTENG PROVINCE BY JT ROSS PROPERTIES PROPRIETARY LIMITED (REGISTRATION NUMBER 2000/005528/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT / TOWNSHIP OWNER) AND BEING THE REGISTERED OWNER OF THE LAND HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT:

- 1.1 Name:
The name of the township shall be Glen Erasmia Extension 28.
- 1.2 Design:
The township shall consist of erven and streets indicated on General Plan SG No 1928/2012.
- 1.3 Acceptance and Disposal of Stormwater:
The township applicant / owner shall arrange for the drainage of the township to fit in with that of the existing road network and for all stormwater running of, or being diverted from the road network to be received and disposed of.
- 1.4 Removal, Repositioning, Modification or Replacement of Existing Eskom / Post Office / Telkom Plant / Rand Water
If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Eskom / Post Office / Telkom plant / Rand Water, the cost thereof shall be borne by the township applicant / owner.
- 1.5 Precautionary Measures
The township owner shall at his own expense make arrangement with the Local Authority in order to ensure that the recommendations as laid down in the geotechnical report of the township be complied with and when required, Engineer Certificates for the foundations of the structures must be submitted.
- 1.6 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.
- 1.7 Environmental Management
 - 1.7.1. The township applicant / owner shall at his own expense ensure that an Environmental Management Plan (EMP) is submitted to the Department of Agriculture, Conservation and Environment for approval before construction commences.
 - 1.7.2. The township applicant / owner must ensure that all conditions imposed by the Department of Agriculture, Conversation and Environment in terms of the Record-of-Decision (ROD) issued by the said Department on 18 October 2004 are adhered to.
- 1.8 Obligations with regard to Services and Restriction regarding the Alienation of Erven:
The township owner shall within such period as the Local Authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems thereof, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the Local Authority certifying that sufficient guarantees / cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said Local Authority.

1.9 Erven for NPC:
The following erven must be transferred to the NPC for services and road purposes: Erf 2222.

2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE:

Installation and provision of services:

- 2.1 The township applicant / owner shall install and provide internal engineering services in the township as provided for in the services agreement.
- 2.2 The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.
- 2.3 Once water, sewer and electrical networks have been installed, same will be transferred to the Metropolitan Municipality, free of cost, who shall maintain these networks (except internal street lights).
- 2.4 The NPC, will be responsible for the internal roads (including storm water) and internal street lights (including electrical power usage). These services will not to be taken over by the Local Authority.
- 2.5 No erf in the township shall be registered until a public road or right of way servitude has been established and constructed as extension from either Mulder Road or any other existing public road, in accordance with a service agreement.

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE:

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

- 3.1 (a) "Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1723,5741 hektaar (waarvan die eiendom hiermee getranspoteer, deel uitmaak) is onderworpe aan 'n reg ten gunste van die VICTORIA FALLS AND TRANSSVAAL POWER COMPANY LIMITED om elektrisiteit te vervoer oor hierdie eiendom soos meer ten volle sal blyk uit Notariële Akte Nr. 646/1928-S".
- (b) "ONDERWORPE aan die reg aan die Elektrisiteitsvoorsieningskommissie om elektrisiteit oor die gemelde eiendom te vervoer langs sodanige lyn as wat op die Kaart Nr. A2944/69 aangedui word deur die figuur X' A" tesame met bykomende regte en soos meer ten volle sal blyk uit Notariële Akte Nr. 789/1959-S gedateer 29 Julie 1959."
- (c) "Die voormalige resterende gedeelte van die gemelde plaas groot as sodanig 1700,5786 hektaar, waarvan die eiendom hiermee getranspoteer deel uitmaak, is onderhewig aan 'n ondergrondse elektriese kabelroete 3,5 meter 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) "Kragtens Notariële Akte Nr. 193/1965-S gedateer 22 Januarie 1965 is die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1671,2170 hektaar, (hierna genoem die dienende eiendom) waarvan die eiendom hiermee getranspoteer deel uitmaak:
- (a) Onderhewig aan en geregtig tot 'n ooreenkoms betreffende watervdeling 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 of in die vlei of 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 van die dienende eiendom aan die eienaar van die heersende eiendom 'n serwituuat 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. 2453/83 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 38,75 cm wyd op die bodem, 48,75 cm wyd bo en 35 cm 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 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 oornu, sal nie op die persoon rus wie se beurt dan verstreke is nie."

4. CONDITIONS OF TITLE:

4.1 CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986);

4.1.1. All erven:

4.1.1.1. The erf is subject to a servitude, 2 metres wide along any two boundaries in favour of the Local Authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Authority : Provided that the Local Authority may relax or grant exemption from the required servitudes.

4.1.1.2. No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof.

4.1.1.3. 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.

4.1.2. Erven subject to special conditions:

In addition to the relevant conditions set out in paragraphs 4.1.1.1, 4.1.1.2 and 4.1.1.3 above, the under mentioned erven shall be subject to the conditions as indicated:

4.1.2.1 Erf 2222 is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority.

4.1.2.2 Erf 2222 is subject to a servitude of right-of-way in favour of all owners and occupiers in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

4.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED:

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

- 4.2.1. All the erven with the exception of Erf 2222 will be subject to the following conditions in favour of the NPC to be created on transfer of the erven to any purchaser.

Each and every owner of an erf in the township shall on transfer automatically become a member of the Plumbago Business Park Management Association NPC established for the Glen Erasmia Extension 28 and Glen Erasmia Extension 17 development (hereinafter referred to as the "Association") and the township owner shall procure that each erf be made subject to the following condition in favour of the Association:

Every owner of the erf or owner of any subdivided portion of an erf or owner of any unit thereon, shall on transfer automatically become and shall remain a member of the Association and shall be subject to its Constitution until he/she ceases to be an owner as aforesaid and the property may not be transferred without the consent in writing of the association.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP 35/2012

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2135

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 28 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civil Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 2135.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400
Notice DP35/2012
