

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

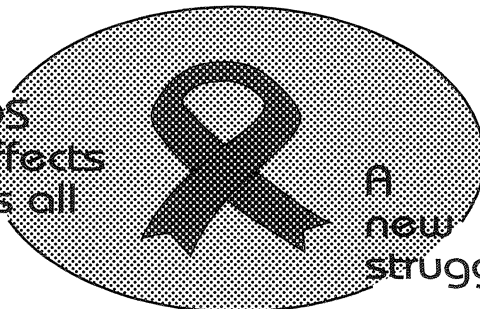
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PRETORIA, 15 MAY
MEI 2013

No. 134

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 610

LOCAL AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED JANSEN PARK EXTENSION 37 TOWNSHIP
DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103 (1) of the Town-planning and Townships Ordinance 1986, the Ekurhuleni Metropolitan Municipality hereby declares Jansen Park Extension 37 township, situated on Portion 673 of the farm Klipfontein 83 IR, to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LUISELLA (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 673 OF THE FARM KLIPFONTEIN 83 IR, GAUTENG, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

1.1. NAME

The name of the township shall be Jansen Park Extension 37.

1.2. DESIGN

The township shall consist of the erven and the streets as indicated on General Plan S.G No 4934/2011.

1.3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals, but excluding the following:

The property hereby transferred is subject to a Servitude No.19/1899S dated 31st October 1898, in favour of East Rand Proprietary Mines, Limited, of the right to lay pipes for the conveyance of water.

Which servitude no longer exists and which servitude no longer affects the township.

1.4. ENDOWMENT

The township owners 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 as an endowment the amount of R 374 276, 95 (VAT included), which amount shall be used by the local authority for the construction of streets and / or storm water drainage systems 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.

1.5. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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 six (6) months from the date of publication of this notice.

1.6. 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 owner.

1.7. OBLIGATIONS IN REGARD OF ENGINEERING SERVICES

- (a) The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and the installation of engineering services, as previously agreed upon, between the township owner and the local authority.
- (b) Once water, sewer and electrical network have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.
- (c) 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)
- (d) The owner / developer is liable for the erection of street name signs on the private roads.

1.8. ACCESS

Ingress and egress to and from the township shall be from Sydney Road to the satisfaction of the Head: Roads, Transport and Civil Works Department. No access will be permitted to Ravenswood Road

2. 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, 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, at its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land, for 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) ACSA as well as the Ekurhuleni Metropolitan Municipality shall be indemnified against any claims whatsoever in respect of aircraft related noise and / or accidents and / or any nuisance caused as a result thereof.

LOCAL AUTHORITY NOTICE

EKURHULENI METROPOLITAN MUNICIPALITY

BOKSBURG AMENDMENT SCHEME 1826

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 Jansen Park Extension 37.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 2nd floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1826

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
Reference Number: 15/3/3/39/37