

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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GENERAL NOTICE

NOTICE 680 OF 2013

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 Marais Extension 130 township to be an approved township subject to the conditions set out in the Schedule hereto.

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY DIE KERKRAAD VAN DIE KEMPTON-KRUIJN GEMEENTE VAN DIE NEDERDUISTE GEREFORMEERDE KERK VAN TRANSVAAL (HEREINAFTER 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 PORTION 197 (A PORTION OF PORTION 64) OF THE FARM RIETFONTEIN 32, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

A. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

(1) CANCELLATION OF EXISTING CONDITIONS OF TITLE

The applicant shall at his own expense cause the following conditions and servitudes to be cancelled or the township area to be freed therefrom:

Conditions (b) to (j) in Deed of Transfer T1810/1976.

(2) GENERAL

The applicant shall satisfy the local authority that:

- i) the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township;
- ii) the holding on which the township is being established has been excised and the description of the property as farmland has been submitted;
- iii) the proposed township is not affected by a 1:100 year floodline (a certificate by a competent engineer must be submitted);
- iv) The applicant shall comply with the provisions of sections 72 (General Plan), 75 (General Plan: Local Authority) and 101 (Township register) of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).

B. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Glen Marais Extension130.

(2) DESIGN

The township shall consist of erven and streets as indicated on Plan GMx130/2.

- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitude's, if any.
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**
(i) Access to the township shall be obtained from Fiskaal Street.
- (6) **ENGINEERING SERVICES**
(i) The applicant shall be responsible for the installation and provision of internal engineering services.
(ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks (except internal street lights).
- (7) **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, when required by the local authority to do so.
- (8) **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 storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.
- (9) **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.
- (10) **CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE**
The applicant shall at his own expense cause Erven 3464 and 3465 in the township to be consolidated.

C. CONDITIONS OF TITLE

All 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.

- (1) **ALL ERVEN**
i) 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 and 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.

- ii) 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 2m thereof.
- iii) 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.

D. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

**(1) SPECIAL: USE ZONE 9
Erven 3464 and 3465**

The erven shall be zoned "Special" for place of worship and subservient and related auditorium, bookshop, coffee shop and 2 dwelling units for reverends and caretakers subject to:

- (i) Height : 2 storeys
- (ii) FAR : n/a
- (iii) Coverage : 65%.
- (iv) Parking Provisions : Standard in terms of the Kempton Park Town Planning Scheme, 1987
- (v) Building lines : Standard in terms of the Kempton Park Town Planning Scheme, 1987
- (vi) A site development plan in terms of clause 6 of the Kempton Park Town Planning Scheme, 1987 has to be submitted for the development as a whole to the local authority for approval prior to or simultaneously with the submission of the necessary building plans.
- (vii) A detailed plan or report in respect of all the building structures, signed by a professional engineer must be submitted to the local authority together with any building plans if required by the local authority.
- (viii) If required by the local authority, a certificate that is signed by a professional geological engineer to confirm that the buildings comply to the findings and recommendations of the geological report/soil report, must be submitted to the local authority together with any building plans.

(2) Use Zone 29 : "Existing Public Roads"

KHAYA NGEMA: CITY MANAGER
EKURHULENI METROPOLITAN MUNICIPALITY: PRIVATE BAG X1069 GERMISTON 1400
NOTICE DP .47.2012 [15/2/7/2093]

**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2093**

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 Marais Extension 130 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 2093.

**KHAYA NGEMA: CITY MANAGER:
EKURHULENI METROPOLITAN MUNICIPALITY: PRIVATE BAG X1069 GERMISTON 1400
NOTICE DP.47.2012 [15/2/7/2093]**
