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DEPARTMENT OF HEALTH

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PROCLAMATION • PROKLAMASIE**PROCLAMATION 173 OF 2017**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Beyers Park Extension 104 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 GOLD VECTORS INCORPORATED (INCORPORATED IN MAURITIUS) NO 2004/023300/10 (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 819 OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Beyers Park Extension 104.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6803/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitude's, if any, including the reservation of rights to minerals, and including the following which affect all erven in the township:

1. Kragtens Notariële Akte van Serwituut No. 575/1944S is die hiervermelde eiendom onderhewig aan 'n ewigdurende serwituut vir paddoeleindes ten gunste van die Goewerment, aangetoon deur die figuur ABCyPA op Konsolidasie diagram No. 6802/2006 en soos meer ten volle sal bkyk uit die gesegde Notariële Akte.
2. The property is subject to a pipeline servitude with restrictions 3 (three) metres on either side; the centre line of which is represented by the line pqrstu on Consolidated Diagram S. G. No. 6802/2006, in favour of Transnet Limited, as will more fully appear from the said Notarial Deed of Cession No. K438/1976S.

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, within a period of six (6) months from the date of publication of this notice.

1.5 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 owners.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING 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 owners.

1.7 ACCESS

Access must be to the satisfaction of the Roads and Stormwater Department.

1.8 REGISTRATION OF SERVITUDE

The township owner shall within six (6) months from the date of the publication of this notice, at their own cost and without compensation register in favour and to the satisfaction of the local authority, a servitude for sewerage purposes over Erf 1988 and / or Erf 1989.

1.9 SERVITUDE

The township owner shall within six (6) months from the date of the publication of this notice, at their own cost and without compensation register in favour and to the satisfaction of the local authority, a servitude, 3m by 6m for a BMK (bulk metre connection) purposes over Erf 1988 and / or Erf 1989.

1.10 SERVITUDE

The township owner shall not dispose of or transfer or develop or permit the development of any erf in the township prior to the acquisition and registration, at the cost of the township owner, for a servitude of right of way for road purposes over the Remainder of Portion 30 of the Farm Klipfontein 83 I.R., such servitude to be to the satisfaction of the local authority and to be shown on diagram S.G. No. 9110/2006.

1.11 NOTARIAL TIE OF ERVEN

The township owner shall at their own expense cause Erven 1988 and 1989 in the township to be notarially tied within twelve (12) months from the declaration of the township as an approved township.

2. CONDITIONS OF TITLE

All erven shall be subject to the following condition, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

- (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, 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.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0216

The City of Ekurhuleni Metropolitan Municipality (Boksburg 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 Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of BEYERS PARK EXTENSION 104 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0216.

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston

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