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GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

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IMPORTANT NOTICE:

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PROCLAMATION • PROKLAMASIE

PROCLAMATION 72 OF 2018

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 Ravenswood Extension 83 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 NAMRU 89 CC (REGISTRATION NUMBER CK1989/033938/23) (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART 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 1090 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE CITY OF CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Ravenswood Extension 83.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6033/2016.

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.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners 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 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town- planning and Townships Ordinance, 1986 pay a lump sum endowment to the Local Authority which amount shall be used by the Local Authority for the provision and maintenance of parks in or for the township.

Such endowment, is payable in terms of the provisions of section 81 of the said ordinance read with section 95 thereof prior to the issuing of the Section 82 certificate.

The abovementioned endowment can be offset by the provision of suitable open space via the submission of an SDP to the Area Manager: City Planning for each erf, showing the dedicated required open space as such.

1.7 ACCESS

- (a) Access to the township will be obtained via the proposed public road (cul-de-sac) over Ravenswood Extension 83 to the satisfaction of the Roads and Stormwater Department;
- (b) A 28m diameter turning circle facility must be allowed for at the end of the proposed cul-de-sac on Ravenswood Extension 83. This can either be incorporated in the layout plan of Ravenswood Extension 83 or Ravenswood Extension 84;
- (c) The turning circle must be indicated on the layout plan as "Public Road";
- (d) A line of no access of 45 metres, along the public road (both sides), measured from Tenth Avenue, must be protected, in order to protect the influence area of the intersection.

2. CONDITIONS OF TITLE

- 2.1 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.
- 2.1.1 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, when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.1.2 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.
- 2.1.3 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.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0309

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 RAVENSWOOD EXTENSION 83 Township

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

This amendment is known as Ekurhuleni Amendment Scheme F0309.

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston
File: 15/3/3/59/83

PROCLAMATION 73 OF 2018

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 Ravenswood Extension 84 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 NAMRU 89 CC (REGISTRATION NUMBER CK1989/033938/23) (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART 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 1088 OF THE FARM KLIPFONTEIN 83 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 Ravenswood Extension 84.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6034/2016.

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.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners 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 ENDOWMENT

The township owner shall, in terms of section 98(2) and (3) of the Town- planning and Townships Ordinance, 1986 pay a lump sum endowment to the Local Authority which amount shall be used by the Local Authority for the provision and maintenance of parks in or for the township.

Such endowment, is payable in terms of the provisions of section 81 of the said ordinance read with section 95 thereof prior to the issuing of the Section 82 certificate.

The abovementioned endowment can be offset by the provision of suitable open space via the submission of an SDP to the Area Manager: City Planning for each erf, showing the dedicated required open space as such.

1.7 ACCESS

- (a) Access to the township will be obtained via the proposed public road (cul-de-sac) over Ravenswood Extension 83 to the satisfaction of the Roads and Stormwater Department;
- (b) A 28m diameter turning circle facility must be allowed for at the end of the proposed cul-de-sac on Ravenswood Extension 83. This can either be incorporated in the layout plan of Ravenswood Extension 83 or Ravenswood Extension 84;
- (c) A 28m diameter turning circle facility must be allowed for at the end of Langkloof Street;
- (d) The turning circle must be indicated on the layout plan as "Public Road";
- (e) Access is also available from Langkloof Street and Hex River Street.

2. CONDITIONS OF TITLE

- 2.1 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.
- 2.1.1 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, when required by the local authority, : Provided that the local authority may dispense with any such servitude.
- 2.1.2 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.
- 2.1.3 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.
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CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0310

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 RAVENSWOOD EXTENSION 84 Township

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

This amendment is known as Ekurhuleni Amendment Scheme F0310.

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston
File: 15/3/3/59/84