

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE VAN
GAUTENG***

**Provincial Gazette
Provinsiale Koerant**
EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprijs: **R2.50**
Other countries • Buitelands: **R3.25**

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1821 OF 2019**CITY OF 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 City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares GLEN MARAIS EXTENSION 103 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 CHAR-TRADE 247 CC (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 207 (A PORTION OF PORTION 204) OF THE FARM RIETFONTEIN NO. 32 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- a) **NAME**
The name of the township shall be Glen Marais Extension 103.
- b) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan No. 2915/2014.
- c) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
 - (a) the following condition which only affect a road portion in the township area
 - B. Subject to a perpetual servitude for stormwater and other municipal purposes 3, 15 metres wide, parallel to and along the entire eastern boundary indicated by the line B C on Diagram SG No. A840/41 annexed to Deed of Transfer No. T7562/1941 as will more fully appear from Notarial Deed of Servitude No. 187/1969S dated 27th January 1969 and registered on 19th February 1969.
- d) **ACCESS**
 - (i) Access to the township shall be obtained from the proposed service road.
 - (ii) No ingress from Road K121 and Loam Road to the township and no egress to Road K121 and Loam Road from the township shall be allowed.
- e) **ENGINEERING SERVICES**
 - (i) The applicant shall be responsible for the installation and provision of internal engineering services. The township owner shall furthermore at his / her own cost carry out the road upgrades and improvements are required by the local authority and shall be to the satisfaction of the Local Authority. The township owner shall ensure that in constructing such road upgrades, the impact on the access to the shopping centre operating on Glen Marais Extension 85 township is minimised.
 - (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.
- f) **ACCEPTANCE AND DISPOSAL OF STORM WATER**
The Township owners shall arrange for the drainage of the township to fit in with that of the existing and planned 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. All additional stormwater as a result of the new development will be retained on the site up to the 1:25 year flood event and in accordance with the

guidelines of the Local Authority. All stormwater attenuation will be constructed by the township owner prior to the occupation of any building and in accordance with the requirements of the Local Authority.

g) PRECAUTIONARY MEASURES

The township owners at his own expense, make arrangements with the local authority in order to ensure that:

- (i) Water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- (ii) The recommendations as laid down in the geological report / soil report of the township are complied with and when required engineering certificates for the foundations of the structures are submitted.

h) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, servitude areas or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

i) REMOVAL OF LITTER

The township owners 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.

j) REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESKOM, Telkom or the local authority, the cost thereof shall be borne by the township owners.

k) CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE

The applicant shall at his own expense cause Erven 3496 and 3497 in the township to be consolidated.

2. 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

(a) 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 other boundary other than a street boundary and in the case of a panhandle, erf, an additional servitude for municipal purposes 2m wide across the 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 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.
- (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.

(b) ERVEN 3497

The erf is subject to a 6m x 3m servitude, as indicated on the general plan for the installation of an electrical mini-substation.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP044.2019 [15/3/7/G4x103]

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0658

The City of 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 Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of GLEN MARAIS EXTENSION 103 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0658 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP044.2019 [15/3/7/G4x103]

LOCAL AUTHORITY NOTICE 1822 OF 2019

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
CORRECTION NOTICE TERENURE EXTENSION 77

Local Authority Notice 664 of 2018 as placed in the Gauteng Provincial Gazette No 116, dated 25 April 2018, pertaining to the proclamation of the township of TERENURE EXTENSION 77 as an approved township, should be amended in the following manner:

Condition 2.1.1 (i) that currently reads:

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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.

should be amended to read:

2.1.1 (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along one boundary 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.