

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

**Provincial Gazette  
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***EXTRAORDINARY • BUITENGEWOON***

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1596 OF 2020****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 ERASMIA EXTENSION 15 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 TRANS-ACHT (EIENDOMS) BEPERK (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 111 OF THE FARM WITFONTEIN 15 I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Glen Erasmia Extension 15.

**1.2 DESIGN**

The township shall consist of erven as indicated on General Plan No. 2194/2009.

**1.3 ENDOWMENT**

Payable to the local authority: The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R 123 552.00 to the local authority. This money can be used for the purposes of upgrading any parks.

**1.4 STORMWATER DRAINAGE AND STREET CONSTRUCTION**

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tamacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority. Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

**1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, but excluding:

**1.5.1 The following servitudes which do not affect the township area due to its locality:**

- A. (a) Die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1723,5741 hektaar (waarvan die eiendom hiermee getransporteer deel uitmaak) is onderworpe aan 'n reg ten gunste van die VICTORIA FALLS AND TRANSVAAL POWER COMPANY LIMITED om elektrisiteit te vervoer oor hierdie eiendom soos meer ten volle sal blyk uit Notariële Akte Nr. 646/1928-S".

- (b) ONDERWORPE aan die reg aan die Elektrisiteitsvoorsienings-kommissie om elektrisiteit oor die gemelde eiendom te vervoer langs sodanige lyn as wat op die aangehegte Kaart Nr. A. 2944/69 aangedui word deur die figuur X<sup>1</sup> A<sup>1</sup> tesame met bykomende regte en soos meer ten volle sal blyk uit Notariële Akte Nr. 789/1959-S gedateer 29 Julie 1959.”
- (c) Die voormalige resterende gedeelte van die gemelde plaas groot as sodanig 1985.4234 morge, waarvan die eiendom hiermee getranspoteer deel uitmaak, is onderhewig aan ;n ondergrondse elektriese kabelroete 10 (tien) voet wyd ten gunste van die Regering van die Republiek van Suid-Afrika (in sy Spoorweë en Hawens Administrasie), tesame met sodanige bykomstige regte soos meer ten volle sal blyk uit Notariële Akte van Serwituut NR. 1071/1953-S gedateer 14 November 1953”.
- (d) Kragtens Notariële Akte Nr. 193/1965-S gedateer 22 Januarie 1965 is die voormalige resterende gedeelte van die gemelde plaas, groot as sodanig 1974.6104 morge, (hierna genoem die eiendom) (waarvan die eiendom hiermee getranspoteer deel uitmaak):
- (a) Onderhewig aan en geregtig tot 'n ooreenkoms betreffende waterverdeling met sekere Gedeelte D van die plaas Witfontein voormeld (hierna genoem die heersende eiendom), gehou kragtens Transportakte Nr. 907/1934, gedateer 1 Februarie 1934 in terme waarvan vanaf Maandagoggend om sesuur voormiddag in elke week die eienaar van die dienende eiendom geregtig sal wees om die water in die hiernavermelde watervoor te neem en sal die eienaar van die heersende eiendom geregtig wees om vanaf sesuur voormiddag Donderdagoggend tot sesuur voormiddag Sondagoggend in elke week die water in die gemelde voor te neem. Vir die oorblywende dag van elke week vanaf sesuur voormiddag Sondagoggend tot sesuur voormiddag Maandagoggend, sal die partye die water ongehinderd in die spruit laat vloei met die reg aan die eienaar van die dienende eiendom om na gelang van die toestand van die vlei, die water so af te keer dat dit of in die vlei of laer af in die spruit ingekeer word.
- (b) Ten einde die eienaar van die heersende eiendom in staat te stel om water vanaf die stuwal na haar eiendom te neem, verleen die eienaar van die dienende eiendom aan die eienaar van die heersende eiendom ;n serwituut van waterleiding langs die bestaande watervoor aangedui deur die lyn A-B op Kaart Nr. A.2905/53 geheg aan Notariële Akte Nr. 193/65-S en op Kaart Nr. A. 1772/67 geheg aan Transportakte Nr. 41848/1969 aangetoon deur die figuur a b. Die gemelde watervoor sal nie wyer as sy huidige wydte gemaak word, tensy die partye skriftelik andersins ooreenkom. Die bestaande afmetings van die gesementeerde gedeelte van die voor is 15<sup>1</sup>/<sub>2</sub> duim syd op die bodem, 19<sup>1</sup>/<sub>2</sub> duim wyd bo en 14 duim diep.
- (c) Elk van die partye sal verantwoordelik wees vir die instandhouding van een-helfte van die gemelde watervoor, te wete, die eienaar van die heersende eiendom vir helfte naaste aan haar eiendom geleë en die eienaar van die dienende eiendom en/of haar werknemers sal te alle tye toegang tot die betrokke voor hê om haar regte en verpligting uit te oefen. Die partye sal gesamentlik verantwoordelik wees vir die herstel en instandhouding van die bogenoemde stuwal, wanneer nodig.

- (d) Die partye wie se beurt aanbreek sal die sluise verander sodat die water vir haar eiendom aangewend word en die plig om die verandering aan te bring wanneer die beurt omruil, sal nie op die persoon rus wie se beurt dan verstreke is nie.”

1.5.2 The following servitude which affect Blaauwklippen Avenue only:

By virtue of Notarial Deed of Right of Way Servitude K2428/2013-S, dated 04-10-2012, the within mentioned property is subject to a right-of-way servitude 1,7226 Ha for access and services in favour of Ekurhuleni Metropolitan Municipality, which servitude is indicated by the figure A B C D E F G H J K L M N P Q R S T U V W on SG. No. 2655/2012, as will more fully appear from the said Notarial Deed.

1.6 CONDITIONS TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE

No Erf in the township shall be registered until a public road or right of way servitude has been established and constructed as extension from either Mulder Road or any other existing public road, in accordance with a service agreement.

1.7 PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangement with the Local Authority in order to ensure that the recommendations as laid down in the geotechnical report of the township be complied with and when required, Engineer Certificates for the foundations of the structures must be submitted.

1.8 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.

1.9 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.

1.10 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of Eskom, Telkom, Randwater or the Local Authority, the cost thereof shall be borne by the township owner.

1.11 PROPERTY OWNERS' ASSOCIATION

A property owners' association or similar collective body must be established in terms of Section 21 of the Companies Act whereas such association shall be responsible for the management of the security village in general.

- (ii) All relevant conditions should be incorporated into the constitution of the Section 21 Company to the satisfaction of the Local Authority.
- (iii) A copy of the constitution of the Section 21 Company must be submitted to the Local Authority before the approval of any site development plan or building plan.

1.12 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 Metropolitan Municipality, free of cost, who shall maintain these networks (except internal street lights).
- (iii) The Section 21 Company, will be responsible for the internal roads (including Storm water) and internal street lights (including electrical power usage).

These services will not to be taken over by the Local Authority.

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town Planning and Townships Ordinance, 1965.

### (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 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.
- (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.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP001.2021 [15/3/7/G3 x15]

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
KEMPTON PARK CUSTOMER CARE CENTRE  
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0705

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 ERASMIA EXTENSION 15 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, 5<sup>th</sup> Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0705 (previously Kempton Park Amendment Scheme 1989) 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 CP001.2021 [15/3/7/G3 x15]