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Provincial Gazette Provinsiale Koerant

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Vol: 27

PRETORIA
2 NOVEMBER 2021
2 NOVEMBER 2021

No: 379

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ISSN 1682-4520



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**LOCAL AUTHORITY NOTICE 1486 OF 2021**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Ravenswood Extension 60 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 INFINITI PROPERTIES PTY LTD REGISTRATION NUMBER 2018/074390/07 (HEREINAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF PART A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 921 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Ravenswood Extension 60.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 5297/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, except the following condition which affects Erf 889 and Trichardts Road only:

By Notarial Deed No. K1437/2020 dated 25 March 2020, the within-mentioned property is subject to a perpetual servitude area over Portion 921, being an area of land measuring 396 (THREE HUNDRED AND NINETY SIX) square meters, indicated by the figure ABCDA on Diagram S.G. No. 1840/2019 annexure hereto, to use and maintain such servitude area for the purpose of a cellular mast, in favour of DIAMOND DUO PROPERTIES 201 CC, as will more fully appear on reference to the said Notarial Deed.

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 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

1.6.1 The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.

1.6.2 Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (1.6.1) above.

1.7 ACCESS

Ingress to and egress from the township shall be from Trichardts Road to the satisfaction of the Roads and Stormwater Department.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 888 and 889 in the township to be consolidated within six months from declaration of the township as an approved township.

2. CONDITIONS OF TITLE

2.1 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.

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, if and 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.

NOTICE OF APPROVAL**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****EKURHULENI AMENDMENT SCHEME F0476**

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 adopted a town planning scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, relating to the same land as included in RAVENSWOOD EXTENSION 60 Township.

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

This amendment is known as Ekurhuleni Amendment Scheme F0476

Dr. Imogen Mashazi
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Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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Publications: Tel: (012) 748 6053, 748 6061, 748 6065

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