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LOCAL AUTHORITY NOTICE 356

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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 Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Glen Marais Extension 67 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY VILLA 44 VALENCIA (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANTS/TOWNSHIP OWNERS) 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 160 (A PORTION OF PORTION 139) OF THE FARM RIETFontein NO. 32 IR, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the Township shall be Glen Marais Extension 67.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan S.G. No. 5396/2003.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes except the following conditions:
 - a) That do not affect the erven in the township:
 - Condition 1 in Deed of Transfer T761/03
PORTION 57 of the said farm RIETFontein (whereof the property hereby transferred forms a portion) is entitled to the following conditions:

Geregtig tot die water uit die Suidelike Dame (met en benewens sekere gedeelte C van die gesegde Plaas Rietfontein 32, distrik KEMPTON PARK, groot 170,4627 hektaar, soos aangetoon op Kaart D.G. No. A565/16, welke gedeelte C op die 25ste dag van April 1917 getranspoteer is aan DAVID PETRUS ROUX onder Akte van Transport No. 3097/1917).
 - b) that do affect the erven in the township:
 - Condition 2 in Deed of Transfer T76001/03
The withinmentioned property is subject to a perpetual servitude for storm water and other municipal purposes 3,15 metres wide, situated parallel to and along the full Western boundary as indicated by the line AD on diagram S.G. No. 9271/2002, annexed hereto which servitude is registered under No. 83/70S, dated 22nd January 1970, which affects the road.
 - Condition 3 in Deed of Transfer T76001/03
The withinmentioned property is subject to a servitude for storm water purposes in favour of the Local Authority, 2 metres wide, situated parallel to and along the full line AB as indicated on diagram S.G. No. 9271/2002, annexed hereto, which affects the road.

- (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, when required by the local authority to do so.
- (5) **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.
- (6) **PRECAUTIONARY MEASURES**
The township owners shall at their own expense, make arrangements with the local authority in order to ensure that:
- (a) 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;
 - (b) trenches and excavations for foundations, pipes, cables or for any other purpose, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.
 - (c) the recommendations as laid down in the geological report / soil report of the township are complied with and, when required, engineer certificates for the foundations of the structures are submitted.
- (7) **REMOVAL OF LITTER**
The township owners shall at their 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.
- (8) **REPOSITIONING OF SERVICES**
If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owners.

3. **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.

- (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.
- (2) **ERF 2731**

Subject to a servitude for storm water purposes, 2m wide, in favour of the local authority, as indicated on the General Plan (as well as on diagram S.G. No. 9271/2002).

LOCAL AUTHORITY NOTICE 357**LOCAL AUTHORITY NOTICE DP5/2007
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1287**

The 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 Kempton Park Town Planning Scheme, 1987, comprising the same land as included in the township of Glen Marais Extension 67 township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Manager Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1287.

Acting Head, Kempton Park Customer Care Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13),
Kempton Park, 1620.
