

**THE PROVINCE OF
GAUTENG**



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 2074 OF 2018**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 133 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 540 PRETORIUS PROPERTIES PROPRIETARY LIMITED (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 60 OF THE FARM RIETFONTEIN 32, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Glen Marais Extension 133.

1.2 DESIGN

The township shall consist of erven and streets indicated on General Plan SG No 937/2018.

1.3 ENDOWMENT

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 R122 707,00 to the Local Authority. This money can be used for the purposes of upgrading any parks.

1.4 PRECAUTIONARY MEASURES

The township owner shall 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.

1.5 ACCESS

Access to the township shall be obtained from Mulder Road.

1.6 ENGINEERING SERVICES

The applicant shall enter into a Services Agreement with the Local Authority.

1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

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 network and storm water infrastructure in the vicinity and for all storm water running of or diverted from the road network 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 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 3531 and 3532 in the township to be consolidated.

1.11 FORMULATION AND DUTIES OF THE PROPERTY/HOME OWNER'S ASSOCIATION

(i) The township owner shall properly and legally constitute a Home Owner's Association (a company established in terms of Section 1(1) of the Companies Act, Act 71 of 2008) prior to or simultaneously with the sale of the first erf in the township.

(ii) The memorandum of association of the Non-Profit Company, or a universitas personarum, shall provide that:

- (a) each and every owner of an erf in the township shall become a member of the Home Owner's Association upon transfer to him of that erf;
- (b) the Home Owner's Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and/or any essential services;
- (c) the Home Owner's Association must be incorporated with the legal power to levy from each and every member of the Home Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member, and
- (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion to the Home Owner's Association.

1.12 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

EXCLUDING THE FOLLOWING SERVITUDES WHICH ONLY AFFECTS A ROAD IN THE TOWNSHIP:

1. Subject to a Servitude of Right of Way 6.30 (Six comma three nought) wide in favour of the General Public as represented by the Figure D E B C on Diagram SG No. A6080/1947 annexed to the said Deed of Transfer No. 38683/1948 and as will more fully appear from Notarial Deed No. 8621/1948S.

EXCLUDING THE FOLLOWING SERVITUDES WHICH DO NOT AFFECT THE TOWNSHIP AREA DUE TO ITS LOCATION:

2. Portion 57 (a portion whereof is hereby transferred) is entitled to the following Conditions:
"Geregtig tot die water uit die Suidelike Dam (met en benewens sekere gedeelte C van die gesegde plaas Rietfontein nr 21, distrik Germiston groot 170,4627 hektaar soos aangetoom op Kaart SG No A565/1916 welke Gedeelte C op die 25ste dag van April 1917 getranspoteer is aan DAVID PETRUS ROUX onder Akte van Transport T3097/1917."

B. 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.

ERVEN 3531 AND 3532

- (i) The erf is subject to a servitude, 2 metres wide along any two boundaries in favour of the Local Authority for sewerage and other municipal purposes and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the Local Authority: Provided that the Local Authority may relax or grant exemption from the required servitudes.
- (ii) No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres 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.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice: CP058.2018 [15/3/7/G4 X133]

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0524

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 133 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 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 K0524 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: CP058.2018 [15/3/7/G4 X133]

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