

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 281 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with the provisions of the Spatial Planning & Land Use management Act, Act 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Glen Marais Extension 134 Township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY GRIFFIN JD RUSTENBURG PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER 1999/003095/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 554 (A PORTION OF PORTION 15) OF THE FARM RIETFontein 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.**

**1. CONDITIONS OF ESTABLISHMENT****(1) NAME**

The name of the township shall be Glen Marais Extension 134.

**(2) DESIGN**

The township shall consist of erven and street as indicated on General Plan S.G. Plan No. 86/2017.

**(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

- (i) Excluding the following entitlement which will not be passed on to the erven in the township:

"1. The original Remaining Extent of Portion A of the said farm "Rietfontein" No. 286, Registration Division I.R., Province of Gauteng measuring as such 1205,8671 (One Two Nought Five Comma Eight Six Seven One) Hectares (comprised of portions "C" and "D" now forming portion of portion G of portion A of the said Farm held under Certificate of Amended Title No. 4882/1924, portion "E" measuring 17,1306 (Seventeen comma One Three Nought Six) Hectares, held under Deed of Transfer No. 3158/1919, and the remaining extent measuring as such 236,6626 (Two Hundred and Thirty Six comma Six Six Two Six) Hectares, held under Deed of Transfer 3708/1917 of which the aforesaid Holding as a portion is entitled to one half of the water coming out of the fountain (running from three sources) situate near the Western Boundary line of that portion of the property held under the said Certificate of Amended Title No 4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by the figure, a, F, b, G, e, o, p, u, t, O, and close to the Kaffir Dam namely the dam from which a furrow is led to the Windmill and the right to lead the water aforesaid by means of a water furrow on to the said original remaining extent of portion A, measuring as such 1205,8671 (One thousand two hundred and five comma eight six seven one) Hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of upkeep and repair."

- (ii) Excluding the following condition which affects Erf 3512 in the township only:
- “9. Subject to an endorsement in terms of Section 41(1) of the National Roads Act, 1998 (Act 7 of 1998) read together with Section 26 of the Expropriation Act, 1975 (Act No 63 of 1975) a portion of the written mentioned property, in extent 900 (Nine Hundred) square Metres was expropriated in favour of the South African National Roads Agency Limited (SANRAL) for Public purposes as more fully set out in Expropriation Notice and Expropriation Diagram filed with EX 72/2008, dated 29th May, 2008, reference Number 2/1/1/2/3/1.”
- (iii) Excluding the following condition which affects Erf 3512 in the township only:
- By virtue of Notarial Deed of Servitude No. K8667/2019S, the property is subject to a servitude, in perpetuity, in favour of Ekurhuleni Metropolitan Municipality for sewer purposes, 3,50 (Three Comma Five Zero) metres wide, the centre line of which servitude is indicated by the line A B on Diagram S.G. No. 8548/1998.
- (4) **PRECAUTIONARY MEASURES**  
The township owner shall at his own expense make arrangements with the local authority to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**  
(i) Access to the township shall be obtained at a pre-determined access point on Road 1132.  
(ii) No ingress from Road 1132 and Road P157-2 to the township and no egress to Road 1132 and Road P157-2 from the township shall be allowed except at the pre-determined access point.
- (6) **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 Local Council, free of cost, who shall maintain these networks (except internal street lights).
- (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.
- (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.
- (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.
- (10) **CONSOLIDATION OF ERVEN**  
The township owner shall at his own expense cause Erven 3511 and 3512 in the township to be consolidated within six months from declaration of the township as an approved township.

## 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.

(1) **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 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.
- (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.

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### **CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

#### **EKURHULENI AMENDMENT SCHEME K0389**

The Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby, in terms of the Section 125 (1) of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 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 134 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager Kempton Park Customer Care Centre, 5<sup>th</sup> Floor, Ekurhuleni Metropolitan Municipality, c/o CR Swart Drive and Pretoria Road, Kempton Park and are open for inspection at all reasonable times.

The amendment scheme is known as Ekurhuleni Amendment Scheme K0389 and shall come into operation on the date of this proclamation of this notice.

Imogen Mashazi  
City Manager  
Customer Care Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park





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Contact Centre Tel: 012-748 6200. eMail: [info.egazette@gpw.gov.za](mailto:info.egazette@gpw.gov.za)  
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