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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2108

**EKURHULENI METROPOLITAN MUNICIPALITY
(GERMISTON CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Germiston Customer Care Centre hereby declares Jupiter Extension 2 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Jupiter Extension 2.

(2) DESIGN

The township shall consist of erven and streets as indicated on S.G. No. 8128/1996.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation rights to minerals, but excluding the following rights which shall not be passed on to the erven in the township:

“(I) Portion F of the said farm Elandsfontein measuring 18 morgen 318 square roods as transferred under Deed of Transfer No. 3854/1917 dated 21st May, 1917, is subject to a right of way 50 feet wide as shown by the figure lettered a D b h on diagram S.G. No. A647/17 annexed to the said Deed of Transfer No. 3854/1917, in favour of the former remaining extent of portion of the said farm Elandsfontein, measuring as such 2070 morgen 243 square roods held under Deed of Transfer No. 7000/1909 dated 1st December, 1909, a portion whereof is hereby transferred), and further that the owner of the said Portion F and her successors in title shall at all times have the right to use the said right of way and to grant to any such party or parties as may acquire the said Portion F the right to use the same, and further that any owner of any portion of the said farm Elandsfontein shall at all times have the right to use the said right of way, provided, however, that neither Geldenhuis Estates and Gold Mining (Elandsfontein No. 1) Limited nor the owner of the said Portion F nor her successors in title, nor any other party, shall at any time have the right to close the said right of way.

(II) Portion J of the said farm Elandsfontein measuring 9 morgen 560 square roods transferred under Deed of Transfer No. 6708/1917 dated 29 August, 1917, is subject to rights of way 50 feet wide and shown by the figures A B b a and D C c d on diagram S.G. No. A 1193/17 annexed to the said Deed of Transfer No. 6708/1917 in favour of the former remaining extent of portion of the said farm Elandsfontein, measuring as such 2057 morgen 99 square roods held under Deed of Transfer No. 7000/1909, dated 1st December, 1909, (a portion whereof is hereby transferred), provided, however, that the owner of the said Portion J his successors in title, shall at all times have the right to use the said rights of way and to grant to any such party or parties as may acquire the said Portion J, the right to use the same, and further that any owner of any portion of the said

farm Elandsfontein shall at all times have the right to use the said rights of way, provided, however, that neither the Geldenhuis Estate Gold Mining Company (Elands-fontein No. 1) Limited nor the said owner of Portion J nor his successors in title, nor any other party, shall at any time have the right to close the said rights of way."

(4) ACCESS

No ingress from National Road N3 to the township and no egress to National Road N3 from the township shall be allowed.

(5) ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall arrange for the drainage of the township to fit in with that of Road N3 and for all storm water running off or being diverted from the road to be received and disposed of.

(6) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any municipal services, the cost thereof shall be borne by the township owner.

(7) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfill its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

(8) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 134 and 135 in the township to be consolidated.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE NATIONAL TRANSPORT COMMISSION IN TERMS OF THE NATIONAL ROADS ACT NO. 54 OF 1971.

Erven 134 and 135 shall be subject to the following condition:

Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N3.

(2) CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 25 OF 1965

(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 purposes subject to any damage done during the process of such sewerage mains and other works being made good by the local authority.
- (d) As this erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

(3) RAND WATER SERVITUDE

Erven 134 and 135 is subject to a servitude in favour of Rand Water as indicated on the General Plan.

P. Flusk, City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069, Germiston, 1400

LOCAL AUTHORITY NOTICE 2109

EKURHULENI METROPOLITAN MUNICIPALITY (GERMISTON CUSTOMER CARE CENTRE) EDENVALE TOWN PLANNING SCHEME 1985: AMENDMENT SCHEME 1107

The Ekurhuleni Metropolitan Municipality (Germiston Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1985, declares that it has approved an amendment scheme, being an amendment of the Kempton Park Town Planning Scheme 1985, comprising the same land as included in the township of Jupiter Extension 2 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, Private Bag X091, Marshalltown, 2107, as well as the Manager City Development, Ekurhuleni Metropolitan Municipality (Germiston Customer Care Centre), 1st Floor, 15 Queen Street, Germiston.

This amendment is known as Kempton Park Amendment Scheme 1107.

P. Flusk, City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069, Germiston, 1400