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# LOCAL AUTHORITY NOTICES

## LOCAL AUTHORITY NOTICE 678

### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Anderbolt Extension 119 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 SKYJACKS TAILIFTS PTY LTD (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 988 OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED:

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Anderbolt Extension 119.

##### 1.2 DESIGN

The township shall consist of erven and the street as indicated on the Surveyor General Plan S.G. No. 8662/2007.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any, including the reservation of rights to minerals.

##### 1.4 ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay to the local authority an endowment of R1 310 823.26 (not subject to VAT), which amount shall be used by the local authority for the construction of streets and / or stormwater drainage systems in or for the township.

Such endowment shall be payable in accordance with the provisions of Section 81 read with Section 95 of the aforesaid ordinance.

##### 1.5 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 within a period of six (6) months from the date of publication of this notice.

##### 1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

##### 1.7 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

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.

##### 1.8 ACCESS

- a. No ingress from Road PWV 15 to the township and no egress to Road PWV from the township shall be allowed.
- b. Ingress from and egress to the township shall be to the satisfaction of the Executive Director: Roads, Transport and Civil Work.

#### 1.9 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the Head of Department, Public Transport and Roads, Gauteng Provincial Government, as and when required to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority.

#### 1.10 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the proposed Road PWV 15 for all stormwater runoff or being diverted from the road to be received and disposed of.

#### 1.11 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY FOR SUBSTATION PURPOSES

The township owner shall within 6 months from the promulgation of the township, register a servitude for substation purposes over Erf 486 and / or 485, in favour of and to the satisfaction of the local authority.

### 2. CONDITIONS OF TITLE

The 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 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 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 the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

#### 2.2 Erf 484 shall in addition to the conditions contained in Paragraph 3.1, be subject to the following conditions:

- a. Except for any essential stormwater drainage structure, no building, structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established on the erf or under or below of the erf within a distance of 20m in respect of single storeyed structures and 30m in respect of multi storeyed structures from the boundary of the erf abutting on Road PWV 15.
- b. Ingress and egress to and from the township shall not be permitted along the boundary of the erf abutting on Road PWV 15.
- c. The erf shall be entitled to a right of way servitude, 8 metres wide, along the entire southern boundary of Erf 485, as indicated on the General Plan.

#### 2.3 Erf 485 shall in addition to the conditions contained in Paragraph 3.1, be subject to the following conditions:

- a. The erf is subject to a right of way servitude, 8 metres wide, along its southern boundary in favour of Erf 484, as indicated on the General Plan.
- b. The erf is subject to a right of way and for municipal purposes in favour of the local authority, as indicated by the figure efghjA1e on the General Plan.
- c. The erf is subject to a servitude for stormwater and other municipal purposes in favour of the local authority, as indicated by the figure abcd on the General Plan.

## **LOCAL AUTHORITY NOTICE 679**

### **EKURHULENI METROPOLITAN MUNICIPALITY**

#### **BOKSBURG AMENDMENT SCHEME 1564**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Anderbolt Extension 119.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1564.

Khaya Ngema  
City Manager  
Civic Centre, Cross Street, Germiston  
15/3/3/00/119