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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 45 OF 2024**

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK SUBSECTION
PROCLAMATION OF APPROVED TOWNSHIP IN TERMS OF SECTION 44 OF THE CITY OF
EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2019 FOR AN APPROVED TOWNSHIP
GLEN MARAIS EXTENSION 172 TOWNSHIP**

IT IS HEREBY DECLARED THAT IN TERMS OF THE PROVISIONS OF SECTION 44 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2019, THAT GLEN MARAIS EXTENSION 172 IS AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS AS SET OUT IN THE SCHEDULES HERETO.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY PJJ VAN VUUREN BELEGGINGS PROPRIETARY LIMITED REGISTRATION NUMBER 1983/009310/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 38 OF THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY - LAW, 2019. FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 838 (A PORTION OF PORTION 828) OF THE FARM RIETFONTEIN NO. 31 – IR, PREVIOUSLY KNOWN AS A PART OF HOLDING 9 POMONA ESTATES AGRICULTURAL, HOLDINGS, HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be **Glen Marais Extension 172**.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on **General Plan SG No. 1206/2023**.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing title conditions and servitudes, excluding
The following Entitlement/Rights will not be passed on to the erven in the Township:

Condition (a) in Deed of Transfer T170123/2007:

“(a) The original Remaining Extent of Portion A of the farm Rietfontein No. 286, Registration Division I.R., district Kempton Park, measuring as such 1205,8671 Hectares of which the aforesaid Holding is a portion (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 4882,1924, Portion E measuring 17,1306 Hectares under Deed of Transfer 3159/1919, and the remaining extent measuring as such 236,6626 Hectares, held under Deed of Transfer 3708/17, of which the aforesaid Holding is 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 Certificate of Amended Title 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 Dam, namely the dam from which a furrow is led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow, on the said original remaining extent of Portion A measuring as such 1205,8671 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.”.
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangements with the local authority in order 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**
Access to the township will be allowed from Tugela Street.
- (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 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.
- (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 delivered from the roads to be received and disposal of.
- (9) **CONSOLIDATION OF ERVEN**
The Township owner shall at his own expense cause Erven 3649 and 3650 in the township to be consolidated.
- (10) **REMOVAL OF LITTER**
The township owner shall at his own expense cause all litter within the township area removed to the satisfaction of the Local Authority, when required by the Local Authority to do so.

B. CONDITIONS OF TITLE

Subject to the following conditions imposed by the Local Authority in terms of the provisions of the Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-Law, 2019.

ERVEN 3649 AND 3650

- (i) The erf is subject to a servitude, 2m wide, in favour of the Local Authority for water services and other municipal purposes as indicated on the General Plan.
- (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 two metres thereof.
- (iii) The Local Authority shall be entitled to temporarily deposit 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 process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.

**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
CITY OF EKURHULENI AMENDMENT SCHEME: K0915C
GLEN MARAIS EXTENSION 172**

It is hereby notified in terms of the provisions of Section 44 of the City of Ekurhuleni Metropolitan Municipality Spatial Planning and Land Use Management By-law, 2019 that the City of Ekurhuleni Metropolitan Municipality has approved and hereby adopted the land development application for the amendment scheme with regard to the property(ies) in the township of **GLEN MARAIS EXTENSION 172**, being an amendment of the City of Ekurhuleni Land Use Scheme, 2021.

The approved Amendment Scheme documents will lie for inspection at the Manager: Town Planning, Kempton Park Sub Section of the City of Ekurhuleni Metropolitan Municipality, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park, during normal office hours.

This amendment is known as City of Ekurhuleni Amendment Scheme **K0915C** and shall come into operation on the date of publication of the notice.

(Notice No: CP024.2024)

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
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