

LOCAL AUTHORITY NOTICE 545 OF 2020

**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 ESTHER PARK EXTENSION 12 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 MAY BY PERINEN INVESTMENTS PROPRIETARY LIMITED (REGISTRATION NUMBER 2008/015899/07) (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 273 (A PORTION OF PORTION 26) OF THE FARM ZUURFONTEIN 33 REGISTRATION DIVISION IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Esther Park Extension 12.

1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan SG No 1997/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.3.1 But excluding the following conditions which do not affect the township area due to the locality thereof:

SUBJECT to a servitude to construct and maintain a railway line in favour of:

1. The following portions of the farm Modderfontein 35 I.R. Kempton Park:
 - (a) Remaining Extent of Portion 4 = 56.6147 hectares;
 - (b) Remaining Extent of farm = 764.7571 hectares;
 - (c) Remaining Extent of Portion 2 = 261.4995 hectares;
 - (d) Portion b of Portion 1 = 6.8609 hectares
 - (e) Remaining Extent of Portion a of Portion 1 = 145.6104 hectares;
2. The following portions of farm Klipfontein 12 I.R. Kempton Park:
 - (a) Portion of Portion = 124.3413 hectares;
 - (b) Portion of Portion = 198.8669 hectares;
 - (c) Portion of farm = 42.0586 hectares;
 - (d) Remaining Extent of portion = 433.2368 hectares;
 - (e) Portion of portion = 10.0771 hectares;
 - (f) Portion of farm = 153.5569 hectares;
 - (g) Portion C of portion = 108.5090 hectares;
 - (h) Remaining Extent of Portion 1 of Western Portion of Portion = 11.8915 hectares;
 - (i) Remaining Extent of Portion 10 of Western Portion of Portion = 22.7423 hectares;
 - (j) Portion 5 of Western Portion of Portion 30,8352 hectares;
 - (k) Portion 6 of Western Portion of Portion 30,8352 hectares;
 - (l) Remaining Extent of Portion 1 of middle portion of portion = 20,7417 hectares;
 - (m) Portion 3 of Western Portion of Portion = 42.8266 hectares;
 - (n) Portion a of Portion 10 of Western Portion of Portion = 8.0937 hectares;

- (o) Portion 7 of Western Portion of Portion = 30,8384 hectares;
 - (p) Portion b of Portion 8 of Western Portion of Portion = 8,5653 hectares;
 - (q) Portion 9 of Western Portion of Portion = 30.8352 hectares;
 - (r) Remaining Extent of Portion 4 of Western Portion of Portion = 20,5510 hectares;
 - (s) Portion 2 of Middle Portion of Portion = 59,8387 hectares;
 - (t) Portion C of Portion 8 of Western Portion of Portion = 6,8523 hectares;
 - (u) Remaining Extent of Portion 8 of Western Portion of Portion = 10.6690 hectares;
 - (v) Portion 4 of middle Portion of Portion = 59.8387 hectares;
 - (w) Portion of farm = 256.9596 hectares;
 - (x) Remaining Extent of Portion = 404.1775hectares;
 - (y) Portion a of Portion 4 of Western Portion of Portion = 10.2784 hectares;
 - (z) Portion a of Portion 8 of Western Portion of Portion = 8,5653 hectares;
 - (aa) Portion 2 of the Western Portion of Portion = 1.9058 hectares;
 - (bb) Portion a of Portion 1 of Western Portion of Portion = 27.1878 hectares;
 - (cc) Remaining Extent of Middle Portion of Portion = 64.1186 hectares
3. The following portions Zuurfontein 33 I.R. Kempton Park:
 - (a) Portion A of Portion = 64.1943 hectares;
 - (b) Portion of the farm = 7.3126 hectares;
 - (c) Portion 142 = 1.5691 hectares;
 - (d) Portion 141 (a Portion of Portion 122) = 4.4262 hectares; and
 4. Portion 1 of Portion C of farm Waterval 5 I.R. Johannesburg = 40.8190 hectares

Which servitude has ancillary rights. As will more fully appear from Notarial Deed K242/1963 dated 19 February 1960.

1.4 ACCESS

No ingress from Road PWV 3 to the township and no egress to Road PWV 3 from the township shall be allowed.

1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing and planned road and stormwater infrastructure in the vicinity and for all stormwater running off or diverted from the roads to be received and disposed of.

1.6 PRECAUTIONARY MEASURES

- (a) 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;
 - (ii) trenches and excavations for foundations, pipes, cables or for any other purpose, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained;
 - (iii) the recommendations as laid down in the geological report / soil report of the township are complied with and, when required, engineer certificates for the foundations of the structures are submitted.

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 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.

1.9 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owner.

1.10 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 2007, 2008, 2009, 2010, 2011 and 2012 in the township to be consolidated.

2. CONDITIONS OF TITLE

2.1 ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986.

(a) 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.

2.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED ON FIRST REGISTRATION OF THE ERVEN CONCERNED:

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:

ERVEN 2007 TO 2010 AND 2012 TO 2014

- (a) A servitude for an electrical overhead powerline, 12 (Twelve) metres wide and parallel to Plane Road must be registered over Erven 2007 to 2010 and 2012 to 2014 in favour of Eskom

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP007.2020

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0675

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 ESTHER PARK EXTENSION 12 Township.