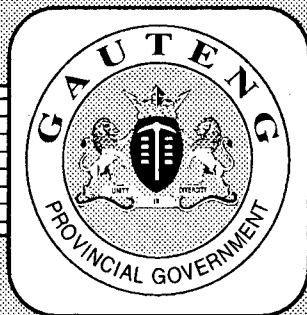


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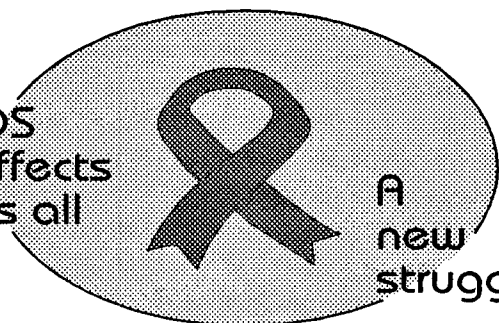
Vol. 9

PRETORIA, 3 DECEMBER
DESEMBER 2003

No. 529

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2535

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares La Montage Extension 7 Township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/128

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FEBPROPS INVESTMENTS (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 229 OF THE FARM THE WILLOWS NO. 340-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be La Montage Extension 7.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. A11271/1986.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the Expropriation numbered EX 644/1993, which does not affect the township area.

(5) LAND FOR MUNICIPAL PURPOSES

Erf 214 shall be transferred to the local authority by and at the expense of the township owner as a park within 6 months of the proclamation of the township or, alternatively, before transfer of any property, which ever happens first.

(6) ACCESS

No ingress from Provincial Road K145 to the township and no egress to Provincial Road K145 from the township shall be allowed.

(7) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 211 and 212 in the township to be consolidated.

(8) 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.

(9) RESTRICTION ON THE DISPOSAL OF ERF

The township owner shall not alienate Erf 213 to any person or body with legal individuality other than the local authority, before the township owner has informed the Town Clerk, in writing, of such intention, and has given him the first option for a period of 18 months, to buy the erf at a price that is not higher than the price at which it is the intention to alienate Erf 213 to any person or body with legal individuality.

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

(1) ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 2(5)

- (a) The erf is subject to a servitude, 2 m 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 2 m 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 2 m 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 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) **ERVEN 211 AND 212**

The erf is subject to a servitude for road purposes in favour of the local authority, as indicated on the general plan. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

LOCAL AUTHORITY NOTICE 2536

PRETORIA AMENDMENT SCHEME 1945

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Pretoria Town-planning Scheme 1974, comprising the same land as included in the township of La Montagne Extension 7.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Pretoria, and are open for inspection at all reasonable times

The amendment is known as Pretoria Amendment Scheme 1945.

GO 15/16/3/3H/1945

ID2287

IMPORTANT NOTICE

The
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NEW PARTICULARS ARE AS FOLLOWS:

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Pretoria

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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

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HENNIE MALAN

Director: Financial Management

Office of the Premier (Gauteng)

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