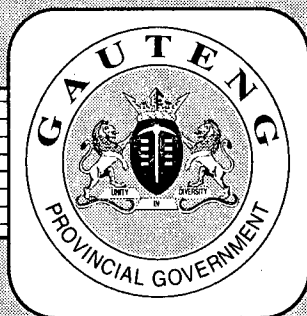


**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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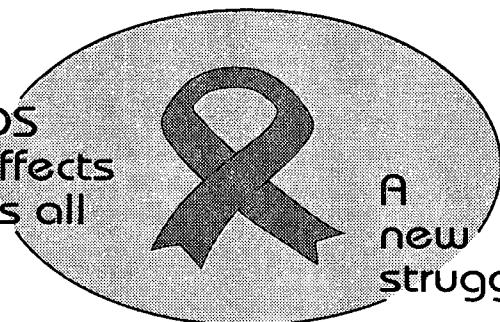
Vol. 10

**PRETORIA, 24 FEBRUARY 2004
FEBRUARIE**

No. 72

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

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GENERAL NOTICES

NOTICE 581 OF 2004

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 Montana Extension 51 Township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/3/63

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EFTYHIAS BOULEVARD (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 97 (A PORTION OF PORTION 9) OF THE FARM HARTEBEESTFONTEIN NO. 324, J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Montana Extension 51.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6786/1998.

(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) ENDOWMENT

The township owner shall, in terms of the provisions of section 63(1)(b) of the Town- planning and Townships Ordinance, 1965, pay a lump sum endowment of R135 000-00 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

(5) 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 servitude in favour of the City Council of Pretoria registered in terms of Notarial Deed of Servitude No. A1/90, which affects a street in the township only.

(6) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

(7) 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.

3. CONDITIONS OF TITLE

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

- (1) 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.
- (2) 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.
- (3) 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.

NOTICE 582 OF 2004**PRETORIA AMENDMENT SCHEME 8896**

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 Montana Extension 51.

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 8896.

DPLG 11/3/14/C/5 (8896)

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
 will be transferred to the
Government Printer in Pretoria
 as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

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 Mrs J. Wehmeyer Tel.: (012) 334-4753
 Fax.: (012) 323-9574

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.

*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

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