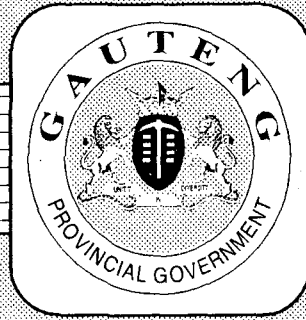


**THE PROVINCE OF  
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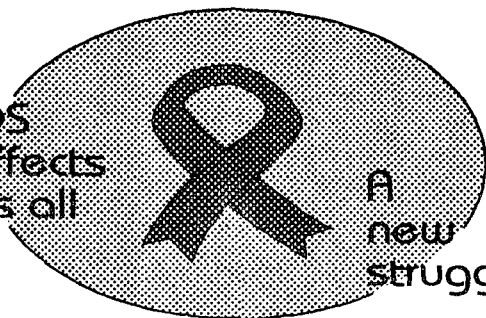
Vol. 11

PRETORIA, 14 JUNE  
JUNIE 2005

No. 256

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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HELPLINE**

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DEPARTMENT OF HEALTH



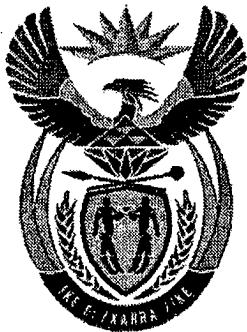
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## THE GOVERNMENT PRINTING WORKS

### PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA  
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**  
with effect from **3 May 2005.**

For enquiries and information:

**Mr M Z Montjane**  
Tel: (012) 334-4653  
Cell: 083 640 6121

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1324

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK SERVICE DELIVERY CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Service Delivery Centre hereby declares Terenure Extension 53 township to be an approved township subject of the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MARY GRACE SEW KHUNE VAN DER WALT (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 249 (A PORTION OF PORTION 18) OF THE FARM ZUURFONTEIN NO. 33 I.R. HAS BEEN GRANTED

#### A. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Terenure Extension 53.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 12453/2004.

(3) ENDOWMENT

Payable to the local authority:

The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R42 500,00 (Fourty Two Thousand Five Hundred Rand) to the local authority.

This money can be used for the purposes of upgrading any parks.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following conditions which does not affect the erven in the township:

"B. and subject further to the following conditions imposed by the Administrator as registered under K535/1978S, namely:

(1) Except with the written approval of the Administrator first had and obtained not more than one dwelling house which shall mean a house designed for use as a dwelling for a single family together with sush outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land.

(2) Except with the written approval of the Administrator first had and obtained the land shall be used for residential and agricultural purposes only."

(5) ACCESS

No ingress from Road P91-1 to the township and no egress to Road P91-1 from the township shall be allowed.

(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).

(iii) The Section 21 company, will be responsible for the maintenance of the internal roads (including stormwater) and the internal street lights (including electrical power usage).

(7) 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.

(8) **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.

(9) **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 stormwater infrastructure in the vicinity and for all stormwater running of or diverted from the roads to be received and disposed of.

(10) **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.

(11) **TRANSFER OF ERVEN**

Erf 1822 shall, at the cost of the township owner, be transferred to Terenure Extension 53 Home Owners Association prior to or simultaneously with the first transfer of any erf.

**B. CONDITIONS OF TITLE**

All 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.

(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, 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 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 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 1801 TO 1821**

(a) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a Member of the Home Owner's Association and be subject to its constitution until he/she ceases to be an owner as aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Home Owners' Association.

(b) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners' Association that the provisions of the Articles of the Association of the Home Owners' Association have been complied with.

(c) The term "Home Owners' Association" in the aforesaid conditions of title shall mean the home owners association of Terenure Extension 53 Home Owners Association (an Association incorporated in terms of Section 21 of the Companies Act, 1873 (Act No. 61 of 1973) as amended).

- (3) ERF 1822
- (a) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority.
- (b) Subject to a right-of-way servitude in favour of all the other erven in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

## PLAASLIKE BESTUURSKENNISGEWING 1324

### EKURHULENI METROPOLITAANSE MUNISIPALITEIT (KEMPTON PARK DIENSLEWERINGSENTRUM) VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringsentrum) hierby die dorp Terenure Uitbreiding 53 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

#### BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MARY GRACE SEW KHUNE VAN DER WALT (HIERNA DIE AANSOEKDOENERS / DORPSEIENAARS GENOEM) INGEVOLGE DIE BEPALINGS VAN GEDEELTES A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 249 ('N GEDEELTE VAN GEDEELTE 18) VAN DIE PLAAS ZUURFONTEIN NR. 33 I.R TOEGESTAAN IS.

#### A. STIGTINGSVOORWAARDES

- (1) NAAM  
Die naam van die dorp is Terenure Uitbreiding 53.
- (2) ONTWERP  
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 12453/2004.
- (3) BEGIFTIGING  
Betaalbaar aan die plaaslike bestuur:

Die dorpseienaar moet kragtens die bepalings van Artikel 81, asook Artikels 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R42 500,00 (Twee en Veertig Duisend Vyf Honderd Rand) betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die opgradering van enige parke.

- (4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES  
Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, maar uitgesonderd die volgende wat nie die erwe in die dorp beïnvloed nie:

"B. and subject further to the following conditions ompised by the Administrator as registered under K535/1978S, namely:

- (1) Except with the written approval of the Administrator first had and obtained not more than one dwelling house which shall mean a house designed for use as a dwelling for a single family together with sush outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land.
- (2) Except with the written approval of the Administrator first had and obtained the land shall be used for residential and agricultural purposes only."
- (5) TOEGANG  
Geen ingang vanaf Pad P91-1 tot die dorp en geen uitgang tot Pad P91-1 uit die dorp word toegelaat nie.

- (6) **INGENIEURSDIENSTE**
- (i) Die dorpsenaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste
- (ii) Sodra water, riool en elektrisiteit geïnstalleer is, sal sodanige netwerke verniet na die Munisipaliteit oorgedra word, wie hierdie netwerke in stand sal hou (uitgesluit interne straatligte).
- (iii) Die Artikel 21 Maatskappy sal verantwoordelik wees vir die instandhouding van die interne paaie (ingesluit stormwater) en die interne straatligte (ingesluit elektriese verbruik).
- (7) **VOORKOMENDE MAATREËLS**
- (i) Die dorpsenaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat die aanbeveling soos neergelê in die Geologiese Verslag van die dorp nagekom word, en wanneer nodig, Ingenieur Sertifikate indien vir die fondasies van die strukture.
- (8) **SLOPING VAN GEBOUE EN STRUKTURE**  
Die dorpsenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- (9) **ONTVANGS EN VERSORGING VAN STORMWATER**  
Die dorpsenaar moet die stormwaterdreinerings van die dorp so reël dat dit by die bestaande pad en stormwater infrastruktuur in die omgewing inpas en moet die stormwater wat van die pad afloop of afgelei word, ontvang en hanteer.
- (10) **VERWYDERING VAN ROMMEL**  
Die dorpsenaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.
- (11) **OORDRAG VAN ERWE**  
Erf 1822 moet, deur en op koste van die eienaar, oorgedra word na Terenure Extension 5381 Huisseienaarsvereniging voor of gelyktydig met die eerste oordrag van enige erf.

## B. TITELVOORWAARDES

Alle erwe is onderworpe aan die volgende voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (1) **ALLE ERWE**
- (a) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidinge en ander werke wat hy volgens goeie oordeel noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (2) **ERWE 1801 TOT 1821**
- (a) Die eienaar van 'n erf of enige onderverdeling of enige persoon wat 'n belang in 'n erf het, sal 'n lid word en bly van die Huisseienaars Vereniging, onderworpe aan die konstitusie daar gestel, totdat só persoon ophou om 'n eienaar te wees. Die erf of enige gedeelte daarvan sal nie oorgedra word aan enige persoon wat nie hom/haarself, ten genoë van die Vereniging, verbind tot 'n Lid van die Huisseienaars Vereniging nie.

- (b) Die eienaar van 'n erf of enige onderverdeling daarvan, of enige persoon wat 'n belang in die erf het, sal nie geregtig wees om die erf of enige onderverdeling daarvan of enige belang daarin, oor te dra sonder 'n Uitklaringstifikaat van die Huiseienaar Vereniging dat die voorwaardes van die Artikels van Vereniging van die Huiseienaars Vereniging, nagekom is nie.
  - (c) In die voornoemde voorwaardes van die Titel sal die term "Huiseienaars Vereniging" beteken Terenure Extension 53 Huiseienaarsvereniging ('n Vereniging soos ingelyf in terme van Artikel 21 van die Maatskappye Wet, 1973 (Wet 61 van 1973)) soos gewysig.
- (3) ERF 1822
- (a) Onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui om toegang vir alle plaaslike bestuur personeellede en voertuie te verseker om herstel aan of instandhouding van die water, riool en elektriese netwerke (uitgesluit straatligte) te doen nadat dit deur die plaaslike bestuur oorgeneem is.
  - (b) Onderworpe aan 'n reg-van-weg serwituut ten gunste van alle erwe in die dorp, soos aangedui op die Algemene Plan, om toegang te verseker vir alle inwoners tot 'n publieke pad.

### LOCAL AUTHORITY NOTICE 1325

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK SERVICE DELIVERY CENTRE)  
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1407

The 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 Kempton Park Town Planning Scheme, 1987, comprising the same land as included in the township of Terenure Extension 53 Township.

The Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Municipal Manager, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), Room B301, 3<sup>rd</sup> Level, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1407.

PM Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2<sup>nd</sup> Floor, EGSC Building, corner Cross and Rose Streets, Germiston, Private Bag X1069, Germiston, 1400.

### PLAASLIKE BESTUURSKENNISGEWING 1325

EKURHULENI METROPOLITAANSE MUNISIPALITEIT  
(KEMPTON PARK DIENSLEWERINGSENTRUM)  
KEMPTON PARK DORPSBEPLANNINGSKEMA 1987: WYSIGINGSKEMA 1407

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) verklaar hierby, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Kempton Park Dorpsbeplanningsskema, 1987, wat uit dieselfde grond as die dorp Terenure Uitbreiding 53 bestaan, goedgekeur het.

Die Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou by die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg en by die Munisipale Bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum), Kamer B301, 3de Vlak, Burgersentrum, h/v C R Swartrylaan en Pretoriaweg, Kempton Park.

Hierdie wysigingskema staan bekend as Kempton Park Wysigingskema 1407.

PM Maseko, Stadsbestuurder, Ekurhuleni Metropolitaanse Munisipaliteit, 2de Vloer, EGSC Gebou, hoek van Cross en Rosestrate, Germiston, Privaatsak X1069, Germiston, 1400

