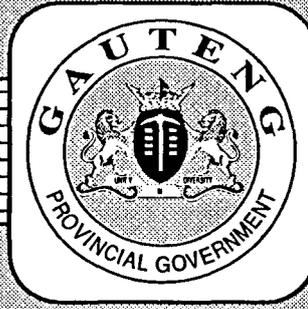


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

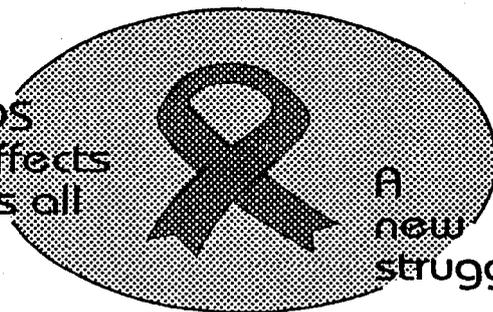
Vol. 12

**PRETORIA, 13 DECEMBER 2006
DESEMBER 2006**

No. 442

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



9771682452005

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3418

LOCAL AUTHORITY NOTICE 74/2006
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Terenure Extension 71 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ERF 30 TEREURE PHASE ONE C.C. (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 405 (A PORTION OF PORTION 404) OF THE FARM ZUURFONTEIN NO. 33 I.R. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Terenure Extension 71.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 5343/2006.

1.3 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 R54 400,00 (Fifty Four Thousand, Four hundred Rand) to the local authority. This money can be used for the purposes of upgrading any parks

1.4 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.

1.5 ACCESS

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

1.6 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 internal roads (including storm water) and the internal street lights (including electrical power usage).

1.7 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 storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

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1.8 PRECAUTIONARY MEASURES

- (a) The township owners 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 foundation, pipes, cables or for any other purposes, 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 recommendation 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.

1.9 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.

1.10 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.

1.11 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.

1.12 TRANSFER OF ERVEN

Erven 2203 to 2205 shall, at the cost of the township owner, be transferred to the Home Owners Association prior to or simultaneously with the first transfer of any erf.

CONDITIONS OF TITLE

2.1 The under mentioned erven shall be subject to the mentioned conditions, imposed by the local authority in terms of the provision of the Town Planning and Townships Ordinance, 1986.

(a) ERVEN 2179 - 2202

- (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.
- (iv) 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 Owners Association and be subject to its constitution until he/she ceases to be an owner of 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.
- (v) 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 Association of the Home Owners Association have been complied with.
- (vi) The term "Home Owners Association" in the aforesaid conditions of Title shall mean the Terenure Extension 71 Home Owners Association (An Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended).

(b) ERVEN 2203 – 2205

- (i) The erf is 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.
- (ii) The erf is subject to a servitude of right of way 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.

Acting Head, Kempton Park Customer Care Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13),
Kempton Park, 1620

LOCAL AUTHORITY NOTICE 3419

**LOCAL AUTHORITY NOTICE 75/2006
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1613**

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 71 Township.

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 Manager Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1613.

Acting Head, Kempton Park Customer Care Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13),
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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:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
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
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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

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GOVERNMENT GAZETTES

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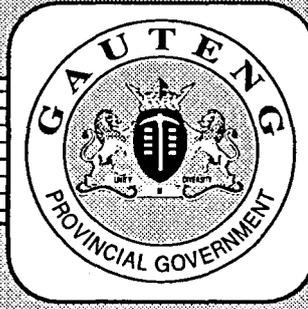
We look forward to your ongoing support

Contact Person: **Montjane M. Z. (Mr)**

Mobile Phone: 083-640 6121.

Telephone: (012) 334-4653.

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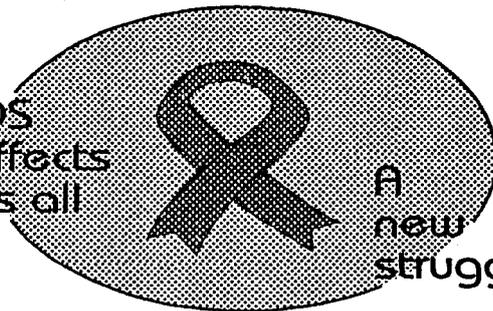
Vol. 12

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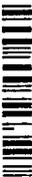


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