
CONTENTS-INHOUD*No.**Page
No. Gazette
 No.***LOCAL AUTHORITY NOTICE**

2256	Town-planning and Townships Ordinance (1511986): Kungwini Local Municipality: Declaration as an approved town- Ship: Boardwalk Extension 13....	3	249
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2256

KUNGWINI LOCAL MUNICIPALITY

DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Kungwini Local Municipality hereby declares Boardwalk Extension 13 to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY WALK ABOARD PROPERTIES (PROPRIETARY) LIMITED (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 162 (A PORTION OF PORTION 3) OF THE FARM TWEEFONTEIN 372-JR, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Boardwalk Extension 13.

(2) LAYOUT 1 DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 520012006.

(3) 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 and real lights, but excluding the following which do not affect the township due to the location thereof:

"8. *Portion 3 (a portion of Portion A) of the farm TWEEFONTEIN 372-JR, Transvaal, is subject to the following*

Subject to an Order of the Water Court (Supreme Court) North District 21, dated at Pretoria on the 22nd November, 1948 and the 27th June, 1949, as will more fully appear from Servitude 620A119495."

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing municipal services, the cost thereof shall be borne by the township applicant.

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office Plan, the cost thereof shall be borne by the township applicant.

(6) INSTALLATION OF SERVICES

(a) The township applicant shall install and provide internal engineering services in the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

- (b) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a services arbitration board, as the case may be.

(7) CONSOLIDATION OF ERVEN

The township owner shall at his own expense have erven 129 and 130 in the township notarially tiel or consolidated for which consolidation approval is hereby granted by the Kungwini Local Municipality in terms of section 92(2)(a) of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE

CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

- (a) All erven shall be made subject to the following conditions:
- (i) All erven are subject to a servitude, 2 metres 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 ert, an additional servitude for municipal purposes 2 metre wide across the access portion of the ert, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
 - (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 2 metres 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, **S**Ubject 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.

PERI-URBAN AREAS TOWN PLANNING SCHEME OF 1975

The Kungwini Local Municipality hereby declares that it has approved an amendment scheme, being an amendment to the Peri-Urban Areas Town Planning Scheme of 1975, comprising the same land as included in the township of Boardwalk Extension 13, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are filed with the Deputy Director-General: Gauteng Provincial Government: Department of Housing and Local Government, Marshalltown and the Town Secretary at Kungwini Local Municipality, POBox 40, Bronkhorstspuit, 1020 and are open for inspection at/all reasonable times,

The date this scheme will come into operation is 5 September 2007.

The amendment scheme is known as the Peri-Urban Areas Amendment Scheme K001 with Annexure K001 to the Scheme.
