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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 600

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 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Terenure Extension 74 Township to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WORTHY TRADE 163 (PTY) LTD. (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 NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 416 (PORTION OF PORTION 171) OF THE FARM ZUURFONTEIN 33-IR, HAS BEEN GRANTED

#### 1.1 NAME

The name of the township shall be Terenure Extension 74.

#### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S. G. No. 11682/2007

#### 1.3 ENDOWMENT

Payable to the local authority:

The township owner shall, in terms of the provisions of Section 81, as well as Section 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 except the following condition that only affects Erf 2467:and the street

1.B.1. "The condition that the Victoria Falls and Transvaal Power Company, Limited has the right to convey electricity over the property hereby transferred, together with ancillary rights and subject to the conditions as will more fully appear from Notarial Deed No. 542/46S registered on the 19 August 1946, and which servitude is indicated by the line g h on the annexed diagram L. G. No. A6456/64."

And the following condition that only affects the street

1.B.3 By Notarial Deed No. 127/65S dated the 22<sup>nd</sup> January 1965 and registered on the 8<sup>th</sup> of February 1965, the property hereby transferred is SUBJECT to a Servitude of aqueduct by means of pipelines in favour of RAND WATER BOARD, as will more fully appear from reference to the said Notarial Deed, and which servitude is indicated by figure aBCDef on the annexed Diagram L.G. No.A6456/1964

and the following conditions that do not effect the erven in the township:

- 1.A. "SPECIALLY SUBJECT and entitled to the provisions set forth in Notarial Deed No. 149/1913S re use of water and dam situate on the said portion "C" and portion "B" of the said farm measuring 84,3541 Hectares transferred in favour of JAN GEORGE DUVENHAGE under Deed of Transfer No. 1890/1913 on the 4<sup>th</sup> day of March, 1913."
- 1.B.5 "By Notarial Deed No. 686/65S dated 29<sup>th</sup> of April 1965 within property is subject to a servitude of Right of Way 15,74 metres wide, in favour of the Remaining Extent of Portion 154 of the within-mentioned farm, measuring as such 7,5890 Hectares held under Deed of Transfer No. 32179/58, as will more fully appear from said Notarial Deed and Diagram S. G. No. 3526/64 annexed hereto."

#### 1.5 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 road (including stormwater) and the internal street lights (including electrical power usage).

#### 1.6 ACCEPTABLE 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.

#### 1.7 PRECAUTIONARY MEASURES

- (a) The township owner 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 foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained;
- (iii) the recommendations as laid down in the geological report/soil report of the township are compiled and, when required, engineering certificates for the foundations of the structures are submitted.

#### 1.8 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.

#### 1.9 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 to do so.

**1.10 REPOSITIONING OF SERVICES**

If, by reason of 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.

**1.11 TRANSFER OF ERVEN**

Erf 2465 and 2466 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.

**1.12 FORMULATION AND DUTIES OF THE HOME OWNERS ASSOCIATION**

- (i) 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.
- ii) 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.
- (iii) The term "Home Owners Association" in the aforesaid conditions of Title shall mean the Terenure Extension 74 Home Owners Association (An Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended

**2. 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 provisions of the Town Planning and Townships Ordinance, 1986.

**2.1.1 ERVEN 2300 TO 2464**

- (i) 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, in 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 2 m 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.

- (vii) The erf is entitled to a right of way servitude for access to a public road across Erf 2465 as indicated on the General Plan.

### 3.1.2 ERF 2465

- (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 take over by the local authority.
- (ii) The erf is subject to a servitude of right-of-way in favour of all the applicable erven in the township and the local authority, as indicated on the general plan, to guarantee access to a public road to all the residents.

### 3.1.3 ERF 2467

- (i) The erf is subject to a servitude in favour of Eskom with a building restriction of 15,5 metres on each side of the centre line in terms of **Eskom Notarial Deed of Servitude S. G. Diagram 3168/1946**.

Blake Mossley-Lefatola , Acting City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069,  
Germiston, 1400  
Notice No DP32.2009

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**LOCAL AUTHORITY NOTICE 601****EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1811**

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 74 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 of Economic Development, Gauteng Provincial Government, 8<sup>th</sup> Floor, Corner House, 63 Fox Street, Johannesburg, 2000, as well as the Manager City Development, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5<sup>th</sup> Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1811.

Blake Mossley-Lefatola, Acting City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069  
Germiston, 1400  
Notice No DP 33.2009

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