

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

**Provincial Gazette  
Provinsiale Koerant**  
***EXTRAORDINARY • BUITENGEWOON***

Selling price • Verkoopprijs: **R2.50**  
Other countries • Buitelands: **R3.25**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS**

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**LOCAL AUTHORITY NOTICE 1245 OF 2019**

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares TERENCE EXTENSION 72 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY HOCOM PROPERTIES PROPRIETARY LIMITED (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 432 (A PORTION OF PORTION 18) OF THE FARM ZUURFONTEIN 33, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Terenure Extension 72.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on SG No. 4049/2018.

**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, which is still to be determined, 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.

**1.5 ENGINEERING SERVICES**

- (i) The applicant shall be responsible of 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 storm water) and the internal street lights (including electrical power usage).

**1.6 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.

## 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 are is drained property and that streets are sealed effectively with tar, cement or butimen;
  - (ii) trenches and excavations for foundations, 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 recommendations as laid down in the geological report / soil report of the township are complied with 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 by the local authority to do so.

## 1.10 REPOSITIONING OF SERVICES

If, by reasons of the establishment of the township, it should become necessary to reposition any existing services of ESKOM, Telkom or the local authority, the cost thereof shall be borne by the township owner.

## 1.11 TRANSFER OF ERVEN

Erf 2506 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 CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE

The applicant shall at his own expense cause Erf 2505 in the township to be notarially tied with proposed Erf 2509 of Terenure Extension 37.

## 1.13 FORMULATION AND DUTIES OF THE HOME OWNERS ASSOCIATION

- (i) Every owner of the erf, or 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 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 72 and 37 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 ERF 2505

- (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) The erf is entitled to a right of way servitude, for access to a public road, across Erf 2506 as indicated on the General Plan.
- (v) The erf is subject to a servitude of right of way in favour of Holding 8 Terenure Agricultural Holdings and the local authority, as indicated on the general plan, to guarantee access to a public road to all the residents.
- (vi) The erf is subject to a servitude, 3m wide, along the eastern boundary of the erf in favour of the local authority, as indicated on the general plan, for stormwater purposes.

## 2.2 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED / CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED

- (i) Erf 2506 is subject to a servitude for conveying of private engineering services (roads, storm water and street lights) and 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 taken over by the local authority.
- (ii) Erf 2506 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.
- (iii) Erf 2506 is subject to a servitude of right of way in favour of Holding 8 Terenure Agricultural Holdings and the local authority, as indicated on the general plan, to guarantee access to a public road to all the residents.
- (iv) No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:
- (v) Every owner of the property or of any subdivided portion thereof or any person who has an interest therein shall become and shall remain a member of the Property Owners Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the property 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 Property Owner's Association.
- (vi) The owner of the property or of any subdivided portion thereof or any person who has an interest therein, shall not be entitled to transfer the property or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Property Owners Association that the provisions of the Property Owners Association have been complied with.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
KEMPTON PARK CUSTOMER CARE CENTRE  
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0036

The City of 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 Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of TERENCE EXTENSION 72 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre, 5<sup>th</sup> Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0036 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP027.2019 [15/3/7/T6X72]