

**THE PROVINCE OF  
GAUTENG**



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**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

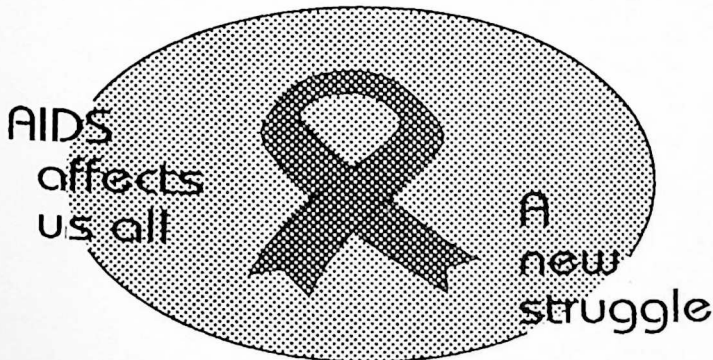
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Vol. 12

PRETORIA, 27 FEBRUARY 2006  
FEBRUARIE

No. 73

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



**Prevention is the cure**

**AIDS  
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DEPARTMENT OF HEALTH



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# LOCAL AUTHORITY NOTICES

## LOCAL AUTHORITY NOTICE 456

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK SERVICE DELIVERY 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 59 township to be an approved township subject to the conditions set out in the Schedule hereto.

### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PRESTPROPS 1233 BK (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 141 (A PORTION OF PORTION 18) OF THE FARM MOOIFONTEIN NO. 14 (REGISTRATION DIVISION IR), PROVINCE OF GAUTENG HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be Terenure Extension 59.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No. 6990/2005.

##### (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 R53 600 (Fifty Three Thousand Six Hundred Rand) to the local authority. This money can be used for the purposes of upgrading 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 township area:

"2a) All existing roads shall remain free and undisturbed from the use of the owners of the said Portion G (of which Holding No. 7 hereby transferred forms as part) and the owners of Portions A, B, C, D, E, F, G, H, J, K, L, M, N, 25 and the Remaining Extent of Portion of the said farm "MOOIFONTEIN" No. 20 measuring as such 7.0380 (seven decimal nought three eight nought) morgen, held under Deeds of Partition Transfer Nos. 20964/1939, 20965/1939, 20966/1939, 20967/1939, 20968/1939, 20969/1939, 20970/1939, 20971/2939, 20972/1939, 20973/1939, 20974/1939, 20975/1939, 20976/1939, 20977/1939, 20978/1939, 20979/1939, 20980/1939, 20981/1939, 20982/1939, 20983/1939, 20984/1939, 20985/1939, 20987/1939 and 20988/1939.

2.b) Entitled, together with the owners of the Portions E, F, H and 25 aforesaid, held under Deeds of Partition Transfer Nos. 20974/1939, 20975/1939, 20976/1939, 20977/1939, 20978/1939, 20979/1939, 20980/1939, 20981/1939 and 20987/1939 to the water rising in the fountain situate on the said portion 25, held under Title Deed of Partition Transfer No. 20987/1939, and the flowing into the dam on the said portion together with the right means of a water furrow for the purposes of irrigation.

2.c) The owners of the portion so entitled to the said water referred to in the preceding paragraph (b) shall be entitled to use the same during every successive period of 4 (four) weeks (commencing on Saturday) in the order hereinafter stated and during the following periods:-



- (i) Portion 25 from 6 p.m. on the first Saturday
- (ii) Portion "E" from 6 p.m. on the first Thursday till 6 p.m. on the second Saturday
- (iii) Portion "F" from 6 p.m. on the second Saturday till 6 p.m. on the third Saturday
- (iv) Portion "G" from 6 p.m. on the third Saturday till 6 p.m. on the fourth Saturday
- (v) Portion "H" from 6 p.m. on the fourth Saturday till 6 p.m. on the fifth Saturday

- 2.d(i) The owner of the said Portion "E", "F", "G" and "H" shall be jointly obliged to maintain in good order and repair and once every year clean the said furrow on their respective portions, every lower owner having the right of access over the portion of every upper owner for purposes of protecting his right to the water.
- 2.d(ii) The owners of portions "E", "F", "G" and "H" and 25 shall be jointly obliged to maintain in good order and repair and once every year clean the said dam.
- 2.d(iii) The owner of the portion 25 shall only be obliged to maintain in good order and repair and once a year clean such length of the said furrow as they may use and the remainder of the said furrow on portion 25 shall be maintained in good order and repair and so cleaned by the owners of portions "E", "F", "G" and "H".

(5) ACCESS

A line of no access except for the approved access road will be applicable on Bergrivier Drive.

(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 Authority, free of cost, who shall maintain these networks (except internal street light).
- (iii) The Section 21 company will be responsible for the maintenance of the internal roads (including storm water) and the internal streetlight (including electrical power usage).

(7) 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.

(8) 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 are complied with and, when required, engineer certificates for the local authority to do so.

(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.

(10) ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall arrange for the drainage of the township to fit in with that of the existing 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 off.

(11) TRANSFER OF ERVEN

Erf 2087 shall, at the cost of the township owner, be transferred to Soetverblyf Home Owners Association prior to or simultaneously with the first transfer of any erf.

2. 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
  - (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any other boundary 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 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 an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor 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 Home Owners Association.
  - (v) The owner of the erf or any subdivided portion thereof, or 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 provision of the Articles of the Association of the Home Owners Association have been complied with.
  - (vi) The term "Home Owners Association" in the aforesaid conditions of the Title shall mean the Soetverblyf Home Owners Association (an Association incorporated in terms of Section 21 Companies Act, 1973 (Act No. 61 of 1973) as amended).
- (2) ERF 2087
  - (i) 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 personal and vehicle in order to carry out repair and maintenance work to the water, sewage and electrical networks (excluding streetlights) after they have been taken over by the local authority.
  - (ii) Subject to a servitude of right-of-way in favour of all owners.

Acting Head, Kempton Park Customer Care, c/o C R Swart Avenue and Pretoria Road, (P O Box 2300),  
Kempton Park, 1620

## LOCAL AUTHORITY NOTICE 457

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK SERVICE DELIVERY CENTRE)  
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1482

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 59 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), 5<sup>th</sup> Level, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1482.

Acting Head, Kempton Park Customer Care, c/o C R Swart Avenue and Pretoria Road, (P O Box 2300), Kempton Park, 1620

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# IMPORTANT NOTICE

The  
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## NEW PARTICULARS ARE AS FOLLOWS:

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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  
before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

