

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 13

**PRETORIA, 4 OCTOBER
OKTOBER 2007**

No. 278

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2504

KUNGWINI LOCAL MUNICIPALITY

PERI-URBAN AMENDMENT SCHEME 605

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Kungwini Local Municipality has approved an amendment of the Peri-Urban Areas Town-Planning Scheme, 1975 comprising the same land as included in the township Boardwalk Extension 9.

Map 3 and scheme clauses of this amendment scheme are filed at the offices of the Kungwini Local Authority and are open for inspection during normal office hours.

This amendment is known as Peri-Urban Amendment Scheme 605.

(15/4/136/3/Boardwalk Extension 9)
September 2007

Acting Director: Service Delivery
(Notice No ____/2007)

KUNGWINI LOCAL MUNICIPALITY

DECLARATION OF BOARDWALK EXTENSION 9 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 the Township Boardwalk Extension 9 to be an approved township, subject to conditions as set out in the Schedule hereto.

(15/4/136/3/ Boardwalk Extension 9)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ROSS ATT 025 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 179 (A PORTION OF PORTION 166) OF THE FARM TWEEFONTEIN NO 372-JR HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF THE ORDINANCE 15 OF 1986)

1.1. NAME

The name of the township shall be Boardwalk Extension 9.

1.2. DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5583/2006.

1.3. 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.

1.4. REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.5. DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the Kungwini Local Municipality to do so, the township owner shall firstly apply to the local authority for permission to demolish all / any existing buildings and structures, and shall at his own expense cause to be demolished to the satisfaction of the Kungwini Local Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.6. REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the Kungwini Local Municipality, when required to do so by the Kungwini Local Municipality.

1.7. REMOVAL AND / OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and / or replace any existing power lines of Eskom as a result of the establishment of the township, the township owner will be responsible for contacting / liaising with Eskom to arrange for the removal / replacement of any existing power lines as well as the cost thereof.

1.8. REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the township owner will be responsible for contacting / liaising with Telkom to arrange for the removal / replacement of any Telkom services as well as the cost thereof.

1.9. RESTRICTION ON DISPOSAL/REGISTRATION AND REGISTRATION OF SERVITUDES

Erven 169 and 170 may not be registered or transferred unless the following servitudes are registered simultaneously.

2.9.1 A six (6) metre wide servitude for right of way and access and General services over erf 169 in favour of the Remaining extent of portion 166 of the farm Tweefontein No. 372 JR depicted on General Plan SG 5583/2006 – See servitude 1 thereon

2.9.2 An eight (8) metre wide services servitude over erf 170 in favour of The RAND WATER BOARD as depicted on General Plan SG No.5583/2006 – See Servitude note 2 thereon

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION AS INDICATED, LAID DOWN BY THE KUNGWINI LOCAL MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).

2.1. ALL ERVEN

(a) The erf shall be subject to a servitude, 2m wide, for municipal services (water, sewer, electricity and storm water) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

(b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m from it.

(c) The Kungwini Local Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Kungwini Local Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Kungwini Local Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.
