

***THE PROVINCE OF
GAUTENG***



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1621 OF 2020**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 37 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, REGISTRATION NUMBER 1999/004440/07 (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 438 (A PORTION OF PORTION 18) OF THE FARM ZUURFONTEIN 33 I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Terenure Extension 37.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG. No 3486/2019.

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 R101 453.00 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.

(i) Including the following servitude which affects Erven 2507 and 2508 and the road in the township:

(a) By virtue of Notarial Deed No. K07182/2017S dated 20 September 2017 within mentioned property is subject to a servitude for sewerage purposes in favour of the City of Ekurhuleni Metropolitan Municipality which servitude is 2 (two) metres wide and runs parallel to and along the full length of the Southern boundary line of the property.

(b) By Virtue of Notarial Deed of Servitude No. K2464/2020S dated 17 October 2019 the property is entitled to a right of way servitude for access purposes to a public road over Erven 2505 and 2506 Terenure Extension 72 Township as indicated by the figures B3 a D b c d e B4 B3 on General Plan Diagram S.G. Number 4049/2019 annexed thereto.

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 Authority, 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 stormwater) 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 stormwater infrastructure in the vicinity and for all stormwater 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 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 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 reason of the establishment of the township, it would 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 CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTREABLE

- (i) The applicant shall at his own expense cause Erven 2507 and 2508 in the township to be consolidated.

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 2507 AND 2508

- (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.

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

- (a) No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered:
- (i) Every owner of the property, 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 memorandum of incorporation until he/she ceases to be an owner of 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 Home Owners Association to become a member thereof.
 - (ii) The owner of the property or 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 Home Owners Association that the provisions of the Memorandum of Incorporation of the Home Owners Association have been complied with.
 - (iii) The term "Home Owners Association" in the aforesaid conditions of the Title shall mean TERENURE EXT 72 AND 37 NPC, Registration Number 2018/438281/08 an Association incorporated in terms of Section 14 of the Companies Act 71 of 2008 as amended.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 CP002.2021 [15/3/7/T6X37]

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY KEMPTON PARK CUSTOMER CARE CENTRE EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0500

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 TERENURE EXTENSION 37 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, 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0500 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 CP002.2021 [15/3/7/T6X37]

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