

*THE PROVINCE OF
GAUTENG*

*DIE PROVINSIE
GAUTENG*

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Vol. 14

**PRETORIA, 28 FEBRUARY 2008
FEBRUARIE**

No. 54

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LOCAL AUTHORITY NOTICES

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EKURHULENI METROPOLITAN MUNICIPALITY

BRAKPAN AMENDMENT SCHEME 547

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 Ekurhuleni Metropolitan Municipality: Brakpan Service Delivery Centre has approved an amendment scheme with regard to the land in the township of Sonneveld Extension 19, being an amendment of the Brakpan Town Planning Scheme, 1980.

Map 3 and the scheme clauses of this amendment scheme are filed with the Area Manager : Department of City Development: Brakpan Customer Care Centre; corner of Escombe Avenue and Elliot Road, Brakpan (E-Block) and are open to inspection during normal office hours.

This amendment is known as the Brakpan Amendment Scheme 547 and shall come into operation on the date of publication hereof.

Patrick Flusk
City Manager
Ekurhuleni Metropolitan Municipality

LOCAL AUTHORITY NOTICE 610

LOCAL AUTHORITY NOTICE No 9

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION OF SONNEVELD EXTENSION 19 AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality hereby declares the township Sonneveld Extension 19 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 SONNEVELD F4 DEVELOPMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE DEVELOPER) IN TERMS OF THE PROVISIONS OF SECTION C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP SITUATED ON PORTION 397 (A PORTION OF PORTION 7) OF THE FARM WITPOORTJIE NO. 117 - IR, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Sonneveld Extension 19.

(2) **DESIGN**

The township shall consist of erven as indicated on General Plan L.G. No 11175/2007.

(3) **OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES**

The township owner shall within such period as the local authority may determine, fulfil the obligation in respect of the provision of water, electricity and sanitary services and the installations of systems therefore, as well as the construction of the roads and storm-water drainage system as previously agreed upon between the township owner and the local authority.

(4) **REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost shall be borne by the township owner.

(5) **ACCESS**

Access must be provided to the satisfaction of the Local Authority.

(6) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

The storm water design for this development must also include the internal storm water runoff across, the between, the individual erven. The design must include identification of the necessary storm water routes, pipes, wall openings and channels which must be clearly written into the title deeds of the affected properties, or otherwise clearly enforced on the purchasers of individual erven and their successors in title. If a low point is created in the township, provision must be made to drain a 1:20 year flood to prevent flooding of the surrounding properties.

(7) **ENDOWMENT**

The township owner shall, in terms of provisions of Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986 pay an amount to be determined by the local authority, which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowment shall be payable in terms of the provisions of section 81 of the said Ordinance read with section 95 thereof.

(8) **SPECIAL CONDITIONS**

The township owner shall ensure that a legal body, a registered Section 21 company (Home Owners Association) as provided for in Chapter 7 of the Rationalization of Local Government Affairs Act, 1998 (Act no 10 of 1998), be

established who shall take transfer of erf 854 before any other erf in the township is transferred.

The said "Home Owners Association" shall in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the internal road described as erf 854.

The township owner shall ensure that a right of way servitude and a servitude for municipal services are registered over the whole of Erf 854.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN EXCLUDING ERF 854:

- (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 being made good by the local authority.
- (ii) Every registered owner of Erven 771 to 853 or portion thereof shall;
 - (a) be entitled to a right of way over Erf 854;
 - (b) shall be a member of the Home Owners Association;
- (iii) All erven shall be subject to the constitution of the Home Owners Association and shall pay all levies due to the Association.
- (iv) 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.
- (v) 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.
- (vi) No transfer shall be registered without a clearance certificate from the Association that all levies due to the Association has been paid.

- (vii) As this land is liable to subsidence, settlement, shocks and cracking whereby damage may be caused to buildings or structures erected thereon, the owner of the said land undertakes not at any time to require from the holder of mining title underlying, adjoining or adjacent to the said land or from the Inspector of Mines, that any protection to the surface of said land or to any buildings or structure whatever situated thereon shall be given in terms of Regulations, framed under the powers contained in the Minerals Act No 50 of 1995, or any amendment thereof, and accept all risk of damage to such surfaces, building or structure which may be caused by mining operations past present or future, either underneath said land or elsewhere.
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