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DEPARTMENT OF HEALTH

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 507 OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
DECLARATION AS APPROVED TOWNSHIP**

In terms of the provisions of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Beyers Park Extension 123 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 SUNFLOWER EAGLE PROPRIETARY LIMITED (REGISTRATION NUMBER 2018/212782/07) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1098 (A PORTION OF PORTION 100) OF THE FARM KLIPFONTEIN 83 IR HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

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

The name of the Township shall be Beyers Park Extension 123 Township.

**1.2 DESIGN**

The township shall consist of erven and the streets as indicated on the General Plan S.G. No. 1239/2021.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitudes, which only affect Michelson Road:

1. In terms of Notarial Deed of Servitude K 2525/1999S, dated 10<sup>th</sup> May 1999, the within mentioned property is subject to a servitude in favour of the Transitional Local Council of Boksburg for electrical and other municipal purposes, 1 meter wide as indicated by the line lettered AB diagram S.G. No. 8039/1998, being the centre line of the said servitude, as well more fully appear from the said Notarial Deed.

2. In terms of the Notarial Deed of Servitude K 1954/2002S, dated 28<sup>th</sup> March 2002, the within mentioned property is subject to a servitude in favour of the Transitional Local Council of Boksburg for municipal purposes over the property 1(one) meter wide as indicated by the line lettered ABC on Diagram S. G. No. 10521/2000, being the centre line of the said servitude.

**1.4 DEMOLITION OF BUILDINGS AND STRUCTURES**

The township owners shall at their 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, within a period of six (6) months from the publication of this notice.

**1.5 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 thereof shall be borne by the township owner.

**1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES**

(a) The Township owners shall within such period as the local authority may determine, fulfill their obligations in respect of the provision and the installation of engineering services as previously agreed upon between the township owner and the local authority; and.

(b) The Township owners shall obtain the approval from ERWAT in which it is confirmed that there is capacity at the relevant ERWAT purification plant.

(c) All internal water, sewerage and electrical networks will remain the responsibility of the Body Corporate / Home Owner's Association.

The Body Corporate / Home Owner's Association will be responsible for the maintenance of the internal roads (including storm-water) and the internal street lights (including electrical power usage).

- (d) The owners / developer is liable for the erection and maintenance of street name signs on the private road.

#### 1.7 ACCESS

Access to Erf 2116 shall be from Michelson Street and Access to Erf 2117 shall be from Klip Street, to the satisfaction of the Roads and Storm Water Department.

The proposed Right-of-Way servitude over Holding 25 Westwood Agricultural Holdings must be registered prior to the proclamation of the Township.

## 2. CONDITIONS OF TITLE

2.1 SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986

### 2.1.1 ALL ERVEN

- (a) 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.

- (b) 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.

- (c) 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.

### 2.1.2 ERF 2116

- (a) Subject to an Attenuation Pond Servitude in favour of Erf 2117 Beyers Park Extension 123 Township as indicated by the figure ghjklm100g on General Plan S. G. No. 1239/2021. Both Erven 2116 and 2117 Byers Park Extension 123 Township will be equally responsible for the maintenance of the Attenuation Pond Servitude.

### 2.1.3 ERF 2117

- (a) Entitled to an Attenuation Pond Servitude over Erf 2116 Beyers Park Extension 123 Township, as indicated by the figure ghjklm100g on General Plan S. G. No. 1239/2021. Both Erven 2116 and 2117 Byers Park Extension 123 Township will be equally responsible for the maintenance of the Attenuation Pond Servitude.

- (b) Subject to a Right of Way Servitude in favour of the Local Authority for access and municipal purposes and for access in favour of the general public, as will more fully appear by the figure AbcdefA on General Plan S. G. No. 1239/2021.

## CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

### CITY OF EKURHULENI AMENDMENT SCHEME F0455C

The City of Ekurhuleni Metropolitan Municipality (Boksburg 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 City of Ekurhuleni Land Use Scheme 2021, comprising the same land as included in the Township of BEYERS PARK EXTENSION 123 Township

All relevant information is filed with the Area Manager: City Planning Department: Boksburg Customer Care Centre, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardt Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This Amendment Scheme is known as City of Ekurhuleni Amendment Scheme F0455C. (Previously known as Ekurhuleni Amendment Scheme F0455).

Dr. Imogen Mashazi  
City Manager  
Civic Centre, Cross Street, Germiston.







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