



# **NORTH WEST NOORDWES**

**EXTRAORDINARY • BUITENGEWOON**

**PROVINCIAL GAZETTE  
PROVINSIALE KOERANT**

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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 169 OF 2022****MADIBENG LOCAL MUNICIPALITY****DECLARATION AS AN APPROVED TOWNSHIP: SONDELA**

**IN TERMS OF THE PROVISIONS OF SECTION 103 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), THE MADIBENG LOCAL MUNICIPALITY HEREBY DECLARES SONDELA TO BE AN APPROVED TOWNSHIP, SUBJECT TO THE CONDITIONS SET OUT IN THE SCHEDULE HERETO.**

**SCHEDULE**

**STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY DUNFORD PROPERTIES (PTY) LTD NO. 2015/441717/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT), ACCORDING TO THE PROVISIONS OF PART 3 CHAPTER C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 25 OF THE FARM RIETFontein No. 485, REGISTRATION DIVISION JQ, NORTH WEST PROVINCE HAS BEEN GRANTED**

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

The name of the township shall be **Sondela**.

**1.2 DESIGN**

The township shall consist of erven, and streets as indicated on General Plan SG No. 2116/2014.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject and where applicable, entitled to existing conditions and servitudes described in Deed of Transfer T 77147/2013, if any, but excluding:

The following condition shall not be transferred to the individual erven in the township:

“(a) Met het recht tot water, zoals door ANDRIES STEPHANUS DU PREEZ, gehouden onder voormeld Transport, in het watervoor lopende over het gedeelte hiermede getransporteerd ten zuido van de spruit, en komende van het resterend gedeelte van gedeelte der gezegde plaats Rietfontein, als zulks groot synde 342,3680 hektaar, zoals tans gehouden onder Certificaten van Verdelings Titel Nos. 7422/1922 en 7423/1922 en gedeelten ‘M’ en ‘X’ van gemelde plaats respektievelik groot 231,5562 hektaar en 9222 vierkante meter, zoals gehouden onder Certificaten van Verdelings Titel Nos 7410/1922 respektievelik; en onderworpen aan recht van watervoor zoals aangemerkt op kaart aan gemelde transport Nr. 6246/1913, gehecht.”

**1.4 CONSTITUTION OF A HOME OWNERS’ ASSOCIATION**

(a) A Home Owner’s Association shall properly and legally be constituted to the satisfaction of the local authority before the transfer of the first erf.

- (b) Each and every owner of Erven 1 up to and including 2 (or subsequently consolidated erf) shall become members of the Home Owner's Association and be subjected to the Memorandum of Articles of Association upon transfer of the erf until such owner ceases to be owner of the erf.
- (c) The Home Owner's Association shall have full legal power to levy, from each and every member, the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (d) The local authority shall not be liable for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services in the township.

#### **1.5 RE-LOCATION AND/OR REMOVAL OF TELKOM SERVICES**

Should Telkom services be affected in any way by the development, the removal or re-location of such services shall be done by and at the expense of the applicant.

## **2. CONDITIONS OF TITLE**

### **CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986**

#### **2.1 ALL ERVEN**

- (a) The erf is subject to a servitude, 2 m 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 2 m wide across the access portion of the erf, is and when required by the local authority: Provided that the local authority may dispense with any servitude by the consideration of building plans.
- (b) No other 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 2 m 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 by the local authority.

#### **M MMOPE, ACTING MUNICIPAL MANAGER**

Municipal Offices, 53 Van Velden Street, Brits, P.O.Box 106, Brits, 0250

(Notice No. 02/2022)

(Reference Number: 13/1/6/1/9/1)

**MADIBENG LOCAL MUNICIPALITY**  
**HARTBEESPOORT AMENDMENT SCHEME 464**

Notice is hereby given in terms of Section 125 (1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 Of 1986), that the Madibeng Local Municipality has approved an amendment scheme being an amendment of the Hartbeespoort Town Planning Scheme, 1993, comprising the same land as included in the township **Sondela**.

Map 3 and the scheme clauses of the amendment scheme are filed at the offices of the Madibeng Local Municipality and are available for inspection at all reasonable times.

This amendment is known as **Hartbeespoort Amendment Scheme 464** and shall come into operation on the date of publication of this notice.

**M MMOPE, ACTING MUNICIPAL MANAGER**

Municipal Offices, 53 Van Velden Street, Brits, P.O.Box 106, Brits, 0250

(Notice No. 03/2022)

(Reference Number: 13/1/5/1/2/27)





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