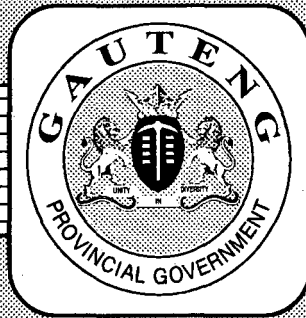


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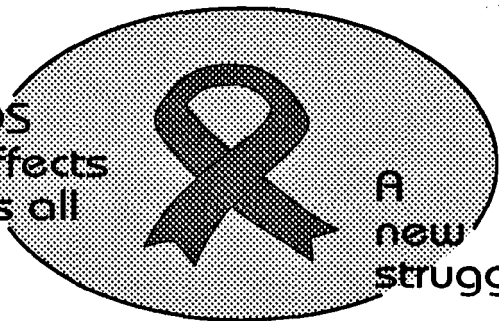
Vol. 8

PRETORIA, 15 OCTOBER 2002
OKTOBER

No. 346

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1598

**EKURHULENI METROPOLITAN MUNICIPALITY
[BRAKPAN SERVICE DELIVERY CENTRE]
PROPOSED SONNEVELD EXTENSION 9 TOWNSHIP
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of Section 111 (1) of the Town-planning and Townships Ordinance, 1986, (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality (Brakpan Service Delivery Centre) hereby declares **SONNEVELD EXTENSION 9 TOWNSHIP** as an approved township, subject to the conditions set out in the annexure attached hereto.

SCHEDULE:

CONDITIONS UNDER WHICH THE APPLICATION MADE BY the **EKURHULENI METROPOLITAN MUNICIPALITY (BRAKPAN SERVICE DELIVERY CENTRE)** (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER IV OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 220 OF THE FARM WITPOORTJIE No.117-I.R.

1. CONDITIONS OF ESTABLISHMENT

1. **NAME**

The name of the township shall be Sonneveld Extension 9.

(2) **DESIGN**

The township shall consist of the erven and the streets as indicated on General Plan SG No. 314/2002.

(3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be subject to existing title conditions and servitudes, if any, including the reservation of rights to minerals.

(4) **ENDOWMENT**

The township owner shall, in terms of provisions of Section 98(2) and (3) of the Town-planning and Townships Ordinance, 1986, pay as endowments to the local authority 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 as well as for the provision of bulk services.

Such endowments shall be payable in terms of the provisions of Section 81 of the said ordinance read with Section 95 thereof.

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

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services and the installation 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.

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

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

(7) **ACCESS**

Ingress to and egress from the Township shall be provided to the satisfaction of the local authority.

2. **CONDITIONS OF TITLE**

THE ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.

(1) **ERVEN 225 TO 247**

- (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 as 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 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 aforesaid purpose of the construction, maintenance or removal of such sewerage mains and other works being good by the local authority.

- (d) Every owner of an erf or any sub-division or consolidation thereof or any interest therein shall become and shall remain a member of the Sonneveld HOME OWNERS ASSOCIATION (association incorporated under Section 21 of Act 61 of 1973) (the association) and be subject to its memorandum and articles of association until he ceases to be an owner as aforesaid. The erf shall not be transferred to any person who has not become a member of the association.

(2) **ALL ERVEN**

As the land on which the township has been established forms part of land which 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 the 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 1991, 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.

**FOR HEAD: BRAKPAN SERVICE DELIVERY CENTRE
P.O. BOX 15, BRAKPAN 1540**

PLAASLIKE BESTUURSKENNISGEWING 1598**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(BRAKPAN DIENSLEWERINGSENTRUM)
VOORGESTELDE DORP SONNEVELD UITBREIDING 9
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge die bepalings van artikel 111 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Brakpan Diensleweringssentrum) hierby die dorp **SONNEVELD UITBREIDING 9**, tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE:

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE **EKURHULENI METROPOLITAANSE MUNISIPALITEIT (BRAKPAN DIENSLEWERINGSENTRUM)** (HIERNA VERWYS AS DIE DORPSEIENAAR) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986) OM TOESTEMMING OM 'N DORP OP DIE RESTANT VAN GEDEELTE 220 VAN DIE PLAAS WITPOORTJE 117-I.R., GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) **NAAM**
Die naam van die dorp is Sonneveld Uitbreiding 9.
- (2) **ONTWERP**
Die dorp bestaan uit erwe en die strate soos aangedui op Algemene Plan SG No. 314/2002.
- (3) **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**
Alle erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale.
- (4) **BEGIFTIGING**
Die dorpseienaar moet kragtens die bepalings van Artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, aan die plaaslike bestuur as begiftiging 'n bedrag soos bepaal deur die plaaslike bestuur betaal - welke bedrag deur die plaaslike bestuur vir die voorsiening van grond vir parke en/of openbare oop-ruimtes in of vir die dorp sowel as vir die voorsiening van grootmaat-dienste aangewend moet word.

Sodanige begiftigings is betaalbaar ingevolge die bepalings van Artikel 81 van die gemelde Ordonnansie saamgelees met Artikel 95 daarvan.

- (5) **VERPLIGTING TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE**
 Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit, sanitêre dienste en die installing van stelsels daarvoor, asook die bou van die stormwaterdreineringsstelsel nakom soos vooraf tussen die dorpseienaar en die plaaslike bestuur ooreengekom.
- (6) **VERSKUIVING OF VERVANGING VAN MUNISIPALE DIENSTE**
 Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.
- (7) **TOEGANG**
 Ingang na en uitgang van die dorp moet voorsien word tot bevrediging van die plaaslike bestuur.

2. TITELVOORWAARDES

DIE ERWE SAL ONDERWORPE WEES AAN DIE VOLGENDE VOORWAARDES OPGELÊ DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986:-

- (1) **ERWE 225 TOT 247**
- (a) Die erf is onderworpe aan 'n serwituut, 2 m wyd, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m wyd oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur skriftelik van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aangleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2. ELKE EIENAAR VAN 'N ERF OF 'N ONDERVERDELING OF KONSOLIDASIE DAARVAN OF ENIGE BELANG DAARIN SAL LID WORD EN BLY VAN DIE SONNEVELD HUISEIENAARSVERENIGING ('N VERENIGING INGELYF ONDER ARTIKEL 21 VAN WET 61 VAN 1973) (DIE VERENIGING) EN ONDERWORPE WEES AAN SY MEMORANDUM EN AKTE VAN OPRIGTING TOTDAT JY OPHOU OM 'N EIENAAR TE WEES SOOS VOORGEMELD. DIE ERF SAL NIE GETRANSPORTEER WORD AAN ENIGE PERSOON WAT NIE LID VAN DIE VERENIGING GEWORD HET NIE.

(2) **ALLE ERWE**

Aangesien die grond waarop hierdie dorp gestig word deel vorm van grond wat onderhewig is aan versakking, vassakking, skok en krake wat skade mag veroorsaak aan geboue en strukture daarop opgerig, onderneem die eienaar om nie te enige tyd te vereis van die houer van die myntitel, onderliggend, aanliggend of aangrensend aan die gemelde grond, of van die Myn-inspekteur, dat enige beskerming aan die oppervlakte van die gemelde grond of aan enige gebou of struktuur hoegenaamd geleë daarop, verleen word ingevolge die regulasies uitgevaardig kragtens die bevoegdheid vervat in die Mineralewet Nr. 50 van 1991, of enige wysiging daarvan, en aanvaar alle risiko en skade aan sodanige oppervlak, gebou of struktuur wat mag veroorsaak word deur mynbedrywighede in die verlede, hede of toekoms, hetsy onder die gemelde grond of êrens anders.

**Nms HOOF: BRAKPAN DIENSLEWERINGSENTRUM
P.O. BOX 15, BRAKPAN 1540**

LOCAL AUTHORITY NOTICE 1599**EKURHULENI METROPOLITAN MUNICIPALITY
BRAKPAN AMENDMENT SCHEME 360**

The Ekurhuleni Metropolitan Municipality (Brakpan Service Delivery Centre) hereby in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment of the Brakpan Town Planning Scheme, 1980, relating to the land included in **Sonneveld Extension 9 Township**. A copy of the said amendment scheme as adopted is open for inspection at all reasonable times at the office of the Chief Town Planner, Brakpan and the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment scheme is known as Brakpan Amendment Scheme 360.

PAUL MQESHI MASEKO CITY MANAGER
CIVIC CENTRE BRAKPAN

NOTICE No. 19/2002

PLAASLIKE BESTUURSKENNISGEWING 1599**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
BRAKPAN WYSIGINGSKEMA 360**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Brakpan Diensleweringssentrum) verklaar hiermee ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysiging van die Brakpan Dorpsbeplanningskema, 1980, wat betrekking het op die grond ingesluit in die dorp **Sonneveld Uitbreiding 9**, aanvaar het. 'n Afskrif van die gemelde wysigingskema soos aanvaar, lê te all redelike tye ter insae in die kantoor van die Hoofstadsbeplanner, Brakpan en die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg. Die gemelde wysigingskema staan bekend as Brakpan Wysigingskema 360.

PAUL MQESHI MASEKO STADSBESTUURDER
BURGERSENTRUM BRAKPAN

KENNISGEWING Nr. 19/2002

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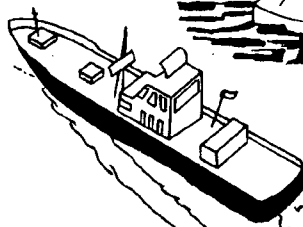
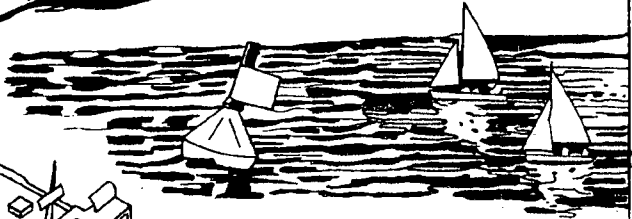
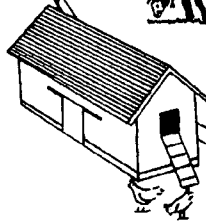
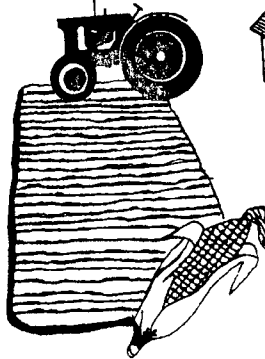
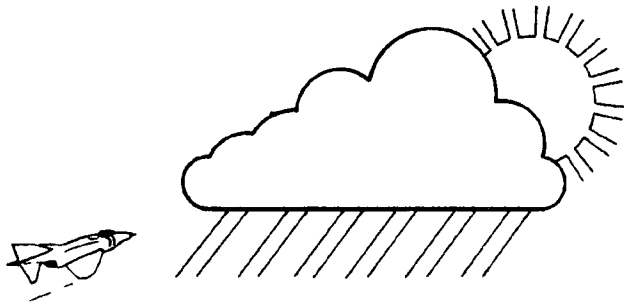
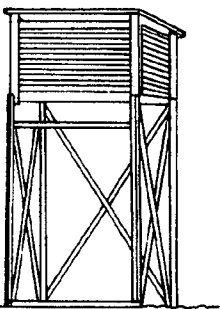
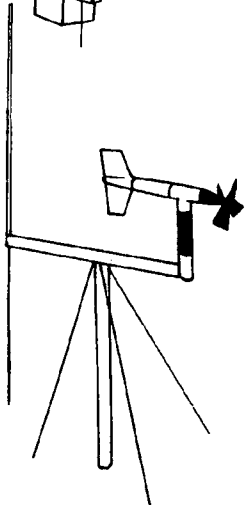
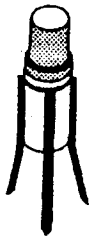
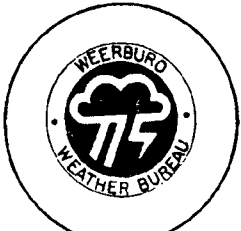
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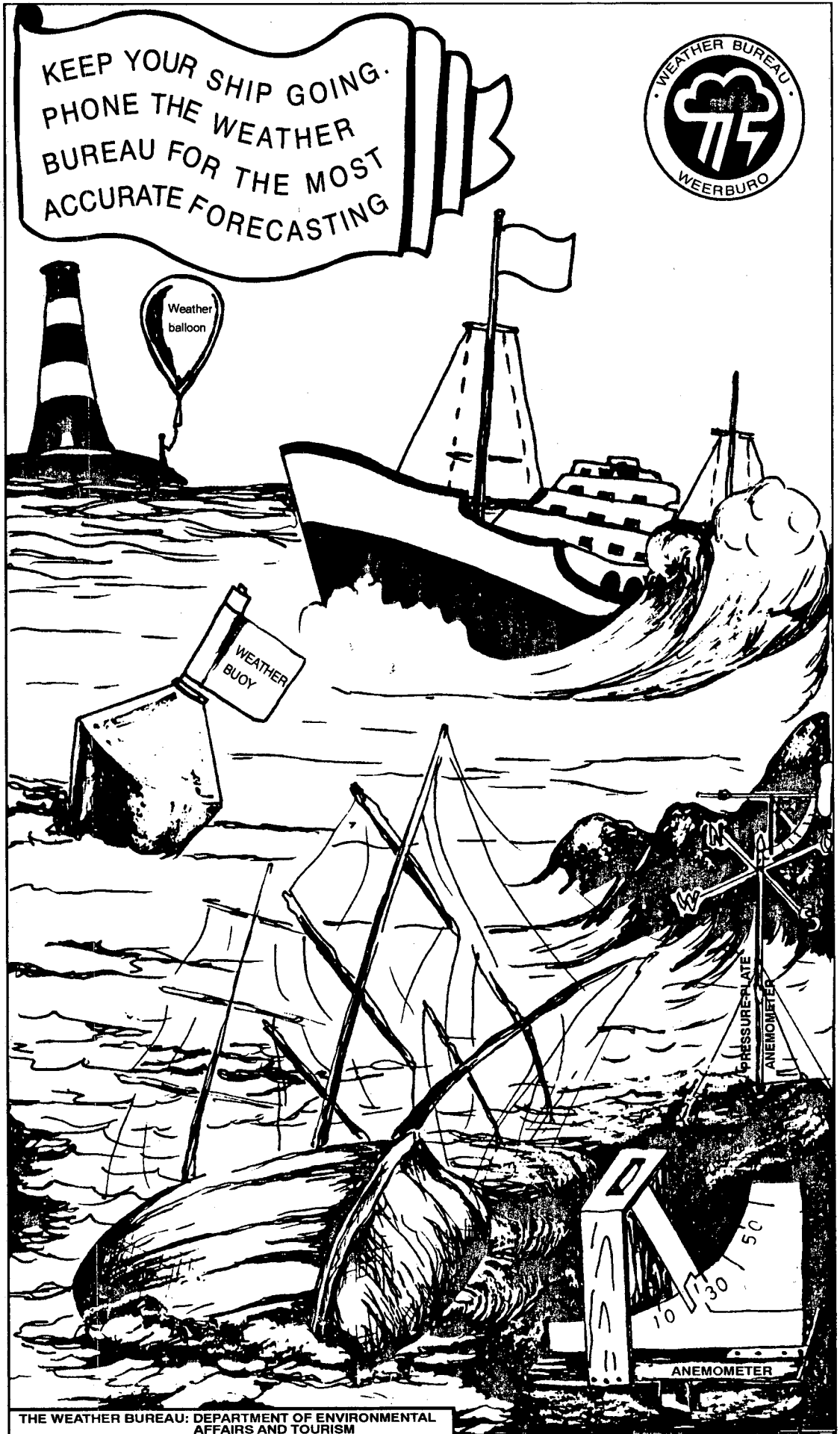
HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

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