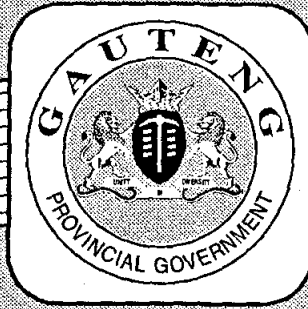


**THE PROVINCE OF
GAUTENG**



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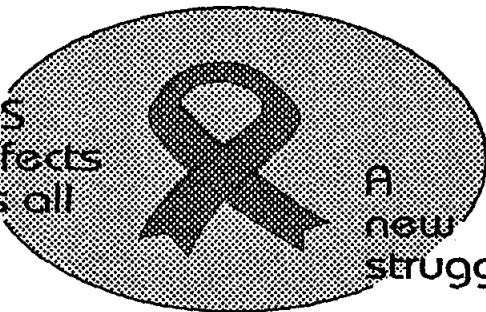
Vol. 11

PRETORIA, 22 NOVEMBER 2005

No. 495

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2988

EKURHULENI METROPOLITAN MUNICIPALITY
(BRAKPAN SERVICE DELIVERY CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Brakpan Service Delivery Centre hereby declares Sonneveld Extension 17 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CHRIMARK PROPERTIES (PTY) LTD (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 334 (A PORTION OF PORTION 7) OF THE FARM WITPOORTJE 117 I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. GENERAL CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Sonneveld Extension 17.

1.2 DESIGN

The township shall consist of erven and streets as indicated on Surveyor General Plan SG No. 5856/2005.

1.3 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill 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

1.4 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.

1.5 ACCESS

The access gates must be sufficiently recessed back into the development to permit stacking of parked vehicles at the gate without causing obstruction on West Street. The stacking distance must be calculated taking account the traffic flow on Graaf Road and the traffic to be generated by this development.

1.6 ACCEPTANCE AND DISPOSAL OF STORM WATER

The storm water design for this development must also include the internal storm water runoff across, and 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.

1.7 ENDOWMENT

The township owners shall, in terms of the 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.

1.8 SPECIAL CONDITIONS

1.8.1 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 573 before any other erf in the township is transferred.

- 1.8.2 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 573.
- 1.8.3 The township owner shall ensure that a right of way servitude and a servitude for municipal services are registered over the whole of Erf 573.

2. CONDITIONS OF TITLE

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

2.1 ALL ERVEN excluding Erf 573:

- 2.1.1 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 being made good by the local authority.
- 2.1.2 Every registered owner of Erven 508 to 572 or portion thereof shall;
- (1) be entitled to a right of way over Erf 573;
 - (2) shall be a member of the Home Owners Association;
- 2.1.3 Be subject to the constitution of the Home Owners Association and shall pay all levies due to the Association.
- 2.1.4 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.
- 1) 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.
- 2.1.5 No transfer shall be registered without a clearance certificate from the Association that all levies due to the Association has been paid.
- 2.1.6 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.

The Area Manager: Development Planning, Brakpan Service Delivery Centre, corner of Elliot Road and Escombe Avenue, Brakpan, 1540

LOCAL AUTHORITY NOTICE 2989**EKURHULENI METROPOLITAN MUNICIPALITY
(BRAKPAN SERVICE DELIVERY CENTRE)
BRAKPAN TOWN PLANNING SCHEME 1980: AMENDMENT SCHEME 436**

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 approved an amendment scheme, being an amendment of Brakpan Town Planning Scheme, 1980, comprising the same land as included in the township of Sonneveld Extension 17 Township.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Brakpan Civic Centre, E-Block, Cnr Elliot Road and Escombe Avenue, Brakpan, and are open for inspection at all reasonable times.

This amendment is known as Brakpan Amendment Scheme 436 and shall come into operation on the date of publication hereof.

PAUL Maseko, City Manager
Development Planning, PO Box 15, Brakpan, 1540.

PLAASLIKE BESTUURSKENNISGEWING 2989**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(BRAKPAN DIENSLEWERINGSSENTRUM)
BRAKPAN DORPSBEPLANNINGSKEMA 1980: WYSIGINGSKEMA 436**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Brakpan Diensleweringssentrum) verklaar hierby, ingevolge die bepaling van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Brakpan Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp Sonneveld Uitbreiding 17 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Brakpan Burgersentrum, E-blok, Hoek van Elliotweg en Escombelaan, en is oop vir inspeksie op alle redelike tye.

Hierdie wysigingskema staan bekend as Brakpan Wysigingskema 436 en tree in werking op datum van publikasie hiervan.

PAUL Maseko, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 15, Brakpan, 1540.

IMPORTANT NOTICE

The
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Mrs J. Wehmeyer Tel.: (012) 334-4753
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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)



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