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GENERAL NOTICES

NOTICE 2779 OF 2007

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 hereby declares Sonneveld Extension 22 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 ZEVOLI (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTIONS 356, 357, 358 and 359 (A PORTION OF PORTION 7) OF THE FARM WITPOORTJE 117 REGISTRATION DIVISION IR THE PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT
 - 1.1 NAME

The name of the township shall be Sonneveld Extension 22.
 - 1.2 DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 11505/2006
 - 1.3 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES
 - 1.3.1 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.

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

Access must be provided to the satisfaction of the Local Authority

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

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 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.

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 (ORDINANCE 15 OF 1986):

2.1 ALL ERVEN

2.1.1 The ert 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 ert an additional servitude for municipal purposes 2m wide across the access portion of the being made good by the local authority.

2.1.2 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.

2.1.2.1 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

- 2.1.3 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.
- 2.1.4 The foundation of all buildings to be erected on the erf, shall be designed by a civil engineer to the satisfaction of the local authority after the soil on the property on which the buildings are to be erected has been investigated by a civil engineer to the satisfaction of the local authority.
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NOTICE 2800 OF 2007

NOTICE OF APPROVAL

BRAKPAN AMENDMENT SCHEME 516

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 comprising the same land as included in the township of Sonneveld Extension 22 Township.

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

This Amendment is known as Brakpan Amendment Scheme 516 and shall come into operation on the date of publication hereof.

PATRICK FLUSK, City Manager
City Development, POBox 15, Brakpan, 1540
LG:no 82
