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IMPORTANT NOTICE

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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
904	Town-planning and Townships Ordinance (15/1986): Emfuleni Local Municipality: Declaration as an approved township: Vanderbijlpark South West 7 Extension 7	3	155
905	do.: do.: Vanderbijlpark Amendment Scheme H1095.....	5	155

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 904

EMFULENI LOCAL MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Emfuleni Local Municipality hereby declares Vanderbijl Park South West 7 Extension 7 to be an approved township subject to the conditions set out in the Schedule hereto.

ANNEXURE

CONDITIONS UNDER WHICH THE APPLICATION FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) ON PORTION 201 (A PORTION OF PORTION 138) OF THE FARM ZUURFONTEIN 591-IQ, PROVINCE OF GAUTENG, BY RIVER ROAD DEVELOPMENTS (PTY) LTD (NO. 2007/024092/07) (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT) AND BEING THE REGISTERED OWNER OF THE LAND, TO ESTABLISH A TOWNSHIP ON SUCH LAND IN ITS OWN NAME, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Vanderbijl Park South West 7 Extension 7.

(2) LAYOUT / DESIGN

The township shall consist of erven and streets as indicated on the General Plan with number SG 3232/2010.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

(4) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING MUNICIPAL SERVICES

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

(5) REMOVAL, REPOSITIONING, MODIFICATION OR REPLACEMENT OF EXISTING TELKOM SERVICES

If, by reason of establishment of the township, it should become necessary to remove, reposition, modify or replace any existing Post Office Plant, the cost thereof shall be borne by the township applicant.

(6) TRANSFER OF ERVEN

Erf 81 shall be transferred at the expense of the township owner to the Homeowners' Association.

(7) CONSTITUTION OF A HOMEOWNERS' ASSOCIATION

- (a) The township owner shall provide written proof to the local authority that a Homeowners' Association has been properly and legally constituted in terms of Section 21 of the Companies Act before the transfer of the first erf.
- (b) Erf 81 (private street, sewerage pump, gate house, water reservoir and refuse site), shall be registered in the name of the Homeowners' Association. Such

- Homeowners' Association shall have full responsibility for this erf and the essential services serving the township contained therein.
- (c) Each and every owner of Erven 51 to 80 shall become members of the Homeowners' 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.
 - (d) The Homeowners' 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.
 - (e) The local authority shall not be liable for the malfunction of the surfacing of the access way and/or the storm water drainage system, and/or any essential services in the township.
 - (f) Access from all the erven in the township to a public road shall be across Erf 81.
 - (g) The local authority shall have unrestricted access across Erf 81.

(8) INSTALLATION OF SERVICES

- (a) The township applicant shall be responsible for the installation and provision of internal engineering services.
- (b) Once water, sewer, electricity and street networks (including storm water) have been installed, same will be transferred to the Homeowners' Association, free of cost, who shall maintain these networks.
- (c) The local authority shall install and provide external engineering services for the township, as provided for in the services agreement or by a decision of a Services Arbitration Board, as the case may be.

(9) RESTRICTION ON THE ALIENATION OF ERVEN IN THE TOWNSHIP

The proposed township will be serviced in phases and transfer of erven will only be allowed after the local authority has issued a clearance certificate in respect of erven being serviced as provided for in the service agreement.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE PREMIER IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDANANCE 15 OF 1986)

All erven shall be made subject to the following conditions:

- (a) All erven are subject to a servitude, 1 metre wide, in favour of the local authority for sewerage and other municipal purposes, along any one boundary other than a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes 2 metres wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may relax or grant exemption from the required servitudes.
- (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 metres 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 responsible 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) ERVEN SUBJECT TO SPECIAL CONDITIONS:

In addition to the relevant conditions set out above, the under mentioned erven shall be subject to the conditions as indicated:

(a) Erf 81

The erf is subject to a servitude of right of way and municipal services in favour of Erven 51 to 81.

(b) Erven 51 to 80

The erven are entitled to a servitude of right of way over Erf 81.

Mr S S Shabalala, Municipal Manager
 PO Box 3, VANDERBIJL PARK 1900
 7/2/Vanderbijl Park South West 7 Extension 7

LOCAL AUTHORITY NOTICE 905

**VANDERBIJL PARK PLANNING SCHEME OF 1987
 AMENDMENT SCHEME H1095**

The Emfuleni Local Municipality hereby declares that it has approved an amendment scheme, being an amendment to the Vanderbijl Park Town Planning Scheme of 1987, comprising the same land as included in the township of Vanderbijl Park South West Extension 7, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, Annexures and scheme clauses of the amendment scheme are filed with the Deputy Director-General: Gauteng Provincial Government: Department of Development Planning and Local Government, Marshalltown and the Strategic Manager, Development Planning, Emfuleni Local Municipality and are open for inspection at all reasonable times.

The date of this notice is the date on which this Scheme will come into operation.

The amendment scheme is known as the Vanderbijl Park Amendment Scheme H1095 with Annexure 614 to the Scheme.

Mr S S Shabalala, Municipal Manager
 PO Box 3, VANDERBIJL PARK 1900
 7/2/H1095