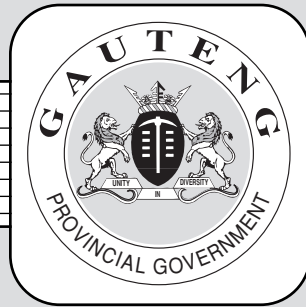


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

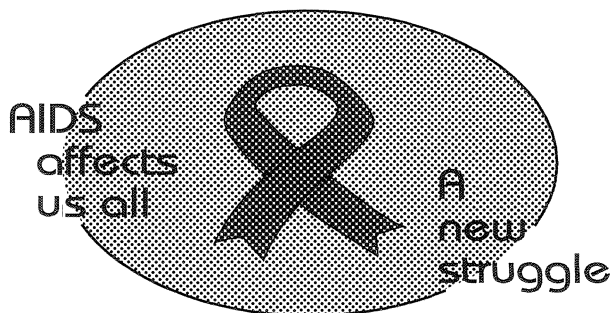
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 19

PRETORIA, 4 JUNE 2013
JUNIE 2013

No. 147

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 727

EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the Ekurhuleni Metropolitan Municipality hereby declares Sunward Park 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 NETRAC INVESTMENTS NO 117 (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 161 (A PORTION OF PORTION 127) OF THE FARM LEEUWPOORT NO. 113 IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Sunward Park Extension 22.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan S.G. No 852/2012.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the existing conditions and servitudes. Specific reference is made to the 2m wide servitude in favour of the Local Authority, indicated by the line D E F G H J on General Plan SG No 852/2012 which affects both Erven 3761 and 3760.

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.5 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 thereof shall be borne by the township owners.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

- (a) The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.
- (b) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.

1.7 ACCESS

Ingress to and egress from the township shall be from Kingfisher Avenue and Trichardts Road to the satisfaction of the Roads, Transport and Civil Works Department and GAUTRANS.

1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 3760 and 3761 in the township to be consolidated within six months from declaration of the township as an approved township.

1.9 ENVIRONMENTAL AUTHORISATION

All conditions and requirements outlined in the Environmental Authorisation from GDACE dated 03 September 2009 shall be complied with.

1.10 GEOTECHNICAL REQUIREMENTS

The recommendations made in Phase 1 Geotechnical Investigation: Sunward Park Extension 22 Report prepared by M. J. van der Walt Engineering Geologist CC referenced V07/144 dated January 2008 shall be complied with.

2. CONDITIONS OF TITLE

2.1 All 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.

- (i) 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) 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.
- (iii) 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 good by the local authority.

2.2 Erf 3761

A servitude, 6 meters along the road and 8 meters in depth, shall be registered for the purposes of a sub-station, in favour of the EMM and to the satisfaction of the Electricity and Energy Department.

LOCAL AUTHORITY NOTICE
EKURHULENI METROPOLITAN MUNICIPALITY
BOKSBURG AMENDMENT SCHEME 1783

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 15 of 1986, declares that it has approved an Amendment Scheme being an amendment of the Boksburg Town Planning Scheme, 1991, comprising the same land as included in the township of Sunward Park X22.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardts and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Boksburg Amendment Scheme 1795.

Khaya Ngema
City Manager
Civic Centre, Cross Street, Germiston
712/69/22