

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

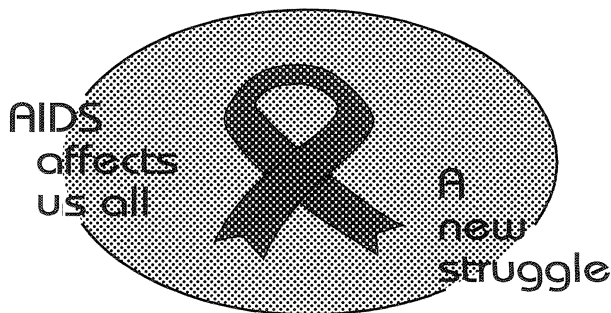
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 20

PRETORIA, 28 FEBRUARY 2014
FEBRUARIE

No. 53

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes



IMPORTANT NOTICE

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
315	Town-planning and Townships Ordinance (15/1986): Establishment of township: Sunair Park Extension 10.....	3	53
316	do.: Brakpan Amendment Scheme 672.....	6	53

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 315

EKURHULENI METROPOLITAN MUNICIPALITY (BRAKPAN CUSTOMER CARE CENTRE) Declaration as an approved township

In terms of Section 103(1) of the town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Brakpan Customer Care Centre) hereby declares Sunair Park Extension 10 Township, to be an approved township, subject to the conditions as set out in the schedule hereto

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION, MADE BY STUART INVESTMENTS CC, Registration Number 1986/007003/23, (HEREAFTER REFERRED TO AS THE DEVELOPER) 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 PORTION 413 (A PORTION OF PORTION 7) OF THE FARM WITPOORTJE 117 I.R., PROVINCE OF GAUTENG, BE APPROVED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. GENERAL CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Sunair Park Extension 10.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 1788/2013

1.3 STORMWATER DRAINAGE AND STREET CONSTRUCTION

1.3.1 The township owner shall on request by the Council submit to such Council for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the Council, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the Council.

1.3.2 The scheme shall provide for the catchment of storm water in catch pits whence it shall be drained off in watertight pipes of durable material, approved by the Council, in such manner that water will in no way dam up or infiltrate on or near the surface of the ground.

Furthermore, the scheme shall, indicate the route and gradient by which each erf gains access to the street on which it abuts.

The township owner shall, when required by the Council to do so, carry out the approved scheme at its own expense on behalf of and to the satisfaction of the Council under supervision of a civil engineer approved by the Council.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

1.5 ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay to an estimated lump sum endowment of R31 104 (VAT

Incl.) be paid to the local authority, which amount shall be used by the local authority for the provision of land for parks and / or open spaces.

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

1.6 SPECIAL CONDITIONS

- (a) The township owner shall ensure that a legal body "Home Owners Association" is established in terms of Section 21 of Act 61 of 1973.
- (b) The said "Home Owners Association" shall be in addition to such other responsibilities as may be determined by the developer, also be responsible for the maintenance of the intercom and access control.

1.7 TRANSFER OF ERF 756

Erf 756 shall at the cost of the township owner, be transferred to Barsalinga Homeowners Association, NPC, Registration Number 2014/040068/08 prior to or simultaneously with the transfer of any erf.

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, 15 OF 1986.

2.1 ALL ERVEN (excluding Erf 756) shall be subject to the following conditions:

- 2.1.1 The erf is subject to a servitude, 2,00 metres, 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.
- 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 2,00 metres thereof.
- 2.1.3 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.
- 2.1.4 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.

2.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

ERVEN 683 – 755:-

2.2.1 The erf is entitled to a servitude of right of way over Erf 756 Sunair Park Extension 10.

2.2.2 Erf 756 shall be subject to the following condition:-

2.2.2.1 Subject to a servitude of right of way in favour of Erven 683 – 755 Sunair Park Extension 10.

2.2.2.2 Subject to a servitude for municipal services in favour of Ekurhuleni Metropolitan Municipality as indicated on the General Plan

2.3 CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED/CREATED ON FIRST REGISTRATION OF THE ERVEN CONCERNED: ERVEN 683-755

2.3.1 Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owners Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a member of the Home Owners Association.

2.3.2 The owner of the erf or of any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners Association that the provisions of the Articles of Association of the Home Owners Association have been complied with.

2.3.3 The term "Home Owners Association" in the aforesaid conditions of Title shall mean Barsalinga Homeowners Association, NPC registration Number 2014/040068/08

3. CONDITIONS TO BE INCORPORATED INTO THE BRAKPAN TOWN-PLANNING SCHEME, 1980 IN ADDITION TO THE GENERAL PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION

3.1 USE ZONE 1 : Residential 1

Erven 683 to 755 and the buildings to be erected thereon shall be used and are subject to the following conditions:

The erf and the buildings erected on the erf shall be used for a dwelling house, and with special consent of the local authority for places of public worship, places of instruction, social halls, institutions and special uses.

The total coverage of the building shall not exceed 60%

Buildings erected on Erven 683 – 755 shall not exceed 2 storeys

Buildings and structures hereafter erected on the erf shall be erected at least 2 (two) meters from any boundary abutting on a street.

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.

3.2 USE ZONE 1 : SPECIAL : ERF 756

Proposed Erf 756 shall be zoned "Private Road" for the purposes of access, access control and municipal services

LOCAL AUTHORITY NOTICE 316**NOTICE NO 4****EKURHULENI METROPOLITAN MUNICIPALITY
(BRAKPAN CUSTOMER CARE CENTRE)****NOTICE OF BRAKPAN AMENDMENT SCHEME No 672**

The Ekurhuleni Metropolitan Municipality (Brakpan Customer Care 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 the Brakpan Town Planning Scheme 672 comprising the same land as included in the township of Sunair Park Extension 10.

Map 3 and scheme clauses of the amendment scheme are available for inspection at all reasonable times of the office of the Area Manager: City Development, Ekurhuleni Metropolitan Municipality (Brakpan Customer Care Centre), Treasury Building, Corner Escombe Road and Elliot Avenue, Brakpan

This amendment is known as Brakpan Amendment Scheme 672 and shall come into operation on the date of this publication.

NOTICE NO 4**DATE: 24 January 2014****KHAYA NGEMA****City Manager, Ekurhuleni Metropolitan Municipality****2nd Floor, Head Office Building, corner Cross & Rose Streets, Germiston****Private Bag X1069, Germiston, 1400**

NOTICE – CHANGE OF TELEPHONE NUMBERS: GOVERNMENT PRINTING WORKS

As the mandated government security printer, providing world class security products and services, Government Printing Works has adopted some of the highly innovative technologies to best serve its customers and stakeholders. In line with this task, Government Printing Works has implemented a new telephony system to ensure most effective communication and accessibility. As a result of this development, our telephone numbers will change with effect from 3 February 2014, starting with the Pretoria offices.

The new numbers are as follows:

- Switchboard : 012 748 6001/6002
- **Advertising** : Contact telephone and email address

Decease Estate Gazette	012 748 6210	Estates@gpw.gov.za
Legal Gazette	012 748 6211	LegalGazette@gpw.gov.za
Tender Bulletin Gazette	012 748 6209	TenderBulletin@gpw.gov.za
Gauteng Provincial Gazette	012 748 6205	ProvincialGazetteGauteng@gpw.gov.za
National and Liquor Gazette	012 748 6208	GovGazette&LiquorLicense@gpw.gov.za
Kzn and Eastern Cape Liquor	012 748 6207	ProvincialGazetteNCKZN@gpw.gov.za
ECLPMPNW Provincial Gazette	012 748 6212	ProvincialGazetteECLPMPNW@gpw.gov.za
- Publications : 012 748 6052/6053/6054/6055/6066
- SCM : 012 748 6380/6373/6218
- Debtors : 012 748 6236/6242
- Creditors : 012 748 6246/6274

Please consult our website at www.gpwonline.co.za for more contact details.

NB The numbers for our provincial offices in Cape Town, Polokwane, East London and Mmabatho will not change at this stage.