

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 742

LOCAL AUTHORITY NOTICE 5 / 2008
EKURHULENI METROPOLITAN MUNICIPALITY
PROPOSED DENNEOORD EXTENSION 14 TOWNSHIP
DECLARATION AS APPROVED TOWNSHIP

In terms of the provisions of section 103(1) of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Denneoord Extension 14 situated on Portion 372 (a portion of portion 7) of the farm Witpoortje 117 I.R to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY AETERNO INVESTMENTS 173 (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR THE PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 372 (A PORTION OF PORTION 7) OF THE FARM WITPOORTJE 117 I.R. GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Denneoord Extension 14.

1.2 DESIGN

The township shall consist of erven as indicated on General Plan S.G No. 5467/2007

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.

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes including the reservation rights to minerals.

1.5 ACCESS

Access shall be provided to the satisfaction of the local authority.

1.6 ENDOWMENT

1.6.1 The township owner shall, in terms of provisions of Section 98(2) and 98(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.

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

1.7 SPECIAL CONDITIONS

1.7.1 The township owner shall ensure that a legal body , a registered Section 21 company 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 155 before any other erf in the township is transferred.

1.7.2 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 155.

1.7.3 A barrier wall shall be erected on the road reserve boundary of the N 17 and shall be maintained by the owner at his own cost.

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 155.

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, 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 2m 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 Every registered owner of Erf 154 to or portion thereof shall;

- a. be entitled to a right of way over Erf 155
- b. shall be a member of the Home Owners Association;
- c. be subject to the constitution of the Home Owners Association and shall pay all levies due to the Association.

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.
- 2.1.7 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 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.
- 2.1.8 No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of the land) shall be erected, laid or established without the written approval of South African National Roads Agency within a distance of 20 meters measured from the N 17 road reserve boundary.
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 3: RESIDENTIAL 3
- Erf 154 and the buildings to be erected thereon shall be used and are subject to the following conditions:
- 3.1.1 The erf and the buildings to be erected on the erf shall be used for a dwelling house, and with the special consent of the local authority for places of public worship, places of instruction, social halls, institutions and special uses.
- 3.1.2 The total coverage of buildings shall not exceed 60%.
- 3.1.3 Buildings erected on the erf shall not exceed 2 storeys.
- 3.1.4 Buildings and structures hereafter erected on the erf shall be erected at least 5 (Five) meters from any boundary abutting on a street.
4. USE ZONE 9: SPECIAL
- Proposed erf 155 shall be zoned "Special" for the purposes of access, access control and municipal services.

LOCAL AUTHORITY NOTICE 743

LOCAL AUTHORITY NOTICE 5 / 2008
 NOTICE OF APPROVAL
 EKURHULENI METROPOLITAN MUNICIPALITY
 BRAKPAN AMENDMENT SCHEME 522

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment to the Brakpan Town Planning Scheme, 1980 relating to the land included in **Denneoord Extension 14**. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of Department City Development, Brakpan Customer Care Centre, Brakpan. The said amendment scheme is known as Brakpan Amendment Scheme 522.

PATRICK FLUSK
 CITY MANAGER
 BRAKPAN CUSTOMER CARE CENTRE
 BRAKPAN
 NOTICE NUMBER 5 / 2008