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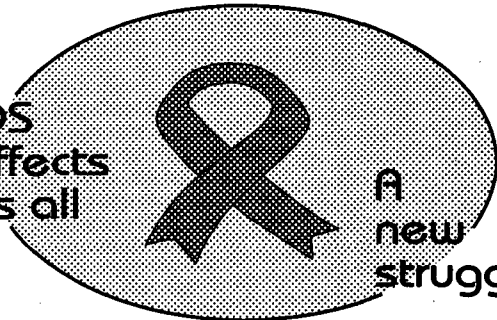
Vol. 8

PRETORIA, 20 MARCH 2002  
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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 380

#### DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares Sundowner Extension 49 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 BLUE DOT PROPERTIES 358 (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 531 (A PORTION OF PORTION 109) OF THE FARM BOSCHKOP 199 IQ HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Sundowner Extension 49.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G.No.7997/2001.

(3) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

(4) PROVINCIAL ROADS

(a) Should the application for the township not be approved by the Department of Transport and Public Works (Gauteng Provincial Government) or the development of the township not been completed within 10 years from 4 April 2001, the application shall be resubmitted to the said department for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Department of Transport and Public Works (Gauteng Provincial Government) are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(5) ACCESS

Access to or egress from the township shall be restricted to Puttick Avenue.

(6) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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 when required by the local authority to do so.

(7) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

**(8) 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 a lump sum endowment to the local authority for the provision of land for a park (public open space).

**(9) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN**

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

**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.

**(1) ALL ERVEN**

- (a)** Each erf is subject to a servitude, 2 m 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 2 m 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.
- (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 m 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 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.
- (d)** The erven in the township lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

**(2) ERF 1195**

The erf is subject to the following servitudes in favour of the local authority as indicated on the General Plan:

- (a)** a 4,00m wide servitude for stormwater purposes;
- (b)** a servitude of right of way.

(3) ERF 1196

The erf is subject to servitudes of right of way in favour of the local authority as indicated on the General Plan.

P. Molo  
City Manager  
Notice No. 445/02  
March 2002

**PLAASLIKE BESTUURSKENNISGEWING 380****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Sundowner Uitbreiding 49 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BLUE DOT PROPERTIES 358 (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 531 ('N GEDEELTE VAN GEDEELTE 109) VAN DIE PLAAS BOSCHKOP 199 IQ TOEGESTAAN IS**

**1. STIGTINGSVOORWAARDES****(1) NAAM**

Die naam van die dorp is Sundowner Uitbreiding 49.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 7997/2001.

**(3) VOORSIENING EN INSTALLERING VAN DIENSTE**

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.

**(4) PROVINSIALE PAAIE**

(a) Indien die aansoek vir die dorpsgebied nie deur Departement van Vervoer en Openbare Werke (Gauteng Provinsiale Regering) goedgekeur word of die ontwikkeling van die dorpsgebied nie binne 10 jaar vanaf 4 April 2001 voltooi word nie, moet die aansoek heringedien word by die betrokke Departement vir herooreweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die Departement, van Vervoer en Openbare Werke (Gauteng Provinsiale Regering) deur die beoogde uitleg van die dorpsgebied geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam ingevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

**(5) TOEGANG**

Toegang tot en uitgang vanuit die dorpsgebied, sal tot Puttickweg beperk word.

**(6) SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpsseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(7) BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(8) **BEGIFTIGING**

Die dorpseienaar sal, ingevolge die bepaling van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

(9) **VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE**

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) **ALLE ERWE**

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (d) Die erwe in die dorpsgebied is geleë in 'n area waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorpsgebied, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

(2) **ERF 1195**

Die erf is onderworpe aan die volgende serwitute ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan:

- (a) 'n 4m breë serwituut vir stormwaterdoeleindes;
- (b) 'n serwituut van reg-van-weg.

(3) ERF 1196

Die erf is onderworpe aan serwitute van reg-van-weg ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

P. Moloi  
Stadsbestuurder  
Kennisgewing Nr.445/02  
Maart 2002

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**LOCAL AUTHORITY NOTICE 381****AMENDMENT SCHEME 04-0195**

The City of Johannesburg herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Sundowner Extension 49.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: Transportation And Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 04-0195.

P. Moloi  
City Manager  
Notice No. 446/02  
March 2002.

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**PLAASLIKE BESTUURSKENNISGEWING 381****WYSIGINGSKEMA 04-0195**

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Sundowner Uitbreiding 49 bestaan, goedgekeur het.

Kaart 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer En Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 04-0195.

P. Moloi  
Stadsbestuurder  
Kennisgewing 446/02  
Maart 2002

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**HENNIE MALAN**

Director, Financial Management  
Office of the Premier (Gauteng)

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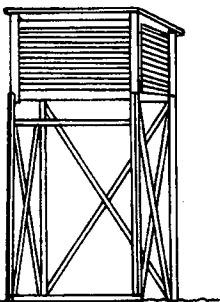
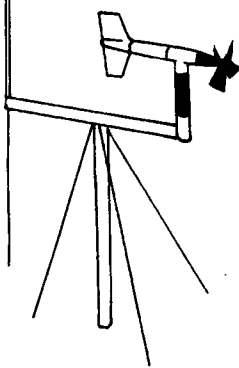
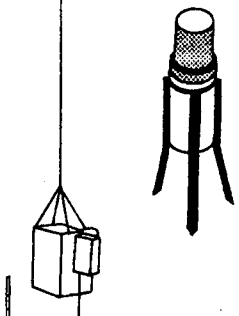
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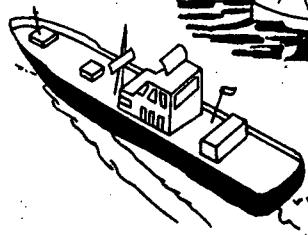
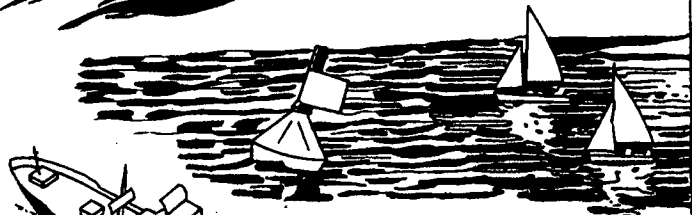
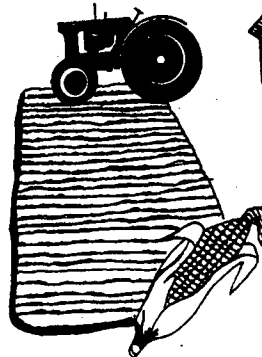
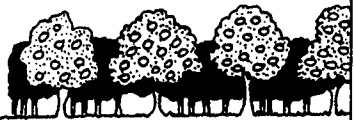
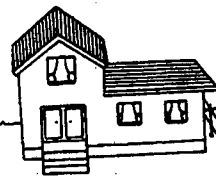
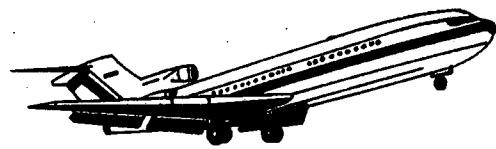
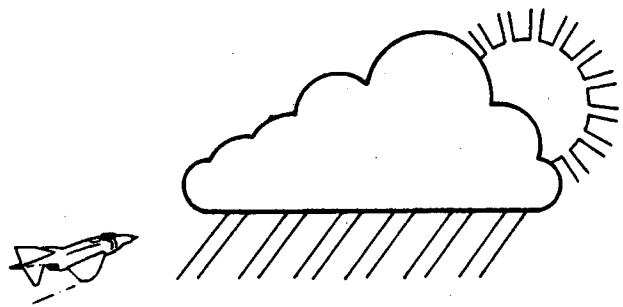
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