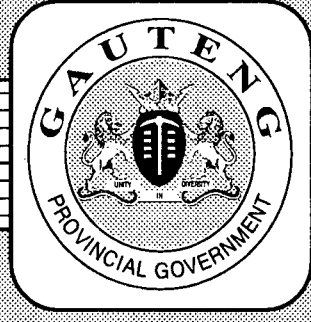


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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

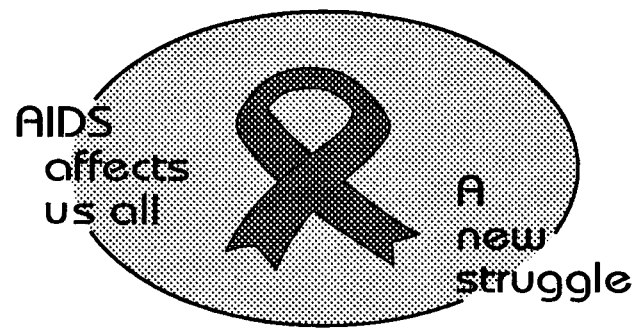
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Vol. 9

PRETORIA, 26 MARCH
MAART 2003

No. 108

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 519

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Sunnyrock Extension 9 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 ROYAL LAKE PROPERTY INVESTMENTS (PTY) LTD (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 648 (A PORTION OF PORTION 347) OF THE FARM RIETFONTEIN 63 IR HAS BEEN GRANTED:

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "Sunnyrock Extension 9".

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 3201/2002.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

1.3.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following servitudes which shall not be passed on to the erven in the township:

- (i) The right of way servitude Vide Deed 1244/55s (Diagram SG No 3770/55 in favour of Germiston Council has been cancelled) (Condition A in Deed of Transfer T69844/92).
- (ii) The servitudes in conditions B, (a) and (b) in Deed of Transfer T69844/92 do not affect the portion known as portion 648 of the farm Rietfontein 63 IR (SG No 1379/2001) vide diagram SG No A1691/55 and SG No 1692/55.
- (iii) The servitude in C in the Deed of Transfer T69844/92 (909/59s) does not affect the portion known as portion 648 of the farm Rietfontein 63 IR vide diagram SG No A7040/58.
- (iv) The servitude in D in the Deed of Transfer T69844/92 does not affect the portion known as portion 648 of the farm Rietfontein 63 IR.
- (v) The servitudes K647/65-s and 796/65-s in E (i) and (ii) in the Deed of Transfer T69844/92 do not affect portion 648 of the farm Rietfontein 63 IR vide diagrams SG No A117/80 and SG No 4197/62 respectively.

1.4 LEVELLING OF SITE

The township owner shall at his own expense cause the existing excavations, ditches and other physical conditions affecting the township to be filled in/levelled and compacted to the satisfaction of the Council.

1.5 ACCESS

Access to the property shall be to the satisfaction of the Council.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The applicant shall arrange the drainage of the development in such a way that it will fit in with the drainage of the surrounding roads.

1.7 REMOVAL OF LITTER

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Council, when required by the Council to do so.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

1.8.1 If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.8.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Council.

1.9 ENGINEERING SERVICES

The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of the external engineering services contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

2.1 SERVITUDES

2.1.1 The erf is subject to a servitude, 2 m wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries of the erf 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 Council: Provided that the Council 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 m there from.

2.1.3 The Council shall be entitled to temporarily deposit 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 Council.

2.1.4 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Council, registered in favour of the Council, as and when required by the Council, by the owner at his own expense.

PLAASLIKE BESTUURSKENNISGEWING 519

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby dat die Dorp Sunnyrock Uitbreiding 9 tot 'n goedgekeurde dorp verklaar is onderworpe aan die voorwaardes soos in die meegaande Bylae uiteengesit.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ROYAL LAKE PROPERTY INVESTMENTS (EDMS) BPK (HIERNA GENOEM DIE EIENAAR) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 648 (N GEDEELTE VAN GEDEELTE 347) VAN DIE PLAAS RIETFONTEIN 63 IR TE STIG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is "Sunnyrock Uitbreiding 9"

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangetoon op Algemene Plan LG No. 3201/2002.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

1.3.1 Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende serwitute wat nie aan die erwe in die dorp oorgedra moet word nie:

- (i) Die reg van weg serwituut Vide Akte 1244/55s (Diagram LG No 3770/55 ten gunste van Germiston Stadsraad is gekanselleer. Voorwaarde A in Akte van Transport T69844/92).
- (ii) Die serwitute in voorwaarde B, (a) en (b) in Akte van Transport T69844/92 raak nie die gedeelte bekend as gedeelte 648 van die plaas Rietfontein 63 IR (LG No 1379/2001) vide diagram LG No A1691/55 en LG No 1692/55 nie.
- (iii) Die serwituut in C in die Akte van Transport T69844/92 (909/59s) raak nie die gedeelte bekend as gedeelte 648 van die plaas Rietfontein 63 IR vide diagram LG No A7040/58 nie.
- (iv) Die serwituut in D in die Akte van Transport T69844/92 raak nie die gedeelte bekend as gedeelte 648 van die plaas Rietfontein 63 IR nie.
- (v) Die serwitute K647/65-s en 796/65-s in E (i) en (ii) in die Akte van Transport T69844/92 raak nie gedeelte 648 van die plaas Rietfontein 63 IR vide diagramme LG No A117/80 en LG No 4197/62 onderskeidelik nie.

1.4 GELYKMAKING VAN DIE TERREIN

Die dorpseienaar moet op eie koste die bestaande uitgrawings, slote en ander fisiese omstandighede wat die dorpsgebied raak, laat opvul/gelyk maak en kompakteer tot die bevrediging van die Raad.

1.5 TOEGANG

Toegang tot die eiendom moet tot die bevrediging van die Raad wees.

1.6 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas met die dreinerings van die omliggende paaie.

1.7 VERWYDERING VAN VULLIS

Die dorpseienaar moet op eie onkoste alle vullis binne die dorpsgebied verwyder tot die bevrediging van die Raad, wanneer die Raad dit vereis.

1.8 VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

1.8.1 Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.8.2 Alle munisipale dienste wat die gemeenskaplike grens oorskry tussen die erwe, moet verwyder en herplaas word deur en op koste van die dorpseienaar, soos en wanneer die Raad dit vereis.

1.9 INGENIEURSDIENSTE

Die dorpseienaar is verantwoordelik om die nodige reëlings te tref vir die voorsiening van alle ingenieursdienste en en die betaling van die eksterne ingenieursdienstebydraes in terme van die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie, 15 van 1986).

2. TITELVOORWAARDES

ALLE ERWE IS ONDERWORPE AAN DIE VOLGENDE VOORWAARDES:

2.1 SERWITUTE

2.1.1 Die erf is onderworpe aan 'n servituut, 2 meter breed, vir riolerings en ander munisipale doeleindes, ten gunste van die Raad, langs enige twee grense, uitgesonderd 'n straatgrens of 'n reg van weg servituut en, in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad: Met dien verstande dat die Raad van enige sodanige servituut skriftelik mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.3 Die Raad is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde servituut grens, vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.1.4 Alle bestaande munisipale dienste op die erwe in die dorpsgebied moet deur middel van toepaslike servitute beskerm word tot bevrediging van die Raad, geregistreer ten gunste van die Raad, soos en wanneer die Raad dit vereis, deur die eienaar op sy eie koste.

LOCAL AUTHORITY NOTICE 520

NOTICE OF APPROVAL

GERMISTON AMENDMENT SCHEME 841

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 to the Germiston Town Planning Scheme 1985, comprising the same land as included in the township of Sunnyrock Extension 9 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, 2nd Floor, Planning and Development Service Centre, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

This amendment is known as Germiston Amendment Scheme 841.

PAUL MASEKO, City Manager
Development Planning, P O Box 145, Germiston, 1400
Notice no: PD 25/2003

PLAASLIKE BESTUURSKENNISGEWING 520

KENNISGEWING VAN GOEDKEURING

GERMISTON WYSIGINGSKEMA 841

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Germiston Dorpsbeplanningskema 1985, wat uit dieselfde grond as die dorp Sunnyrock Uitbreiding 9 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ontwikkelingsbeplanning, 2de Vloer, Planning and Development Service Centre, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Germiston Wysigingskema 841.

PAUL MASEKO, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 145, Germiston, 1400
Kennisgewing no: PD 25/2003
