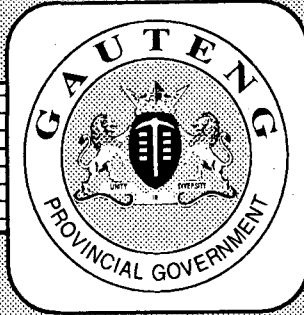


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
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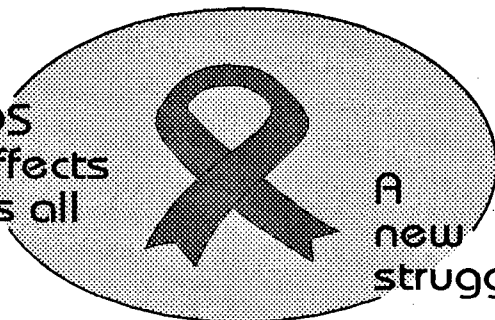
Vol. 9

PRETORIA, 7 AUGUST
AUGUSTUS 2003

No. 321

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1533

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the City of Johannesburg Metropolitan Municipality hereby declares **MORNINGSIDE EXTENSION 145** to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HAPPY LANDS INVESTMENTS (PTY) LTD UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 381 (A PORTION OF PORTION 119) OF THE FARM ZANDFONTEIN 42 – I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) **Name**

The name of the township shall be **MORNINGSIDE EXTENSION 145**.

(2) **Design**

The township shall consist of erven and streets, as indicated on General Plan SG No A5916/1994.

(3) **Provision and Installation of Engineering Services**

The Township owner shall provide engineering services in the township, subject to the approval of the Council and Eskom.

(4) **Obligations in regard to essential services and limitations in respect of the alienation of erven**

The township owner shall, in terms of a prior agreement with the Council, fulfil its obligations with regard to the provision of engineering services in and for the township in terms of Chapter 5 of Ordinance 15 of 1986.

In terms of the Town Planning and Townships Ordinance, 15 of 1986, a contribution towards the provision of engineering services, bulk sewer and endowment in lieu of parkland (if applicable) shall be payable.

No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

(5) Removal or replacement of municipal services

If, by reason of 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.

(6) 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, but excluding the servitude for the transmission line vide Diagram S G No A 3596/1952 in terms of Notarial Deed of Servitude No 550/1953 S which only affects Erf 1336 in the Township.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Council in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

(1) All erven

- (a) The erf is subject to a servitude, 2m wide, in favour of the Council 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 Council: Provided that the Council 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 2m thereof.
- (c) The Council 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 Council.

(2) **Erf 1336**

The erf is subject to a servitude for electrical substation purposes in favour of Eskom, as indicated on Diagram S.G. No 4402/2003.

Executive Director: Development Planning, Transportation and Environment

LOCAL AUTHORITY NOTICE 1534

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
AMENDMENT SCHEME 2870**

The Council hereby in terms of the provisions of Section 125 of the Town-Planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Sandton Town- Planning Scheme 1980, comprising the same land, as included in the Township of **MORNINGSIDE EXTENSION 145**.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment, 8th Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein and are open for inspection at all reasonable times.

The amendment scheme is known as Sandton Amendment Scheme 2870.

**Executive Director: Development Planning,
Transportation and Environment**

PLAASLIKE BESTUURSKENNISGEWING 1533**STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986) verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hierby die dorp **MORNINGSIDE UITBREIDING 145** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOOWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HAPPY LANDS INVESTMENTS (EDMS) BPK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 381 ('N GEDEELTE VAN GEDEELTE 119) VAN DIE PLAAS ZANDFONTEIN 42 - I.R., PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is **MORNINGSIDE UITBREIDING 145**.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. A5916/1994.

(3) Voorsiening en installasie van Ingenieursdienste

Die dorpseienaar moet alle ingenieursdienste in die dorp voorsien, onderworpe aan die goedkeuring van die Stadsraad en Eskom.

(4) Verpligtinge ten opsigte van dienste en beperkings ten opsigte van die vervreemding van erwe

Die dorpseienaar moet ingevolge 'n vooraf ooreenkoms met die Stadsraad sy verpligtinge ten opsigte van die voorsiening van ingenieursdienste in en vir die dorpsgebied ingevolge Hoofstuk 5 van Ordonnansie 15 van 1986 nakom.

Ingevolge die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, is 'n bydrae tot die voorsiening van ingenieursdienste, grootmatriool en parkebegiftiging (indien van toepassing) betaalbaar.

Geen erwe mag vervreem of oorgedra word in die naam van 'n koper nie alvorens die Stadsraad bevestig het dat voldoende waarborge / kontantbydraes ten opsigte van die verskaffing van dienste deur die dorpseienaar aan die Stadsraad voorsien is.

(5) Verskuiwing of vervanging van Munisipale Dienste

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.

(6) Beskikking oor bestaande Titelloorwaardes

Alle erwe moet onderhewig wees aan bestaande titelloorwaardes en serwitute, indien enige, met inbegrip van die regte op minerale maar uitgesluit die serwituut ten opsigte van die kraglyn, vide Diagram LG No A3596/1952 ingevolge Notariële Serwituutakte Nr. 550/1953S wat slegs Erf 1336 in die dorp raak.

2. TITELLOORWAARDES

Die erwe hieronder genoem moet onderworpe wees aan die voorwaardes soos aangedui, opgelê deur die Stadsraad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle Erwe

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Stadsraad langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Stadsraad; Met dien verstande dat die Stadsraad 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 'n afstand van 2 (twee) meter daarvan geplant word nie.

- (c) Die Stadsraad 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 goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) **Erf 1336**

Die erf is onderworpe aan 'n serwituut vir elektriese substasiedoeleindes ten gunste van Eskom, soos aangetoon op Diagram LG No. 4402/2003.

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing

PLAASLIKE BESTUURSKENNISGEWING 1534

**STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT
WYSIGINGSKEMA 2870**

Die Stadsraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Sandton Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **MORNINGSIDE UITBREIDING 145** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, 8ste Vloer, Metropolitaanse Sentrum, Lovedaystraat 158, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton Wysigingskema 2870

**Uitvoerende Direkteur: Ontwikkelingsbeplanning,
Vervoer en Omgewing**