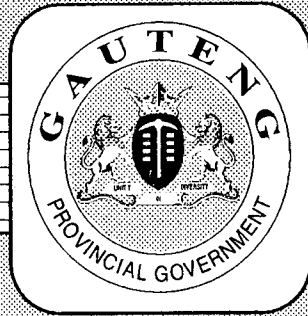


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: R2,50  
Other countries • Buitelands: R3,25

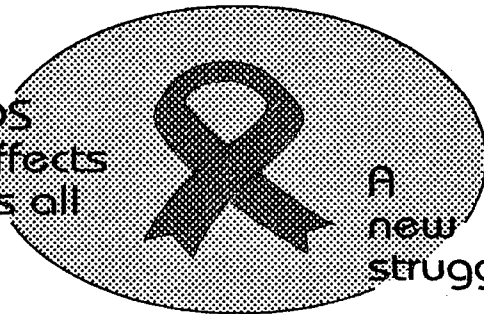
Vol. 10

PRETORIA, 22 NOVEMBER 2004

No. 524

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



9771682452005

04524

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
2656	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Sandton Amendment Scheme 02-1045 .....	3	524
2657	do.: do.: Declaration as approved township: Sunninghill Extension 60 .....	3	524

---

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2656

#### CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY SANDTON AMENDMENT SCHEME 02-1045

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of **Sunninghill Extension 60**, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3, annexure and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

This amendment is known as the Sandton Amendment Scheme **02-1045**

**EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT**

### PLAASLIKE BESTUURSKENNISGEWING 2656

#### STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT SANDTON WYSIGINGSKEMA 02-1045

Johannesburg Stad verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Sandton Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **Sunninghill Uitbreiding 60** bestaan, goedgekeur het.

Kaart 3, bylae en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as die Sandton Wysigingskema **02-1045**.

**UITVOERENDE DIREKTEUR, ONTWIKKELINGSBEPLANNING, VERVOER EN OMGEWING**

### LOCAL AUTHORITY NOTICE 2657

#### 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 declares **SUNNINGHILL EXTENSION 60** to be an approved township subject to the conditions set out in the Schedule herefo.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ISLANDSITE INVESTMENTS ONE HUNDRED AND THREE (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 528 OF THE FARM RIETFONTEIN NO. 2 - I.R., HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**  
The name of the township shall be **SUNNINGHILL EXTENSION 60**
- (2) **Design**  
The township shall consist of erven as indicated on General Plan S.G. No 8382/2002.

- (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 City Power / Eskom.
- (4) **Obligations in respect of services and limitations in respect of the alienation of erven**
- (a) 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.
  - (b) In terms of the Town Planning and Townships Ordinance, 15 of 1986, a contribution towards the provision of engineering services and bulk sewer shall be payable.
  - (c) No erven may be alienated or be transferred into 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 and replacement of Municipal, Telkom or Eskom Services**  
If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal, Telkom or Eskom services, the cost thereof shall be borne by the township owner.
- (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 Council, when required by the Council 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.

## 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) **ERVEN 963 AND 964**  
The erven are subject to a servitude of which the southern boundary coincides with the alignment of the 50 year flood line in favour of the Council for municipal purposes / open space, as indicated on the General Plan. In the event of the alignment of the 50 year flood line being redetermined and the Council submitting a certificate to that effect to the Registrar of Deeds, the servitude shall lapse. A further servitude for the same purposes shall be registered in favour of the Council of which the southern boundary shall coincide with the redetermined alignment of the 50 year flood line. Subject to the approval of the Department of Water Affairs, buildings may encroach onto the servitude area.
- (3) **ERVEN 963 AND 964**  
The erven are subject to a servitude for municipal services in favour of the Council, as indicated on the General Plan.
- (4) **ERF 963**  
The erf is subject to a right of way servitude in favour of the Council as indicated on the General Plan.

**PLAASLIKE BESTUURSKENNISGEWING 2657**

**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 hierby die dorp **SUNNINGHILL UITBREIDING 60** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ISLANDSITE INVESTMENTS ONE HUNDRED AND THREE (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 528 VAN DIE PLAAS RIETFONTEIN NR. 2 – I.R., TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

- (1) **Naam**  
Die naam van die dorp is **SUNNINGHILL UITBREIDING 60**
- (2) **Ontwerp**  
Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG No. 8382/2002
- (3) **Voorsiening en installering van Ingenieursdienste**  
Die dorpseienaar moet die nodige reëlings met die Raad tref vir die voorsiening en installering van ingenieursdienste in die dorp, tot bevrediging van die Raad en City Power / Eskom.
- (4) **Verpligtinge ten opsigte van noodsaaklike dienste asook die beperking ten opsigte van vervreemding of oordragte van erwe**  
Die dorpseienaar sal, in terme van 'n vooraf gereëelde ooreenkoms met die Raad, sy verpligtinge rakende die voorsiening van ingenieursdienste in en vir die dorp ingevalge Hoofstuk 5 van die Ordonnansie nakom.  
  
Ingevolge die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, is 'n bydrae tot die voorsiening van ingenieursdienste en grootmaatruol betaalbaar.  
  
Geen erwe mag 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 Stadsraad gelewer is nie.
- (5) **Verskuiwing of die vervanging van munisipale, Telkom of Eskom dienste**  
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale, Telkom of Eskom dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.
- (6) **Sloping van geboue en strukture**  
Die dorpseienaar sal op sy eie onkoste alle bestaande geboue en strukture binne die boulyn reserwes, kant spasies of oor dorpsgrondgrense, sloop tot die satisfaksie van die Raad, wanneer die Raad so benodig.
- (7) **Beskikking oor bestaande titelvoorwaardes**  
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, insluitende die reservering van die mineraleregte.

**2. TITELVOORWAARDES**

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

(1) **ALLE ERWE**

- (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue 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 meter daarvan geplant word nie.
- (c) Die Raad 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 is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) **ERWE 963 EN 964**

Die erwe is onderhewig aan 'n serwituut waar die suidelike grens ooreenstem met die opstelling van die 50 jaar floedlyn ten gunste van die Raad vir munisipale doeleindes, oopruimtes, soos aangedui op die algemene plan. Die Raad dien 'n sertifikaat in, in die geval van die opstelling van die 50 jaar floedlyn, wat gedetermineer is, by die Registrateur van Aktes, die serwituut sal dan verval. 'n Verdere serwituut vir dieselfde doeleindes sal geregistreer word ten gunste van die Raad waar die suidelike grens ooreenstem met die determinering van die opstelling van die 50 jaar floedlyn. Onderhewig aan die goedkeuring van die Departement van Water, mag geboue die grens oorskry op die serwituut area.

(3) **ERWE 963 EN 964**

Die erwe is onderhewig aan 'n serwituut vir munisipale dienste ten gunste van die Raad, soos aangedui op die Algemene Plan.

(4) **ERF 963**

Die erf is onderhewig aan 'n reg van weg serwituut ten gunste van die Raad soos aangedui op die Algemene Plan.

**UITVOERENDE DIREKTEUR: ONTWIKKELINGSBEPLANNING, VERVOER EN OMGEWING**

# Looking for out of print issues of Government and Provincial Gazettes

We can provide photocopies

## **Contact**

The National Library of South Africa,  
Pretoria Campus  
PO Box 397  
0001 PRETORIA

## **Physical address**

C/o Andries and Vermeulen Streets  
Entrance in Andries Street

## **Contact details**

Tel: (012) 321-8931  
Fax: (012) 325-5984  
E-mail: [infodesk@nlsa.ac.za](mailto:infodesk@nlsa.ac.za)

