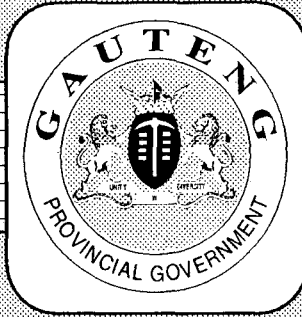


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

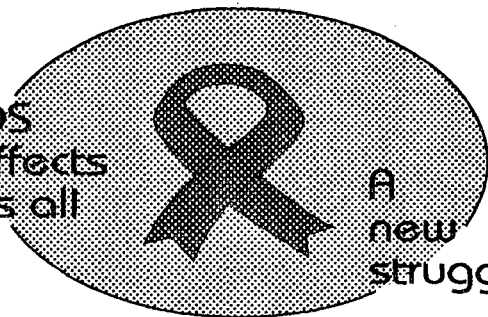
Vol. 11

PRETORIA, 7 APRIL 2005

No. 136

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



05136

CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
705	Town-planning and Townships Ordinance (15/1986): City Council of Johannesburg: Amendment Scheme 02-4899 .	3	136
706	do.: do.: Declaration as an approved township: Sunninghill Extension 155.....	3	136



THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be moving to:

**MASADA BUILDING
CORNER OF PAUL KRUGER AND PROES STREETS
PRETORIA**

in due course.

For enquiries and information:

**Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121**

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 705

**COUNCIL NOTICE
CITY OF JOHANNESBURG
AMENDMENT SCHEME 02-4899**

The Council hereby in terms of 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 **SUNNINGHILL EXTENSION 155**

Map 3, Annexure and 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.

The amendment scheme is known as Sandton Amendment Scheme **02-4899**

**Executive Director: Development Planning
Transportation and Environment
Notice no: 282**

LOCAL AUTHORITY NOTICE 705

**STAD VAN JOHANNESBURG
WYSIGINGSKEMA 02-4899**

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 uitdieselfde grond as die dorp **SUNNINGHILL UITBREIDING 155** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema **02-4899**

**Uitvoerende Direkteur: Ontwikkelings Beplanning,
Vervoer en Omgewing
Kennisgewing Nr: 282**

LOCAL AUTHORITY NOTICE 706 COUNCIL NOTICE CITY OF JOHANNESBURG 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 155** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY INFRAMAX HOLDINGS (PTY) LIMITED 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 384 (A PORTION OF PORTION OF 55) OF THE FARM RIETFONTEIN 2 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- (1) **Name**
The name of the township shall be **SUNNINGHILL EXTENSION 155**
- (2) **Design**
The township shall consist of erven as indicated on General Plan S.G. No 9917/2004
- (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/or City Power / Eskom.

(4) Obligations in respect of services and limitations in respect of the alienation of erven

- (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
- (b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
- (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.

(5) Removal and 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 and including reference to Notarial Deed of Servitude K1534/1978, which is a servitude in perpetuity for water, gas, electricity, sewerage and drainage purposes, measuring 443 square metres defined by the letters ABCDEFGHA, on diagram SG No. A484/78 in favour of the Town Council of Sandton as will more fully appear from the said Notarial Deed.

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 1552

The erf is subject to a 3m x 6m electrical substation servitude in favour of Eskom.

(3) ERVEN 1552 and 1553

- (a) The erven are subject to a road widening servitude in favour of the Council as indicated on the General Plan.
- (b) The erven are subject to a stormwater servitude in favour of the Council as indicated on the General Plan.

**Executive Director: Development Planning
Transportation and Environment
Notice no: 282/2005**

PLAASLIKE BESTUURSKENNISGEWING 706**STAD VAN JOHANNESBURG
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 155** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK DEUR INFRAMAX HOLDINGS (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 384 ((N GEDEELTE VAN GEDEELTE 55) VAN DIE PLAAS RIETFONTEIN NR 2 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

- (1) **Naam**
Die naam van die dorp is **SUNNINGHILL UITBREIDING 155**
- (2) **Ontwerp**
Die dorp bestaan uit erwe soos aangedui op Algemene Plan SG No. 9917/2004.
- (3) **Voorsiening en installering van Dienste**
Die dorpseienaar moet die nodige reelings met die Raad tref vir die voorsiening en instalering van ingenieursdienste in die dorp, tot bevrediging van die Raad, en/of City Power / Eskom.
- (4) **Verpligtinge ten opsigte van noodsaaklike dienste asook die beperking ten opsigte van vervreemding of oordragte**
 - (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
 - (b) Bydraes tot die voorsiening van eksterne ingenieursdienste, grootmaat riool en 'n bydrae in plaas van parkgrond sal betaalbaar wees in terme van die Ordonnansie.
 - (c) 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 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 dorpseienaars gedra word.
- (6) **Beskikking oor bestaande titelvoorwaardes**
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte en insluitend verwysing na Notariele Serwitut Akte K1534/1978, wat 'n serwitut vir ewig is vir water, gas, elektrisiteit, riool en dreineringsdoeleindes, 443 vierkante meter groot, gedefinieer deur die letters ABCDEFGHA, op diagram SG No. A484/78 ten gunste van die Town Council of Sandton soos duidelik is in die genoemde Notariele Akte.

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 diën 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 dunske 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.
- (4) ERF 1552
Die erf is onderworpe aan 'n 3m x 6m elektriese substasie serwituut ten gunste van Eskom.
- (5) ERWE 1552 en 1553
- (a) Die erwe is onderworpe aan 'n padverbreeding serwituut ten gunste van die Raad soos aangetoon op die Algemene Plan.
 - (b) Die erwe is onderworpe aan 'n stormwater serwituut ten gunste van die Raad soos aangetoon op die Algemene Plan

**Uitvoerende Direkteur: Ontwikkelings
Beplanning, Vervoer en Omgewing
Kennisgewing Nr: 282/2005**



THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be moving to:

**MASADA BUILDING
CORNER OF PAUL KRUGER AND PROES STREETS
PRETORIA**

in due course.

For enquiries and information:

**Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121**

