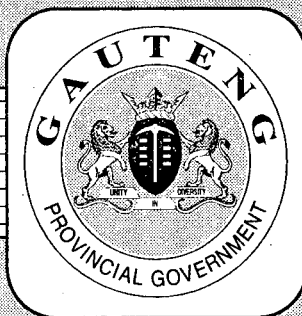


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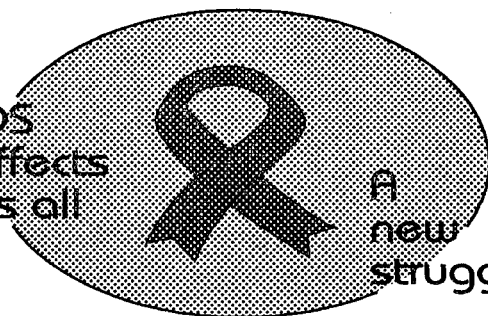
Vol. 11

PRETORIA, 27 JANUARY 2005
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No. 29

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PLAASLIKE BESTUURSKENNISGEWING 127

PLAASLIKE BESTUURSKENNISGEWING 002 VAN 2005

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE NOORDELIKE METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroëer Noordelike Metropolitaanse Plaaslike Raad) hierby Sundowner Uitbreiding 41 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RENFER PROPERTY NO.2 (EIENDOMS) BEPERK NO. 1998/004665/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP DIE RESTANTE GEDEELTE VAN GEDEELTE 75 ('N GEDEELTE VAN GEDEELTE 60) VAN DIE PLAAS BOSCHKOP NO.199, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Sundowner Uitbreiding 41.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 2699/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installing en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings soewel as 'n bydra vir eksterne dienste; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installing en voorsiening van eksterne ingenieursdienste.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

1.4 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op

Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal. Hierdie bydra is betaalbaar soos bepaal deur die plaaslike bestuur, in terme van artikel 81 van die genoemde Ordonnansie.

1.5 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

- 1.5.1 die reg van weg serwituut genommer a c d E ten gunste van Gedeelte 74 (a gedeelte van Gedeelte A van Gedeelte) van die plaas Boschkop No.2 geregistreer in terme van Notariële Akte van Serwituut No. 27184/1943 en aangedui word op diagram S.G. No. A 2777/1943 wat nie die dorp raak nie.
- 1.5.2 Die reg van weg serwituut wat aangedui word deur die figuur a b D E ten gunste van die Restant Gedeelte van Gedeelte A van 'n Gedeelte van die plaas Boschkop No. 2 geregistreer in terme van Notariële Akte van Serwituut No. 5471/1936 en aangedui word op diagram S.G. No. A 2777/43 wat nie die dorp raak nie.
- 1.5.3 Die reg van weg serwituut ten gunste van Geedlte 75 (a gedeelte van Gedeelte A van Gedeelte) oor die Restant Gedeelte van Gedeelte A van die genoemde plaas Boschkop No. 2 wat gehou word onder Akte van Transport No 5471/1936 gedateer 3 April 1936, van die Suid-Oostelike hoek van die voorafgenoemde gedeelte tot die punt F E en aangedui word op diagram S.G. No. A2396/1943 aangeheg aan Akte van Transport No. 27184/1943 wat nie die dorp raak nie.
- 1.5.4 Die reg van weg serwituut oor Gedeelte 106 (a gedeelte van Gedeelte 75) van die plaas Boschkop, geregistreer in terme van Notariële Akte van Serwituut No. 13656/1951 en aangedui word deur die figuur a b C D op diagram S.G. No. A 5007/50 wat nie die dorp raak nie.
- 1.5.5 Die reg van weg serwituut wat geregistreer is in terme van Notariële Akte van Serwituut No . en aangdui word deur die figuur a b D E op diagram S.G. No. A 2396/1943, wat slegs Erwe 114 en 115 in die dorp raak.

1.6 Verantwoordelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

1.7 Grond vir munisipale doeleindes

Erf 1119 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur oorgedra word as Park (Openbare Oop Ruimte).

1.8 Sloping van geboue en structure

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

1.9 Verwydering van rommel

Die dorpseienaar moet op eie koste all rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.10 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.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe is onderworpe aan die voorwaardes soos aangedui:

2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur 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 plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.

2.1.3 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 goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

2.1.4 Erwe 1112, 1115, 1116 en 1118

Die erwe is onderworpe aan 'n serwituut vir stormwater doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 127

LOCAL AUTHORITY NOTICE 002 OF 2005

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER NORTHERN METROPOLITAN LOCAL COUNCIL)

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (former Northern Metropolitan Local Council) hereby declares Sundowner Extension 41 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY RENFER PROPERTY NO.2 (PROPRIETARY) LIMITED NO. 1998/004665/07 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 75 (A PORTION OF PORTION 60) OF THE FARM BOSCHKOP NO 199, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment**1.1 Name**

The name of the township shall be Sundowner Extension 41.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 2699/2004.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm-water drainage and a contribution towards bulk services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services;

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

1.4 Endowment

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with regulation 43 of the Town planning and Townships Regulations, 1986, pay the local authority a lump sum endowment for the provision of land for park (public open space). Such endowment shall be payable as determined by the local authority, in terms of section 81 of the said Ordinance.

1.5 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:

1.5.1 the right of way servitude lettered a c d E in favour of Portion 74 (a portion of Portion A of Portion) of the said farm Boschkop No.2 registered in terms of

Notarial Deed of Servitude No.27184/1943 and indicated on diagram S.G. No. A2777/1943 which does not affect the township.

- 1.5.2 the right of way servitude indicated by the figure a b D E in favour of the Remaining Extent of Portion A of the said farm Boschkop No.2 registered in terms of Notarial Deed of Servitude No.5471/1936 and indicated on diagram S.G. No. A2777/43 which does not affect the township.
- 1.5.3 the right of way servitude in favour of Portion 75 (a portion of Portion A of the said farm Boschkop No.2 held under Deed of Transfer No. 5471/1936 dated 3rd April 1936, from the Southern Eastern corner of the aforesaid portion to the point F E and indicated on the diagram S.G. No. A2396/1943 annexed to Deed of Transfer No. 27184/1943 which does not affect the township.
- 1.5.4 the right of way servitude over Portion 106 (a portion of Portion 75) of the said farm Boschkop, registered in terms of Notarial Deed of Servitude No.13656/1951 and indicated by the figure a b C D on diagram S.G. No. A5007/50 which does not affect the township.
- 1.5.5 the right of way servitude registered in terms of Notarial Deed of Servitude No... and indicated by the figure a b D E on diagram S.G. No. A2396/1943 which affects Erven 1114 and 1115 in the township only.

1.6 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 provisions of water and sanitary services as well as the construction of roads and storm-water drainage and the installation of systems therefore, 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.

1.7 Land for municipal purposes

Erf 1119 shall be passed on to the local authority by and at the expense of the township owner as Park (Public Open Space).

1.8 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.

1.9 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 local authority when required by the local authority to do so.

1.10 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.

2 Conditions of title**2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

The erven mentioned hereunder shall be subject to the conditions as indicated:

- 2.1.1 The erven are subject to a servitude, 2 metres 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 metres 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.
- 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 (two) metres thereof.
- 2.1.3 The local authority 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 work 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.
- 2.1.4 Erven 1112 and 1115, 1116 and 1118

The erven are subject to a servitude for storm water purposes in favour of the local authority, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 128**LOCAL AUTHORITY NOTICE 002 OF 2005****RANDBURG TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 04-0415**

The City of Johannesburg, (former Northern Metropolitan Local Council), hereby declares that it 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 41, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 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, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 28 January 2005.

This amendment is known as the Randburg Amendment Scheme 04-0415.

A NAIR: EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 128

PLAASLIKE BESTUURSKENNISGEWING 002 VAN 2005

RANDBURG DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 04-0415

Johannesburg Stad, (vroëer Noordelike Metropolitaanse Plaalike Raad), 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 Randburg Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Sundowner uitbreiding 41 bestaan, goedgekeur het.

Kaart 3 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, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 28 Januarie 2005.

Hierdie wysiging staan bekend as die Randburg Wysigingskema 04-0415.

**A NAIR: UITVOERENDE DIREKTEUR, ONTWIKKELINGSBESTUUR, VERVOER EN OMGEWING
JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT**

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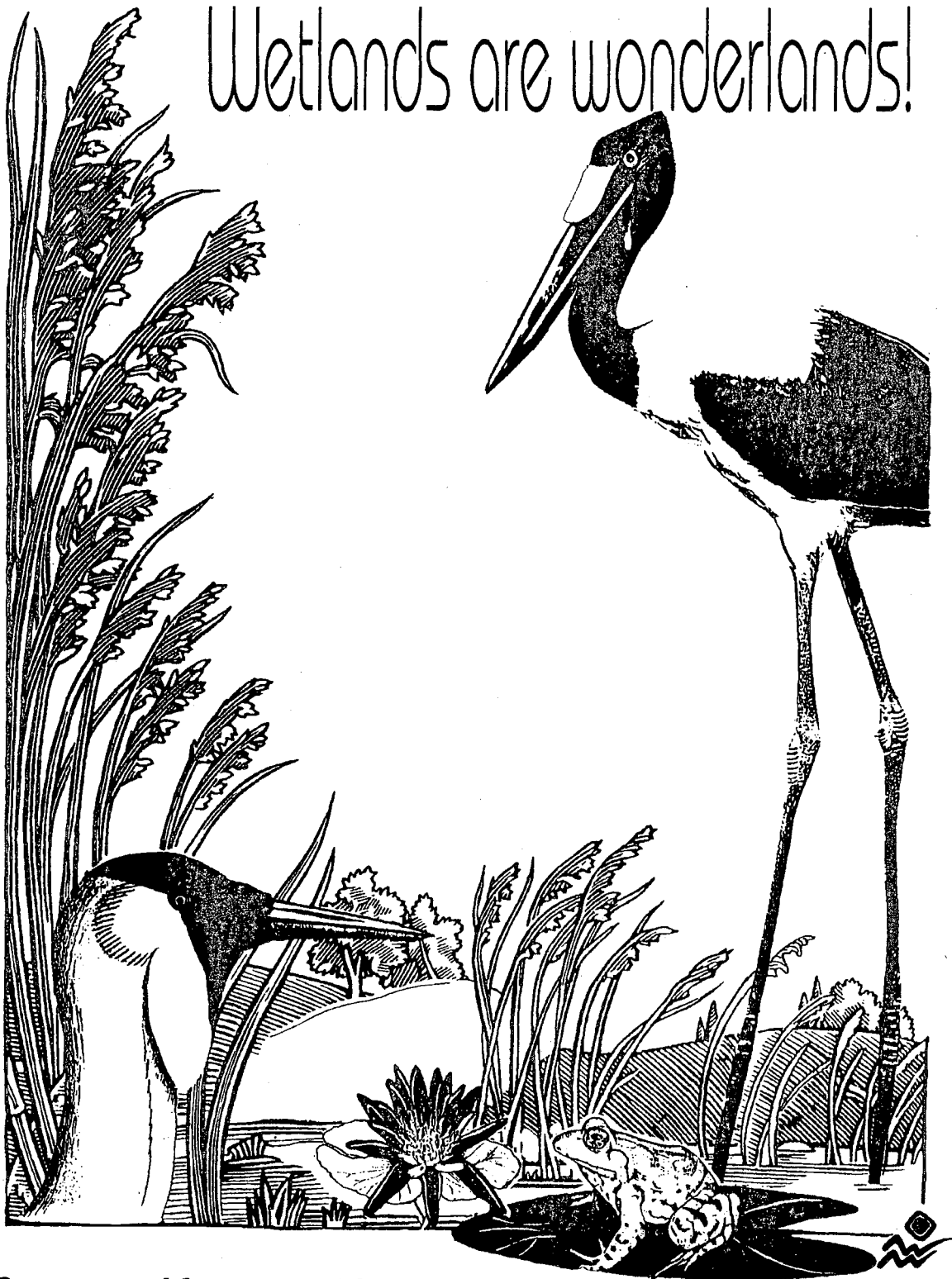
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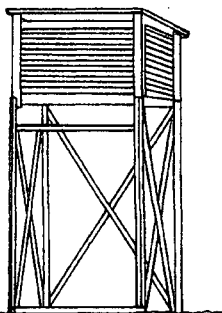
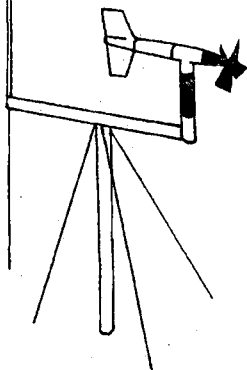
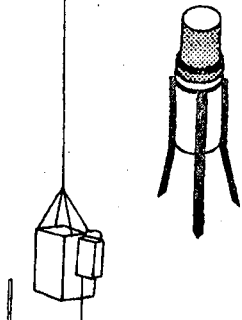
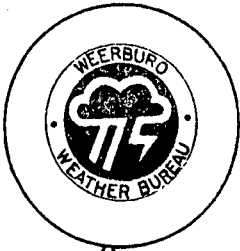
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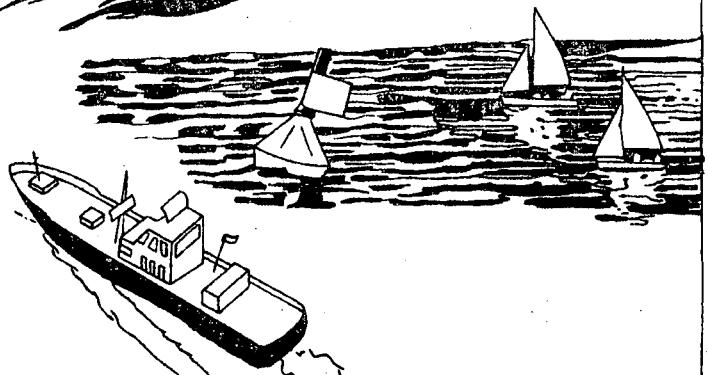
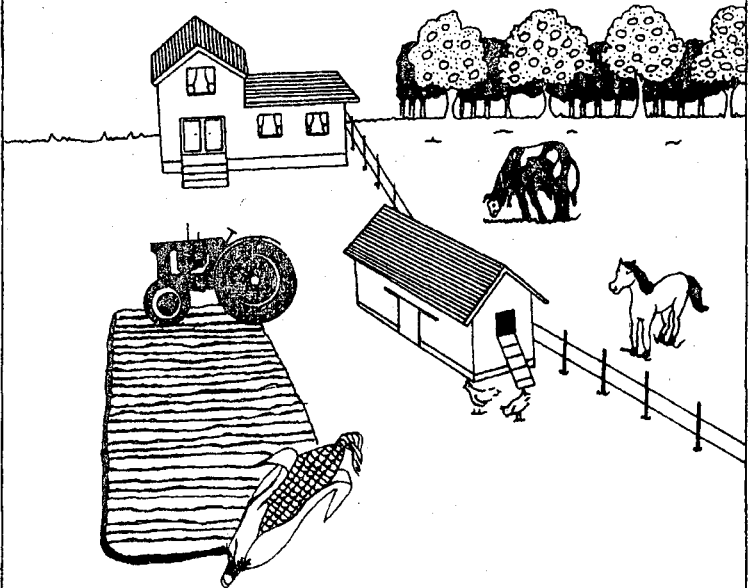
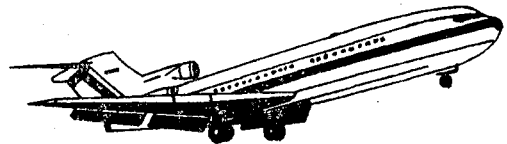
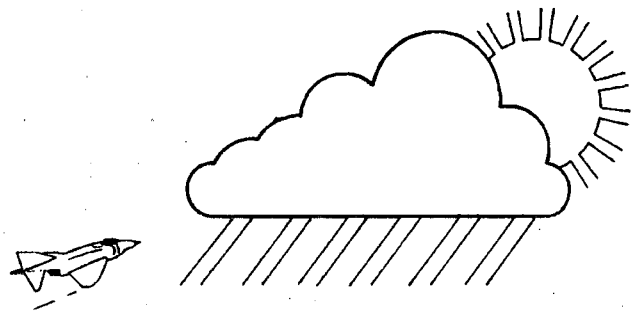


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