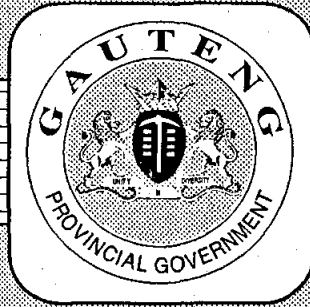


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

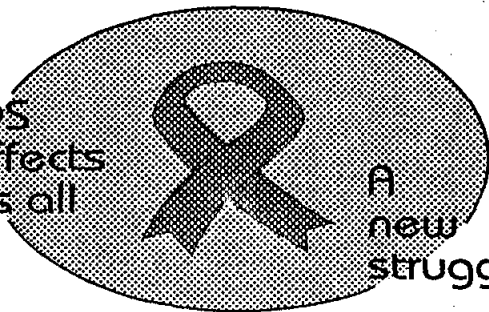
Vol. 11

PRETORIA, 5 SEPTEMBER 2005

No. 379

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



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2184
EKURHULENI METROPOLITAN MUNICIPALITY
DECLARATION AS APPROVED TOWNSHIP
SUNWARD PARK EXTENSION 19 TOWNSHIP

In terms of the provisions of the Town-planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Sunward Park Extension 19 township situated on the Remaining Extent of Portion 119 of the farm Leeuwpoot 113 I.R., 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 SUPERDYNAMIC SHELF 7 CC (HEREAFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION C OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSIN TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORITON 119 OF THE FARM LEEUWPOORT 113-IR HAS BEEN GRANTED BY THE EKURHULENI METROPOLITAN MUNICIPALITY

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Sunward Park Extension 19 township.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8473/2004.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (a) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 3252.9503 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1349/59S subject to a servitude to a servitude in perpetuity for the purpose of erecting an electricity substation with ancillary rights in favour of the Town Council of Boksburg as will more fully appear from reference to the said Notarial Deed.
- (b) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 3252.9503 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K1080/67S subject to a servitude for the conveyance of electricity and substation, with ancillary rights in favour of the Town Council of Boksburg as will more fully appear from reference to the said Notarial Deed.
- (c) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 2616,6550 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K568/73S dated 24 August 1972 subject to right in perpetuity to construct, reconstruct, use, maintain, repair, lay, re-lay, alter, inspect and remove overhead electric power lines in favour of the Electricity Supply Commission, as shown by the letters ABCDE and FGHJ and KLMNOP on Diagram S.G. No. A6438/70 together with ancillary rights, as will more fully appear from the said Notarial Deed and Diagram.
- (d) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 2133.4632 hectares of which the property transferred forms a portion, is by virtue of Notarial Deed K2077/80S subject to a servitude in perpetuity to convey electricity across the said property by means of one transmission line consisting of wires or cables and / or other appliances underground or overhead in favour of ESCOM together with ancillary rights.

- (e) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 2020,0312 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K3132/84S subject to a servitude to convey electricity in favour of Eskom together with ancillary rights and subject to conditions, as will more fully appear from the reference to the said Notarial Deed.
- (f) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 2020,0312 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K3133/84S subject to a servitude to convey electricity in favour of Eskom, together with ancillary rights and subject to conditions as will more fully appear from reference to the said Notarial Deed.
- (g) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1942,7660 hectares (of which the property hereby forms part) is by virtue of Notarial Deed K1665/85S subject to a servitude in favour of Eskom, its successors and assigns or Licensees the right in perpetuity to convey electricity across the said property by means of underground cables or other appliances laid under the surface of the ground, together with ancillary rights, as defined by the line AB on Diagram S.G. No. A 7493/82 as will more fully appear from reference to the said Notarial Deed.
- (h) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1931,2940 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K4455/87S subject to a servitude to convey electricity in favour of Eskom, together with ancillary rights, and subject to conditions, as will more fully appear from reference to the said Notarial Deed.
- (i) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1918,6408 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K2213/90S subject to a servitude to convey electricity in favour of Eskom, together with ancillary rights, and subject to conditions, as will more fully appear from reference to the said Notarial Deed.
- (j) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1811,9393 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K5731/93S subject to a perpetual right of way servitude for watermain purposes and other municipal services in favour of the City Council of Boksburg, 3 metres wide as shown on Diagram S.G. No. A11268/92 defined by the lines ABC,DE,FG,HJ together with ancillary rights, and subject to conditions as will more fully appear from reference to the said Notarial Deed.
- (k) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1799,5460 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K4132/94S subject to a powerline servitude in favour of Eskom with ancillary rights, and subject to rights as will more fully appear from reference to the said Notarial Deed.
- (l) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1799,5460 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K4133/94S subject to a power line servitude in favour of Eskom, with ancillary rights and subject to conditions as will more fully appear from reference to the said Notarial Deed.
- (m) The former Remaining Extent of the said farm Leeuwpoot 113 I.R., measuring 1799,5460 hectares (a portion whereof is hereby transferred) is by virtue of Notarial Deed K4134/94S subject to a power line servitude in favour of Eskom with ancillary rights, and subject to conditions as will more fully appear from reference to the said Notarial Deed.
- (n) By virtue of Notarial Deed of Servitude No. K33554/96S the within mentioned property is subject to a servitude for electrical purposes in favour of the Council, together with ancillary right, 3 metres wide, the centre line of which being indicated by the line xy on Diagram S.G. No. 7523/1995.
- (o) By virtue of Notarial Deed of Servitude No. K1042/93S the within-mentioned property is subject to a servitude in favour of Eskom to convey electricity over the property, together with ancillary right, and subject to conditions as will more fully appear from reference to the said Notarial Deed.

1.4 DEMOLITION OF BUILDING AND STRUCTURES

The township owner shall at its 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, within a period of six (6) months from date of publication of the notice.

1.5 ENDOWMENT

The township owner shall, in terms of Section 89(2) of the Town-planning and Townships Ordinance, 1986, pay a lump sum endowment of R144 000-00 (VAT included), which amount shall be used by the Local Authority for the provision of parks and / or open spaces.

1.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

1.7 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority.

1.8 ACCESS

Ingress and egress to and from the township shall be via a single point (Erf 3640 – Internal Private Road) along Nicholson Road, to the satisfaction of the Director: Roads, Transport and Civil Works.

2. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986:-

2.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary, provided that the local authority 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 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 works on it, in its discretion, may deem necessary, and shall further be entitled to reasonable access to the said land for 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.
- (d) The erf may not be transferred without the prior written consent of the Section 21 Company, or the universitas personarum (Home Owners Association).
- (e) The erf is entitled to a Right of Way servitude over Erf 3640 (Private Road) in the township.
- (f) As this erf forms part of land which is undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future whereby damage may be caused to the surface, buildings or structures erected thereon, the surface owner shall not at any time be entitled to require from the Mining Title Holder, or from the Inspector of Mines, that any provision for protection of the surface of the erf or to any buildings or structures thereon shall be made and the surface owner accepts all risk or damage and liabilities to such surface, buildings and/or structures which may be caused by such subsidence, settlement, shock or cracking or mining operations or by any operations of whatsoever nature incidental thereto, past, present or future either underneath the erf or elsewhere.
- (g) As this erf form part of an area which may be subject to dust pollution and noise as a result of the presence of an operational mine shaft past, present or future, the owner thereof accepts that inconvenience with regard to dust, pollution and noise, may be experienced.

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2.2 ERF 3640 (PRIVATE ROAD)

- (a) The erf is subject to a right-of-way servitude in favour of Erven 3580 up to and including 3639 in the township.
- (b) The entire erf is subject to a servitude for sewerage, water reticulation, electrical purposes (excluding street lights) and other municipal purposes in favour of the local authority.

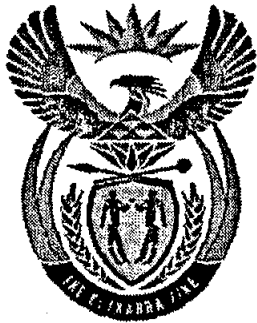
PAUL MAVI MASEKO, CITY MANAGER, CIVIC CENTRE, BOKSBURG

LOCAL AUTHORITY NOTICE 2185**EKURHULENI METROPOLITAN MUNICIPALITY****BOKSBURG AMENDMENT SCHEME 1240**

The Ekurhuleni Metropolitan Municipality, hereby in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 declares that it has adopted an amendment scheme being an amendment of the Boksburg Town Planning Scheme, 1991 relating to the land included in Sunward Park Extension 19 township

A copy of the said town-planning scheme as adopted is open for inspection at all reason times at the office of the Executive Director : Development Planning, Civic Centre, Boksburg and the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment scheme is known as Boksburg Amendment Scheme 1240.

PAUL MAVI MASEKO, CITY MANAGER, CIVIC CENTRE, BOKSBURG



THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

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**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)
with effect from 3 May 2005.**

For enquiries and information:

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

