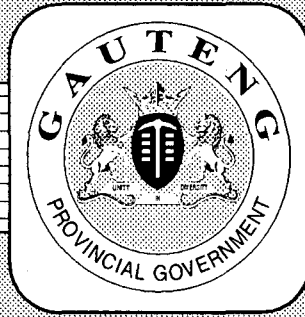


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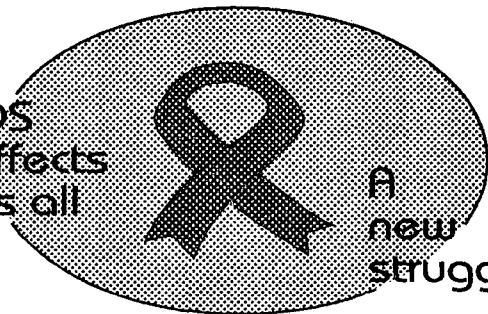
Vol. 11

PRETORIA, 7 JANUARY 2005
JANUARIE 2005

No. 7

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 40

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Sundowner Extension 40** 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 4 WHEEL DRIVE PROPERTY HOLDINGS CC (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 261 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Sundowner Extension 40.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 663/2004.

(3) Provision and installation of services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(4) Access

No access to or egress from the township shall be permitted via Northumberland Avenue and/or Olievenhout Road without the written consent of the Department of Public Transport, Roads and Works (Gauteng Provincial Government).

(5) Removal or replacement of existing services

Should it, by reason of the establishment of the township, become necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost thereof shall be borne by the township owner.

(6) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) Provincial Government

(a) Should the development of the township not been completed before or on 31 July 2006, the application shall be resubmitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(8) Disposal of existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any.

(9) 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.

(10) Notarial tie of erven

Erf 1274 and Erf 1275 shall, at the cost of the township owner, after proclamation of the township but prior to the development of any erf in the township, be notorially tied to the satisfaction of the local authority.

(11) 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 provision of water, electricity and sanitary services as well as the construction of roads and stormwater 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 buyer 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.

2. CONDITIONS OF TITLE

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

(1) All erven

(a) Each erf is subject to a servitude, 2 m 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 m 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.

(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 2 m 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 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 local authority.

(d) The registered owner of each erf shall, before or during development of the erf, erect a physical barrier of such material and which is in accordance with the most recent standards of the Department of Public Transport, Roads and Works (Gauteng Provincial Government) along the boundaries of Olievenhout Road and Northumberland Avenue. Such fence shall be maintained by the owner, to the satisfaction of the said Department.

(2) Erf 1275

The erf is subject to a 4m wide stormwater servitude in favour of the local authority, as indicated on the General Plan.

P. Moloi City Manager

(Notice 1345/2004

December 2004

PLAASLIKE BESTUURSKENNISGEWING 40**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp **Sundowner Uitbreiding 40** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR 4 WHEEL DRIVE PROPERTY HOLDINGS BK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 261 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Sundowner Uitbreiding 40.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 663/2004.

(3) Voorsiening en installing van dienste

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installing van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevreedenheid van die plaaslike bestuur.

(4) Toegang

Geen toegang tot of uitgang vanuit die dorp sal via Northumberlandweg en/of Olievenhoutweg toegelaat word sonder die skriftelike toestemming van die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Regering).

(5) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig word om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, sal die koste daarvan deur die dorpseienaar gedra word.

(6) Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dié van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(7) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 31 Julie 2006 voltooi word nie, moet die aansoek heringedien word by die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(8) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

(9) Sloping van geboue en strukture

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

(10) Notariële verbinding van erwe

Erf 1274 en Erf 1275 moet, op koste van die dorpseienaar, na proklamasie van die dorp maar voor die ontwikkeling van enige erf in die dorp, notarieel verbind word tot tevreedenheid van die plaaslike bestuur.

(12) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installing van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie 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 plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) Alle erwe

(a) Elke erf is onderworpe aan 'n serwitut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwitut vir munisipale doeleindes 2 m breed oor die

toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur 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 2 m daarvan, geplant word nie.

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(d) Die geregistreerde eienaar van elke erf moet voor of tydens die ontwikkeling van die erf, 'n fisiese versperring van sodanige materiaal en wat in ooreenstemming is met die mees onlangse standaard van die Departement van Openbare Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) langs die grense van Olievenhoutweg en Northumberlandweg oprig. Sodanige heining moet deur die eienaar onderhou word, tot tevredeheid van die gemelde Departement.

(2) Erf 1275

Die erf is onderworpe aan 'n 4m breë stormwaterserwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

P. Moloj Stadsbestuurder
(Kennisgewing 1345/2004)
Desember 2004.

LOCAL AUTHORITY NOTICE 41

AMENDMENT SCHEME 04-2776

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he 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 40**. Map 3 and the 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.

This amendment is known as Amendment Scheme 04-2776.

P. Moloj, City Manager
(Notice No 1346/2004.)
December 2004.

PLAASLIKE BESTUURSKENNISGEWING 41

WYSIGINGSKEMA 04-2776

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp **Sundowner Uitbreiding 40** bestaan, goedgekeur het. Kaart 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 04-2776.

P. Moloj, Stadsbestuurder
(Kennisgewing Nr 1346/2004.)
Desember 2004.

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