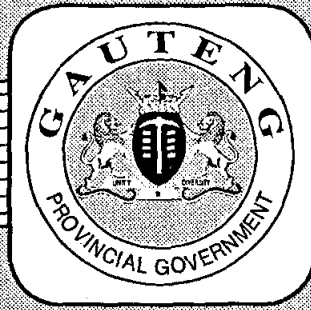


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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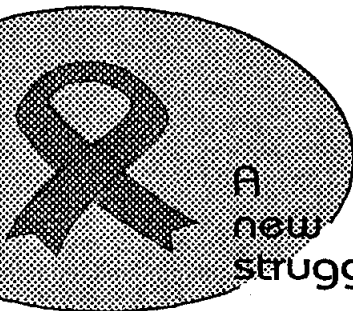
Vol. 12

PRETORIA, 13 JANUARY 2006
JANUARIE

No. 11

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

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DEPARTMENT OF HEALTH

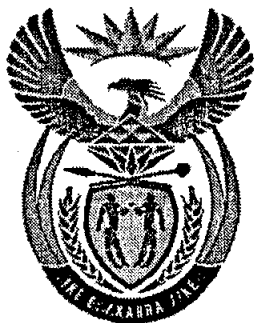


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THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**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**

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 62

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

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, Metropolitan Municipality declares Hyde Park Extension 118 to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH AN APPLICATION MADE BY DELICO INVESTMENTS 100 CC IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 378 OF THE FARM ZANDFONTEIN 42- IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- (1) NAME
The name of the township shall be **HYDE PARK EXTENSION 118**
- (2) DESIGN
The township shall consist of erven and streets, as indicated on General Plan S.G. No. 581/2005.
- (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 Eskom / City Power.
- (4) OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN
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 the Ordinance.

In terms of the Town Planning and Township's Ordinance, 15 of 1986, a contribution towards the provision of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable.

No erven may be alienated or transferred in 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 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.
- (6) DISPOSAL OF EXISTING CONDITION OF TITLE
All erven shall be made subject to existing conditions and servitudes, if any, including the

reservation of rights to minerals if any, but excluding the right of way servitude vide K2829/1977S, which affects only Erven 634 to 636.

(7) FORMATION AND DUTIES OF SECTION 21 COMPANY OR SIMILAR LEGAL ENTITIES

- (a) The applicant shall properly and legally constitute a Property Owners or Residents Association ("the Association") under Section 21 of the Companies Act (61 of 1973) to the satisfaction of the Council before the sale of the first erf, which association shall not be de-registered without the consent of the Council.
- (b) The access erf (Erf 640) shall be registered in the name of the Resident's Association and said road/park portion may not be sold or in any way disposed of without prior written consent of the Council.
- (c) The construction and maintenance of the road over the Right of Way shall be the responsibility of the applicant until that responsibility can be taken over by the Association.
- (d) Each and every owner of Erven 631 to 639 shall become a member of the Residents Association upon transfer of the erf.
- (e) The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (f) The Council shall not be liable for the malfunction of the surfacing of the access way and / or the stormwater drainage system, and/or any essential services, with the exception of the sewerage system.
- (g) A servitude for municipal purposes shall be registered over Erf 640 in favour of, and to the satisfaction of, the Council.
- (h) The Council shall be indemnified from any responsibility for the cost of repairs to the access roadway in the event of it having to gain access or provide underground services in the future.
- (i) Access from Erven 631 to 639 to a public road shall be across Erf 640.
- (j) The Council shall have unrestricted access to Erf 640 at all times.

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 634, 635 AND 636
The erven are subject to a 7.87m right of way servitude as indicated on the General Plan.
3. ERF 640
The erf is subject to a servitude for municipal purposes in favour of the Council.

**A. Nair: Executive Director, Development Planning, Transportation and Environment
City of Johannesburg, Metropolitan Municipality
Ref. No: 1259**

PLAASLIKE BESTUURSKENNISGEWING 62

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 Hyde Park Uitbreiding 118 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOOWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DELICO INVESTMENTS 100 CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 378 VAN DIE PLAAS ZANDFONTEIN 42 – I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is HYDE PARK UITBREIDING 118.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 581/2005.

(3) Voorsiening en installasie van Ingenieursdienste

Die dorpseienaar moet alle ingenieursdienste in die dorp voorsien, onderworpe aan die goedkeuring van die Stadsraad en Eskom / "City Power".

(4) Verpligtinge ten opsigte van dienste en beperkings ten opsigte van die vervreemding van erwe

Die dorpseienaar moet ingevolge 'n vooraf ooreenkoms met die Stadsraad sy verpligtinge ten opsigte van die voorsiening van ingenieursdienste in en vir die dorpsgebied ingevolge Hoofstuk 5 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 nakom.

02020000

Ingevolge die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, is 'n bydrae tot die voorsiening van ingenieursdienste, grootmatriool en parkebegiftiging (indien van toepassing) betaalbaar.

Geen erwe mag vervreem of oorgedra word in die naam van 'n koper nie alvorens die Stadsraad bevestig het dat voldoende waarborge / kontantbydraes ten opsigte van die verskaffing van dienste deur die dorpseienaar aan die Stadsraad voorsien is.

(5) 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.

(6) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderhewig wees aan bestaande titelvoorwaardes en serwitute, indien enige, met inbegrip van die regte op minerale indien enige, maar uitgesluit die reg van weg serwituut vide K2829/1977S wat slegs Erwe 634 tot 636 affekteer.

(7) Samestelling en pligte van Artikel 21 Maatskappye of ander soortgelyke regsenteite.

- (a) Die applikant moet op 'n behoorlike en wettige wyse 'n Eiendomeienaars of Inwonersvereniging ("die Vereeniging") tot bevrediging van die Stadsraad saamstel voor of gelyktydig met die verkoop van die eerste erf in die dorp, welke vereniging nie gederegistreer mag word sonder die toestemming van die Stadsraad nie.
- (b) Die toegangserf (Erf 640) moet in die naam van die Inwonersvereniging geregistreer word en gemelde pad/park mag nie op enige wyse vervreem word sonder die vooraf skriftelike toestemming van die Stadsraad nie.
- (c) Die konstruksie en onderhoud van die pad oor die Reg van Weg sal die verantwoordelikheid van die applikant wees totdat die verantwoordelikheid deur die vereniging oorgeneem word.
- (d) Ieder en elke eienaar van Erwe 631 tot 639 moet 'n lid word van die Inwonersvereniging tydens oordrag van die erf.
- (e) Die Inwonersvereniging sal volle wetlike mag hê om van ieder en elke lid die koste te verhaal wat aangegaan is om sy pligte na te kom en sal die regsbevoegdheid hê om sodanige fooie van enige lid wat in gebreke bly om betalings te maak, te verhaal.
- (f) Die Stadsraad sal nie verantwoordelik gehou word indien die oppervlakte van die toegangspaaie en/of die stormwaterdreinerings en/of enige noodsaaklike dienste onklaar raak nie, met die uitsondering van die riool sisteem.
- (g) 'n Serwituut vir munisipale dienste moet oor Erf 640 ten gunste van en tot bevrediging van die Stadsraad geregistreer word.
- (h) Die Raad sal gevrywaar word van enige aanspreeklikheid vir die herstelkoste van die toegangspad in die geval waar dit in die toekoms toegang moet verkry of ondergrondse dienste moet voorsien.
- (i) Toegang vanaf Erwe 631 tot 639 na 'n openbare pad moet oor Erf 640 voorsien word.
- (j) Die Stadsraad sal ten alle tye onbeperkte toegang tot Erf 640 hê.

2. TITELVOORWAARDES

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

(1) Alle Erwe

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Stadsraad 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 Stadsraad; Met dien verstande dat die Stadsraad 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 'n afstand van 2 (twee) meter daarvan geplant word nie.
- (c) Die Stadsraad 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 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 Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) Erwe 634, 635 en 636

Die erwe is onderhewig aan 'n 7,87m reg van weg serwituut soos aangetoon op die Algemene Plan.

(3) Erf 640

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die Stadsraad.

**A. Nair: Uitvoerende Direkteur: Ontwikkelingsbestuur, Vervoer en Omgewing
Johannesburg Stad, Metropolitaanse Munisipaliteit
Verw. Nr: 1259**

LOCAL AUTHORITY NOTICE 63**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY****SANDTON AMENDMENT SCHEME 02-4799**

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 Hyde Park Extension 118, 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.

This amendment is known as the Sandton Amendment Scheme 02-4799

A. NAIR: EXECUTIVE DIRECTOR, DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY
REF. NO: 1260

PLAASLIKE BESTUURSKENNISGEWING 63**STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT****SANDTON WYSIGINGSKEMA 02-4799**

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 Hyde Park Uitbreiding 118 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.

Hierdie wysiging staan bekend as die Sandton Wysigingskema 02-4799

A. NAIR: UITVOERENDE DIREKTEUR, ONTWIKKELINGSBESTUUR, VERVOER EN OMGEWING
JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT
VERW. NR: 1260