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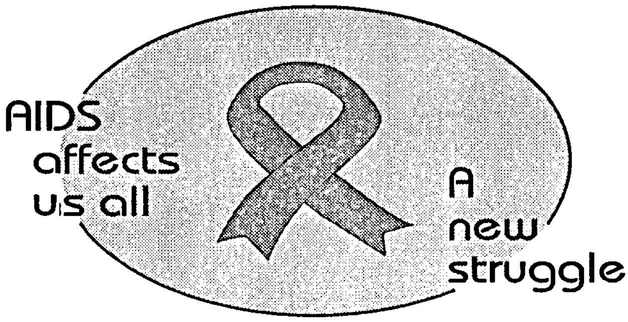

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CONTENTS

No.		Page No.	Gazette No.
	LOCAL AUTHORITY NOTICES		
968	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Sundowner Extension 54	2	210
969	do.: Amendment Scheme 04-2507	5	210

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 968

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 54** 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 EMERALD STAR PROPERTY INVESTMENTS 1 (PTY) LTD (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 547 OF THE FARM BOSCHKOP 199 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name
The name of the township shall be Sundowner Extension 54.

(2) Design
The township shall consist of erven as indicated on General Plan S.G. No. 10803/2003.

(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) Removal or replacement of 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.

(5) 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.

(6) Provincial Government
(a) Should the development of the township not been completed before 5 March 2010, the application shall be resubmitted to the Department of Transport and Public 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.

(7) 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.

(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.

(9) Notarial tie of erven
Erf 1272 and 1273 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 notarially tied to the satisfaction of the local authority.

(10) Endowment
The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park.

(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.

(2) Erf 1273
The erf is subject to a servitude for an electrical mini-substation in favour of the local authority, as indicated on the General Plan.

P. Moloi, City Manager
(Notice No. 466/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 968

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 Municipaliteit hiermee die dorp **Sundowner Uitbreiding 54** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR EMERALD STAR PROPERTY INVESTMENTS 1(EDMS) BPK (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 547 VAN DIE PLAAS BOSCHKOP 199 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam
Die naam van die dorp is Sundowner Uitbreiding 54.

(2) Ontwerp
Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 10803/2003.

(3) Voorsiening en installering van dienste
Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinering in die dorp, tot tevredenheid van die plaaslike bestuur.

(4) Verwydering of vervanging van bestaande dienste
Indien dit, as gevolg van die stigting van die dorp, nodig word dat bestaande munisipale, TELKOM en/of ESKOM dienste verwyder of vervang moet word, sal die koste daarvan deur die dorpseienaar gedra word.

(5) Ontvangs en versorging van stormwater
Die dorpseienaar moet die stormwaterdreinering van die dorp so reël dat dit inpas by diè van die aangrensende paaie en dat alle stormwater wat van die pad afloop of afgelei word, ontvang en versorg word.

(6) Provinsiale Regering
(a) Indien die ontwikkeling van die dorp nie voor of op 5 Maart 2010 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke 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.

(7) Beskikking oor bestaande Titelvoorwaardes
Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met Inbegrip van die voorbehoud van die regte op minerale.

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

(9) Notariële verbinding van erwe
Erwe 1272 en 1273 moet, op koste van die dorpseienaar, na proklamasie van die dorp maar voor die ontwikkeling van enige erf in die dorp, notarieël verbind word, tot tevredenheid van die plaaslike bestuur.

(10) Begiftiging
Die dorpseienaar moet ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park.

(11) 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 stormwaterdreinering en die installering 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.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui 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 serwituut 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 serwituut 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 rioolhoofpypleidings, en ander werke wat hy volgens goeddunke 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 rioolhoofpypleiding en ander werke veroorsaak word.

(2) Erf 1273
Die erf is onderworpe aan 'n elektriese mini-substasie serwituut ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

P. Moloi, Stadsbestuurder
(Kennisgewing 466/2004)
Junie 2004.

LOCAL AUTHORITY NOTICE 969

AMENDMENT SCHEME 04-2507

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 54**. 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 04-2507.

P. Moloi, City Manager
(Notice No. 467/2004)
June 2004

PLAASLIKE BESTUURSKENNISGEWING 969

WYSIGINGSKEMA 04-2507

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 54** bestaan, goedgekeur het. Kaart 3 en die skemaklousules 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 04-2507.

P. Moloi, Stadsbestuurder
(Kennisgewing 467/2004)
Junie 2004.

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