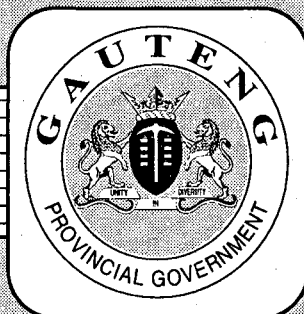


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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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# **Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant**

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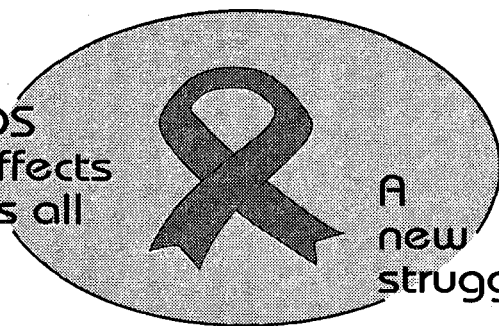
**Vol. 9**

**PRETORIA, 19 DECEMBER 2003**  
**DESEMBER**

**No. 560**

**We all have the power to prevent AIDS**

**AIDS  
affects  
us all**



**A  
new  
struggle**

**Prevention is the cure**

**AIDS  
HELPLINE**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2709

#### CITY OF JOHANNESBURG AMENDMENT SCHEME 04-0289

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Sandton Town-planning Scheme 1980, comprising the same land, as included in the Township of **LONEHILL EXTENSION 48**

Map 3, Annexure and 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.

The amendment scheme is known as Amendment Scheme 04-0289

Executive Director: Development Planning  
Transportation and Environment  
Notice No. 628/2003

### PLAASLIKE BESTUURSKENNISGEWING 2709

#### STAD VAN JOHANNESBURG WYSIGINGSKEMA 04-0289

Die Stadraad verklaar hierby Ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Sandton - dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **LONEHILL UITBREIDING 48** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklausules van die wysigskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema 04-0289

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing  
Notice No. 628/2003

### LOCAL AUTHORITY NOTICE 2710

#### CITY OF JOHANNESBURG DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY declares **LONEHILL EXTENSION 48** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY BURTON COURT (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 352 (A PORTION OF PORTION 170) OF THE FARM WITKOPPEN 194 IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

1. **Name**  
The name of the township shall be **LONEHILL EXTENSION 48**
2. **Design**  
The township shall consist of erven as indicated on **General Plan S.G. 5533/2003**

3. **Obligations in respect of services and limitations in respect of the alienation or erven**
  - (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
  - (b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
  - (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.
4. **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 City Power / Eskom.
5. **Removal and 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 Conditions of Title**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.
7. **Consolidation of Erven**

The township owner shall at his own expense consolidate Erven 1035 and 1036 on or before proclamation of the township.

## 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.

**Executive Director: Development Planning  
Transportation and Environment  
Notice No. 629/2003**

**PLAASLIKE BESTUURSKENNISGEWING 2710**

**STAD VAN JOHANNESBURG  
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 LONEHILL UITBREIDING 48 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BURTON COURT (PTY) LTD. (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 352 (GEDEELTE OP GEDEELTE 170) VAN DIE PLAAS WITKOPPEN 194 IQ, PROVINSIE GAUTENG, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

**1. NAAM**

Die naam van die dorp is LONEHILL UITBREIDING 48

**2. ONTWERP**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan SG No. 5533/2003

**3. VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREMIING OF OORDRAGTE**

- (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
- (b) 'n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond sal betaalbaar wees.
- (b) Geen erwe mag 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 Stadsraad gelewer is nie.

**4. VOORSIENING EN INSTALLERING VAN DIENSTE**

Die dorpseienaar moet die nodige reëlins met die Raad tref vir die voorsiening en instalering v water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, bevrediging van die Raad.

**5. VERSKUIWING OF DIE 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 dorpseienaars gedra word.

**6. BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en servitute, indien enige, insluitende die reservering van die mineraleregte.

**7. Konsolidasie van Samestellende Gedeeltes**

Die dorpseienaar moet op eie koste Erwe 1035 en 1036 konsolideer, voor of tydens proklamasie van die dorp.

**2. TITELVOORWAARDES**

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

**(1) ALLE ERWE**

- (a) Die erf is geregtig op 'n servituut van 2 meter breed vir riolerings- en ander munisipale

doeleindes, ten gunste van die Raad 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 Raad : Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.

- (b) Geen geboue 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 meter daarvan geplant word nie.
- (c) Die Raad 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 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 Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

**Uitvoerende Direkteur: Ontwikkelings, Beplanning, Vervoer en Omgewing**  
**Notice No. 629/2003**

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# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette Function**  
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## NEW PARTICULARS ARE AS FOLLOWS:

### Physical address:

Government Printing Works  
149 Bosman Street  
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### Postal address:

Private Bag X85  
Pretoria  
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**New contact persons:** Awie van Zyl Tel.: (012) 334-4523  
Mrs H. Wolmarans Tel.: (012) 334-4591

**Fax number:** (012) 323-8805

**E-mail address:** awvanzyl@print.pwv.gov.za

### Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734  
Mrs J. Wehmeyer Tel.: (012) 334-4753  
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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

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*In future, adverts have to be paid in advance  
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**HENNIE MALAN**

Director: Financial Management  
Office of the Premier (Gauteng)

