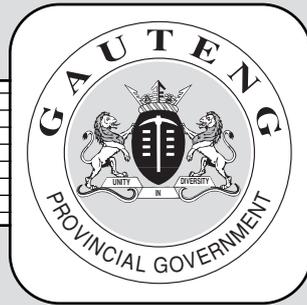


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

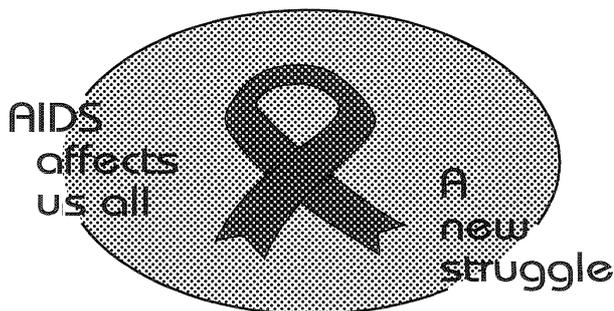
# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

**Vol. 19**

**PRETORIA, 26 SEPTEMBER 2013**

**No. 281**

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



**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

**Prevention is the cure**

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# GENERAL NOTICE

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## NOTICE 2676 OF 2013

### PROVINCIAL GOVERNMENT NOTICE

#### APPROVED AMENDMENT OF THE GENERAL PLAN OF SUGARBUSH ESTATE EXTENSION 2

#### PUBLICATION IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995

#### CASE NUMBER: GDT/LDA/WRDM/1012/04/005

The Gauteng Development Tribunal approved the amendment of the General Plan of Sugar Bush Extension 2 on 18 June 2012. The amendment of General Plan SG 6431/2007 as it pertains to Sugar Bush Estate Extension 2, affects Erven 15 up to and including 35. The approved amendment is reflected on SG 3685/2012 as is now described as Erven 201 up to and including 267.

The conditions under which the aforesaid amendment of the General Plan was granted are as follows:

1.1 With regard to the approved Conditions of Establishment for Sugar Bush Estate Extension 2 dated 19 March 2008, it is hereby confirmed that the following conditions as previously approved remain relevant to the amended General Plan alternatively such conditions are amended as indicated below:

**(i) With regard to 2.1: Name**

The name of the township remains Sugar Bush Estate Extension 2, save that the General Plan in respect thereof shall be amended to reflect new Erven 201 up to and including 267 which shall replace previous erven 15 up to and including 35.

**(ii) With regard to 2.2: Design**

The township shall consist of erven and private road ways as indicated on approved Layout Plan 600/594/02, the amended General Plan SG3685/2012, as approved by the Surveyor General.

**(iii) Condition 2.3: Water Drainage and Street Design**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(iv) Condition 2.4: Sewerage**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(v) Condition 2.5: Water**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(vi) Condition 2.6: Disposal of Existing Title Conditions**

All erven in the development area shall be made subject and where relevant entitled to existing conditions and servitudes if any.

**(vii) Condition 2.7: Removal of Refuse**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(viii) Condition 2.8: Removal or Replacement of Municipal Services**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(ix) Condition 2.9: Relocation of Telkom Equipment**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(x) Condition 2.10: Transfer of Erven and Services**

The applicant shall transfer Erf 10 as well as the internal and link services in the development area at his/her cost to the Sugar Bush Estate Homeowners Association (association incorporated under Section 21 of the Companies Act, 1973 (Registration Number 2006/029759/08), simultaneously with the registration of ownership of land within the land development area, in terms of Section 38 of the Act".

**(xi) Condition 2.11: Restriction on Disposal of Erf 12**

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**(xii) Condition 2.12: Formation, Duties and Responsibilities of the Homeowners Association**

- The applicant shall properly and legally constitute a homeowners association prior to the transfer of any erf.
- Owners of erven in Sugar Bush Estate Extension 2 or any subdivision thereof or any sectional title unit thereon or any interest therein, shall automatically become and shall remain members of the homeowners association and be subject to its memorandum and articles until such owners cease to be owners as aforesaid. None of the said erven, nor any unit thereon, nor any interest therein, shall be transferred to any person who has not bound himself/herself/itself to the satisfaction of the homeowners association to become a member thereof and without the prior written confirmation of the homeowners association that all amounts due to the homeowners association, by the owner, paid in full.

**(xiii) Condition 3: Conditions of Title**

The following conditions shall be registered against the title of each of the identified erven in the township:

3.1 All Erven

The original conditions approved by the Tribunal dated 19 March 2008 remain unchanged.

**GAUTENG DEVELOPMENT TRIBUNAL**

CASE NUMBER GDT/LDA/WRDM/1012/04/005

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