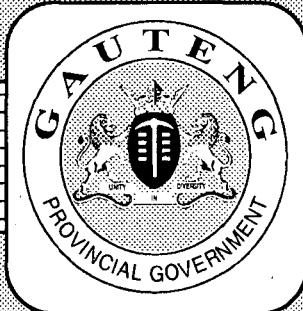


THE PROVINCE OF
GAUTENG



DIE PROVINSIE
GAUTENG

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

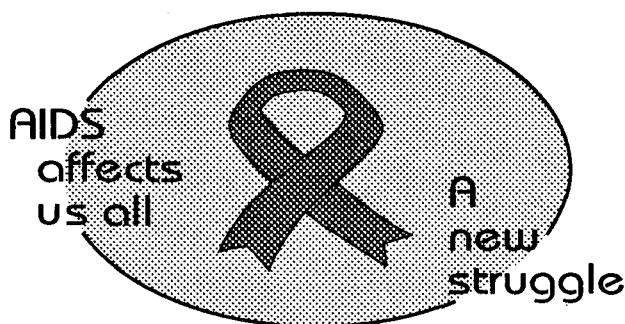
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Other countries • Buitelands: R3,25

Vol. 7

PRETORIA, 14 NOVEMBER 2001

No. 223

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AIDS

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DEPARTMENT OF HEALTH

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GENERAL NOTICES • ALGEMEEN KENNISGEWINGS

NOTICE 6820 OF 2001

NOTICE 96 OF 2001

CITY OF JOHANNESBURG
(FORMER WESTERN METROPOLITAN LOCAL COUNCIL)

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, (Former Western Metropolitan Local Council) hereby declares **Roodepoort West Extension 5 township** to be an approved township, subject to the conditions set out in the Schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY RANDPARKRIDGE EXTENSION 60 DEVELOPMENTS (PROPRIETARY) LIMITED No. 1994/003403/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98 (ORDINANCE 15 OF 1986) FOR THE PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 395 OF THE FARM ROODEPOORT 237, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be **Roodepoort West Extension 5**.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8037/1999.

1.3 Engineering services

- 1.3.1 The township owner shall be responsible for the linking, installation and provision of internal engineering services including streets and storm-water drainage and a contribution towards bulk sewerage services; and
- 1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services.

The township owner shall when he intends to provide the township with engineering and essential services:

- 1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and
- 1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

1.4 Endowment

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) pay a lump sum of endowment of R6 564.00 to the local authority for the provision of land for a park (public open space).

1.5 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 but excluding:

KENNISGEWING 6820 VAN 2001

KENNISGEWING 96 VAN 2001

JOHANNESBURG STAD
(GEWESE WESTELIKE METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroeër Westelike Metropolitaanse Plaaslike Raad) hierby **Roodepoort West Uitbreiding 5 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.**

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RANDPARKRIDGE EXTENSION 60 DEVELOPMENTS (PROPRIETARY) LIMITED No: 1994/003403/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 395 VAN DIE PLAAS ROODEPOORT NO 237, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Roodepoort West Uitbreiding 5**.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8037/1999.

1.3 Ingenieursdienste

- 1.3.1 Die dorpsseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitend strate en stormwater dreinering en 'n bydrae vir eksterne rioldienste; en
- 1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpsseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaklik dienste te voorsien:

- 1.3.3 elke ingenieursdienst wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en
- 1.3.4 alle interne ingenieursdienste en noodsaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

1.4 Begiftiging

Die dorpsseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag van R6 564.00 vir parke doeleindes betaal.

1.5 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

1.5.1 the following right with affects Erf 489 in the township as indicated on the General Plan:

As per consolidated Title.

"2. The former Remainder of Portion 52 indicated by the figure Abhg on annexed diagrams is subject to the following conditions:

A. The property hereby transferred is subject to a perpetual right of way for the purposes of a pipeline in favour of Portion 83 and 84 of the farm Roodepoort No. 5, held by Deed of Transfer No. 1988/1947 dated the 25th January 1947, over certain strip of ground 1,89 metres in width extending across the property hereby transferred, the centre of the said strip commencing from point E on the Southern boundary and extending in a straight line to point F on the Northern boundary of the property hereby transferred, as will appear from Diagram S.G. No. A.700/45 annexed to Deed of Transfer No. 1988/1947 provided that the owners of the aforesaid Portions 83 and 84 as may be reasonably necessary for the irrigation of 3,2375 hectares of land subject to the proviso that the owner of the property hereby transferred shall control the quantity of water so used by the owners of the said Portions 83 and 84 and the hours of pumping having due regard to the level of water in the dam and to weather conditions from time to time and provided further that the owners of the said Portions 83 and 84 shall at all times have access to the said portion of the said property, by themselves, their nominees, agents and workmen for the purpose of construction and maintenance of the pumping plant and pipelines referred to in Condition B hereof.

1.5.2 the following conditions which shall not be passed on to the erven in the Township as indicated on the consolidated Title:

2."B" SUBJECT to the condition that Portion 83 of the said farm ROODEPOORT No. 5 district ROODEPOORT held under Deed of Transfer No. 1988/1947 shall be subject to a perpetual right of way for the purpose of leading water by means of two pipeline of the property hereby transferred over portion 1.89 metres in width the centre of the said portion commencing from point on the Eastern boundary and extending in a straight line to point F on the Southern-boundary of the said Portion 83 as will appear from diagram S.G. No. A.698/45 annexed to deed of Transfer No. 1988/1947 provided, however, that the said pipelines shall be laid at a depth of not less than 30cm below the surface of the ground and provided further that the owner of the property hereby transferred shall at all times be entitled to access to the said portion of the said property by his nominees, agents or workmen for the purpose of laying and maintaining the said pipelines.

B. The aforesaid Portion 83 and 84 held under Deed of Transfer No. T1988/1947 are entitled over the property hereby transferred to—

(i) a perpetual right of way for the purpose of a pipeline over certain strip of ground 1,89 metres in width extending across the property hereby transferred, the centre of which strip of ground is marked with the letters A B G H on Diagram S.G. No. A.699/45 annexed to Deed of Transfer No. T1988/1947;

1.5.1 die volgende reg wat slegs Erf 489 soos op die algemene plan aangedui, raak:

Soos per gekonsolideerde Titel.

"2. The former Remainder of Portion 52 indicated by the figure Abhg on annexed diagrams is subject to the following conditions:

A. The property hereby transferred is subject to a perpetual right of way for the purposes of a pipeline in favour of Portion 83 and 84 of the farm Roodepoort No. 5, held by Deed of Transfer No. 1988/1947 dated the 25th January 1947, over certain strip of ground 1,89 metres in width extending across the property hereby transferred, the centre of the said strip commencing from point E on the Southern boundary and extending in a straight line to point F on the Northern boundary of the property hereby transferred, as will appear from Diagram S.G. No. A.700/45 annexed to Deed of Transfer No. 1988/1947 provided that the owners of the aforesaid Portions 83 and 84 as may be reasonably necessary for the irrigation of 3,2375 hectares of land subject to the proviso that the owner of the property hereby transferred shall control the quantity of water so used by the owners of the said Portions 83 and 84 and the hours of pumping having due regard to the level of water in the dam and to weather conditions from time to time and provided further that the owners of the said Portions 83 and 84 shall at all times have access to the said portion of the said property, by themselves, their nominees, agents and workmen for the purpose of construction and maintenance of the pumping plant and pipelines referred to in Condition B hereof.

1.5.2 the following conditions which shall not be passed on to the erven in the Township as indicated on the consolidated Title:

2."B" SUBJECT to the condition that Portion 83 of the said farm ROODEPOORT No. 5 district ROODEPOORT held under Deed of Transfer No. 1988/1947 shall be subject to a perpetual right of way for the purpose of leading water by means of two pipeline of the property hereby transferred over portion 1.89 metres in width the centre of the said portion commencing from point on the Eastern boundary and extending in a straight line to point F on the Southern-boundary of the said Portion 83 as will appear from diagram S.G. No. A.698/45 annexed to deed of Transfer No. 1988/1947 provided, however, that the said pipelines shall be laid at a depth of not less than 30cm below the surface of the ground and provided further that the owner of the property hereby transferred shall at all times be entitled to access to the said portion of the said property by his nominees, agents or workmen for the purpose of laying and maintaining the said pipelines.

B. The aforesaid Portion 83 and 84 held under Deed of Transfer No. T1988/1947 are entitled over the property hereby transferred to—

(i) a perpetual right of way for the purpose of a pipeline over certain strip of ground 1,89 metres in width extending across the property hereby transferred, the centre of which strip of ground is marked with the letters A B G H on Diagram S.G. No. A.699/45 annexed to Deed of Transfer No. T1988/1947;

- (ii) a perpetual right of use for the purposes of a site for the erection of a pumping plant over certain portion 20 square metres in extent of the property hereby transferred such site being marked by the letter C D E F on Diagram S.G. No. A699.45 annexed to Deed of Transfer No. T1988/1947:

Provided that the owners of the aforesaid Portion 83 and 84 shall be entitled to use such quantity of water from the dam situate North of the said Portions 83 and 84 as may be reasonably necessary for the irrigation of 3,2375 hectares of land subject to the porviso that the owner of the property hereby transferred shall control the quantity of water so used by the owners of the said Portions 83 and 84 and the hours of pumping having due regard to the level of water in the dam and to weather conditions from time to time and provide further that the owners of the said property by themselves, their nominees, agents and workmen for the purpose of construction and maintenance of the pumping plant and pipelines.

3. The former portion 84 indicated by the figure ghCD on annexed diagrams is subject to the following conditions:

B. The property hereby transferred, together with Portion 83 (a Portion of Portion) of the Farm ROODEPOORT No. 237, shall be entitles over the remaining extent of portion of the Farm ROODEPOORT No. 237 measuring 110,7305 hectares held under Deed of Transfer No. 12199/1939 to—

(i) a perpetual right of way for the purposes of a pipe line over certain strip of ground 1,89 metres in width extending across the remaining Extent of the Farm ROODEPOORT No. 237, IQ, Transvaal, measuring 110,7305 hectares; the centre of which of ground is marked by the letters A B G H on the diagram framed by Surveyor James B Tucker in November, 1944, and approved by the Surveyor General on the 25th February, 1946, under S.G. No. A699/45, and annexed to deed of transfer No. 1988/1947 dated the 25th day of January, 1947.

(ii) a perpetual right of user, for the purposes of a site for the erection of a pumping plant over certain Portion 20 (TWENTY) square metres in extent of the remaining extent of Portion of the Farm ROODEPOORT No. 237, IQ, Transvaal, measuring 110,7305 (one hundred and ten comma seven three nil five) hectares, such site being marked by the letters C D E F on the diagram framed by the Surveyor B Tucker in November, 1944, and approved by the Surveyor General on the 25th February, 1946, under S.G. No. A699/45 and annexed to Deed of Transfer No. 1988/1947 dated the 25th day of January, 1947.

(iii) a perpetual right of way for the purposes of a pipeline over certain strop of ground 1,89 metres in width extending across the remaining Extent of portion 1 of Portion B of Portion of the Farm ROODEPOORT No. 237, I.Q., Transvaal, measuring 4684 (FOUR THOUSAND SIX

- (ii) a perpetual right of use for the purposes of a site for the erection of a pumping plant over certain portion 20 square metres in extent of the property hereby transferred such site being marked by the letter C D E F on Diagram S.G. No. A699.45 annexed to Deed of Transfer No. T1988/1947:

Provided that the owners of the aforesaid Portion 83 and 84 shall be entitled to use such quantity of water from the dam situate North of the said Portions 83 and 84 as may be reasonably necessary for the irrigation of 3,2375 hectares of land subject to the porviso that the owner of the property hereby transferred shall control the quantity of water so used by the owners of the said Portions 83 and 84 and the hours of pumping having due regard to the level of water in the dam and to weather conditions from time to time and provide further that the owners of the said property by themselves, their nominees, agents and workmen for the purpose of construction and maintenance of the pumping plant and pipelines.

1. The former portion 84 indicated by the figure ghCD on annexed diagrams is subject to the following conditions:

B. The property hereby transferred, together with Portion 83 (a Portion of Portion) of the Farm ROODEPOORT No. 237, shall be entitles over the remaining extent of portion of the Farm ROODEPOORT No. 237 measuring 110,7305 hectares held under Deed of Transfer No. 12199/1939 to—

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(ii) a perpetual right of user, for the purposes of a site for the erection of a pumping plant over certain Portion 20 (TWENTY) square metres in extent of the remaining extent of Portion of the Farm ROODEPOORT No. 237, IQ, Transvaal, measuring 110,7305 (one hundred and ten comma seven three nil five) hectares, such site being marked by the letters C D E F on the diagram framed by the Surveyor B Tucker in November, 1944, and approved by the Surveyor General on the 25th February, 1946, under S.G. No. A699/45 and annexed to Deed of Transfer No. 1988/1947 dated the 25th day of January, 1947.

(iii) a perpetual right of way for the purposes of a pipeline over certain strop of ground 1,89 metres in width extending across the remaining Extent of portion 1 of Portion B of Portion of the Farm ROODEPOORT No. 237, I.Q., Transvaal, measuring 4684 (FOUR THOUSAND SIX

HUNDRED AND EIGHTY-FOUR) square metres; the centre of the said strip commencing from point E of the Southern boundary and extending in a straight line to point F on the Northern boundary of the remaining extent of Portion 1 of portion B of Portion of the Farm ROODEPOORT No. 237 aforesaid, as will appear from the diagram framed by the Surveyor James B Ticker in November, 1944, and approved by the Surveyor-General on the 25th February 1946, under S. G. No. A700/45, and annexed to deed of transfer No. 1988/1947 dated the 25th day of January, 1947: Provided that the Transferee shall be entitled to use such quantity of water from the dam situated North of the said Portions 83 and 84 of the farm ROODEPOORT No. 237 aforesaid as may be reasonable necessary for the irrigation of 3,2375 (THREE comma TWO THREE SEVEN FIVE) hectares of land, subject to the proviso that the Transferor shall control the quantity of water so used by the Transferee and the hours of pumping having due regard to the level of water in the dam and to weather conditions from time to time and provided further that the Transferee shall at all times have access to the said portions of the said properties by itself, its nominees, agents and workmen for the purpose of construction and maintenance of the pumping plant and pipe lines."

1.6 Land for municipal purposes

The township owner shall reserve the following erf for municipal purposes:

Transformer site: Erf 490.

1.7 Removal of litter

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.

1.8 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.

2. CONDITIONS OF TITLE

2.1 Conditions imposed by the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

Erf 489 shall be subject to the conditions as indicated:

2.1.1 The erf is subject to a servitude, 2 metres 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 metres 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.

2.1.2 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 (two) metres thereof.

HUNDRED AND EIGHTY-FOUR) square metres; the centre of the said strip commencing from point E of the Southern boundary and extending in a straight line to point F on the Northern boundary of the remaining extent of Portion 1 of portion B of Portion of the Farm ROODEPOORT No. 237 aforesaid, as will appear from the diagram framed by the Surveyor James B Ticker in November, 1944, and approved by the Surveyor-General on the 25th February 1946, under S. G. No. A700/45, and annexed to deed of transfer No. 1988/1947 dated the 25th day of January, 1947: Provided that the Transferee shall be entitled to use such quantity of water from the dam situated North of the said Portions 83 and 84 of the farm ROODEPOORT No. 237 aforesaid as may be reasonable necessary for the irrigation of 3,2375 (THREE comma TWO THREE SEVEN FIVE) hectares of land, subject to the proviso that the Transferor shall control the quantity of water so used by the Transferee and the hours of pumping having due regard to the level of water in the dam and to weather conditions from time to time and provided further that the Transferee shall at all times have access to the said portions of the said properties by itself, its nominees, agents and workmen for the purpose of construction and maintenance of the pumping plant and pipe lines."

1.6 Grond vir munisipale doeleinades

Die dorpseienaar moet die volgende erf vir munisipale doeleinades reserveer:

Substasie erf: Erf 490.

1.7 Verwydering van rommel

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.8 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.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Erf 489 is onderworpe aan die voorwaardes soos aangedui:

2.1.1 Die erf is onderworpe aan 'n serwituit 2 meter breed vir riolering- en ander munisipale doeleinades ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituit vir munisipale doeleinades 2 meter 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 serwituit mag afsien.

2.1.2 Geen geboue of ander struktuur mag binne die voornoemde serwituitgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituit of binne 'n afstand van 2 (twee) meter daarvan geplant word nie.

2.1.3 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 the course of the construction, maintenance or removal of such sewerage mains and other work 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.

2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhou of verwydering van sodanige riuolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituit grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daarvan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhou of verwyderings van sodanige riuolhoofpypleidings en ander werke veroorsaak word.

NOTICE 6821 OF 2001

ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 1585

The City of Johannesburg (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Roodepoort West Extension 5, 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 Management, Johannesburg City and are open for inspection at all reasonable times.

The date this scheme will come into operation is 14 November 2001.

This amendment is known as the Roodepoort Amendment Scheme 1585.

P. MOLOI, City Manager

Civic Centre, Roodepoort
14 November 2001
(Notice No. 96/2001)

NOTICE 6822 OF 2001

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 declares **Hoogland Extension 25** 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 GROUP FIVE CONSTRUCTION (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 300 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 I HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Hoogland Extension 25**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4298/1999.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and

KENNISGEWING 6821 VAN 2001

ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 1585

Johannesburg Stad (vroeër Westelike Metropolitaanse Plaaslike Raad), 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 Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Roodepoort West Uitbreiding 5 bestaan, goedkeur 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 Assistant Direkteur: Ontwikkelingsbeheer, Johannesburg Stad beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 14 November 2001.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 1564.

P. MOLOI, Stadsbestuurder

Burgersentrum, Roodepoort.
14 November 2001
(Kennisgewing No. 96/2001)

KENNISGEWING 6822 VAN 2001

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp **Hoogland Uitbreiding 25** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GROUP FIVE CONSTRUCTION (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNAISE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 300 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Hoogland Uitbreiding 25**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr. 4298/1999.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpsienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies,

specifications prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

- (b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).
- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Former Randburg Council Resolution No. A10023 dated 30 April 1986.

(5) ELECTRICITY

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (a) The Town-planning and Townships Ordinance, 1986.
- (b) SABS 0142 as revised from time to time.
- (c) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)" as revised from time to time.

(6) ACCESS

No ingress to or egress from the township shall be permitted via Witkoppen Road.

(7) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Witkoppen Road and that the stormwater run-off or being diverted from the road, be received and be disposed of.

(8) 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.

(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.

opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalising van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorle.

- (b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
- (c) Die dorpsseienaar moet, wannek die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (d) Die dorpsseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomsdig sub-klosules (c) gebou is.
- (e) Indien die dorpsseienaar versuim om aan die bepalings van sub-klosules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpsseienaar te doen.

(4) WATER EN RIOOL

Die dorpsseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.
- (c) Voormalige Randburg Raadsbesluit Nr. A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

Waar privata kontakteurs die elektrisiteits-installasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die kraagansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die reti-kulasiestelsel. Die elektriese installasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig.

(6) TOEGANG

Geen toegang tot en geen uitgang vanuit die dorpsgebied sal via Witkoppenweg toegelaat word nie.

(7) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpsseienaar moet die stormwaterreinering van die dorpsgebied so reël dat dit inpas by dié van die Witkoppenweg en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(8) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(9) SLOPING VAN GEBOUË EN STRUKTURE

Die dorpsseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserves, kantruiimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wannek die plaaslike bestuur dit vereis.

(10) 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.

(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 therefor as previously agreed upon between the township owner and the local authority. This obligation includes the intersection of Witkoppen Road and Newmarket Street. Erven may not be alienated or be transferred into the name of a purchaser 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:

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 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 local authority.
- (d) The township lies in an area with soil conditions that can cause serious damage to buildings and structures. In order to limit such damage, foundations and other structural elements of the buildings and structures must be designed by a competent professional engineer and erected under his supervision unless it can be proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.

P. MOLOI

City Manager

(Notice 280/01)

November 2001

(10) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreinering in die dorp.

(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 verpligte 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. Hirdie verpligting sluit in die interseksie van Witkoppenweg en New Marketstraat. Geen erwe mag vervaam of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborges/kontantbydrae 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 deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

Alle erwe

- (a) Elke erf is onderworpe aan 'n servitut 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 servitut 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 servitut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde servitutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servitut 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 rielhoofpyleidings, en ander werke wat hy volgens goedunke noodsaklik aag, tydelik te plaas op die grond wat aan die voornoemde servitut 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 rielhoofpyleiding en ander werke veroorsaak word.
- (d) Die dorpsgebied is geleë in 'n area waar grondtoestande ernstige skade aan geboue en strukture kan aanrig. Ten einde sulke skade te beperk, moet fondamente en ander strukturele elemente van die geboue en strukture, deur 'n bevoegde professionele ingenieur ontwerp en onder sy toesig opgerig word, tensy aan die plaaslike bestuur bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word.

P. MOLOI

Stadsbestuurder

(Kennisgewing 280/01)

November 2001

NOTICE 6823 OF 2001**AMENDMENT SCHEME 907N**

The City of Johannesburg herewit 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 Hoogland Extension 25.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 907N.

P. MOLOI, City Manager

(Notice 281/01)

November 2001

KENNISGEWING 6823 VAN 2001**WYSIGINGSKEMA 907N**

Die Stad van Johannesburg 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 dielsele grond as die dorp Hoogland Uitbreiding 25 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 907N.

P. MOLOI, Stadsbestuurder

(Kennisgewing 281/01)

November 2001

NOTICE 6824 OF 2001**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 declares **Broadacres Extension 7** 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 MARBLESHARP FIVE (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 345 OF THE FARM ZEVENFONTEIN 407 JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be **Broadacres Extension 7**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 579/2001.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

(a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

(b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).

KENNISGEWING 6824 VAN 2001**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp **Broadacres Uitbreiding 7** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDEN WAAROP DIE AANSOEK GEDOEN DEUR MARBLESHARP FIVE (EDMS) BPK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 345 VAN DIE PLAAS ZEVENFONTEIN 407 J.R TOEGESTAAN IS

1. STIGTINGSVOORWAARDEN**(1) NAAM**

Die naam van die dorp is **Broadacres Uitbreiding 7**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 579/2001.

(3) STORMWATERDREINERING EN STRAATBOU

(a) Die dorpsienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaard en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamising, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

(b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(c) Die dorpsienaar moet, wanneer die plaaslike bestuur die vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(d) Die dorpsienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomsdig subklousule (c) gebou is.

- (e) Should the township owner fail to comply with the provisions of sub-paragraphs (a), (b), (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time;
- (c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) ELECTRICITY

- (a) The local authority is not the bulk supplier of electricity in the township. The township owner shall, in terms of Section 118 (2) (b) of Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity in the township.
- (b) The local authority shall be notified in writing that satisfactory arrangements have been made in respect of the supply of electricity to the township and in this connection, the township owner shall submit the following documents to the local authority:
 - (i) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
 - (ii) A certificate by ESKOM that acceptable financial arrangements with regard to (i) above have been made by the township owner and such supplier.

(6) ACCESS

No ingress to or egress from Road 1027 or Road K56 to the township shall be allowed along the lines of no access as indicated on the layout plan.

(7) PROVINCIAL GOVERNMENT

- (a) Should the application for the township not be approved by the Deputy Director-General: Department of Public Works and Transport (Gauteng Provincial Government) or the development of the township not been completed with 10 years from 16 August 2000, the application shall be resubmitted to the said Department 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 application shall resubmit the application 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.
- (c) The township owner shall comply with all the conditions of the said Department as set out in their letter of comments dated 16 August 2000.

(8) 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.

(9) DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

- (e) Indien die dorpsseienaars versuim om aan die bepalings van subklousules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpsseienaar te doen.

(4) WATER EN RIOOL

Die dorpsseienaar sal 'n goedgekeurde professionele ingenieur aanstaan wie verantwoordelik sal wees vir die ontwerp en kontruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986);
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig;
- (c) Voormalige Randburg Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

- (a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorpsgebied nie. Die dorpsseienaar moet ingevolge Artikel 118 (2) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1987 (Ordonnansie 15 van 1986) die nodige reëlings tref met ESKOM, die gelisensierde verskaffer van elektrisiteit in die dorpsgebied.
- (b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorvoorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpsseienaar die volgende aan die plaaslike bestuur verskaf:
 - (i) 'n gesertifiseerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit;
 - (ii) 'n sertikaat van ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (i) hierboven, deur die dorpsstigter getref is.

(6) TOEGANG

Geen toegang tot of uitgang vanaf Pad 1027 of Pad K56 na die dorpsgebied word langs die lyne van geen toegang, soos aangedui op die uitlegplan, toegelaat nie.

(7) PROVINSIALE REGERING

- (a) Indien die aansoek vir die dorpsgebied nie deur die Adjunk Direkteur-Generaal: Departement van Pblieke Werke en Vervoer (Gauteng Proviniale Regering) goedgekeur word of die ontwikkeling van die dorpsgebied nie binne 10 jaar vanaf 16 Augustus 2000, voltooi word nie, moet die aansoek heringeind word by die Departement vir heroortweging.
- (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 gemelde Departement, deur die beoogde uitleg van die dorpsgebied geraak word, moet die applikant die aansoek herindien vir doeleindeste van die nakoming van die vereistes van die beherende liggaam ingevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.
- (c) Die dorpsseienaar moet aan die voorwaardes van die gemelde Departement, soos uiteengesit in hul brief met kommentaar gedateer 16 Augustus 2000, voldoen.

(8) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpsseienaar moet die stormwaterdreinering 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.

(9) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

(10) 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.

(11) PROVISION AND INSTALLATION OF SERVICES

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

(12) 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 therefor, 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 purchaser 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 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 41

The registered owner of the erf shall, before or during development of the erf, erect a physical barrier consisting of a 2 m high wall constructed from bricks and mortar, which is in compliance with the requirements of the Executive Committee of the Department of Public Works and Transport (Gauteng Provincial Government) as per Resolution 1112 dated 26 June 1978, along the lines of no access.

P. MOLOI, City Manager

Notice 270/01

November 2001

(10) SLOPING VAN GEBOUE EN STRUKTURE

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

(11) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterdreibining in die dorp.

(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 stormwaterdreibining en die installering van die stelsels daarvoor, soos vooraf ooreengekomm tussen die dorpseienaar en die plaaslike bestuur, nakom. Geen erwe mag vervaam of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborg/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 voorwaarde 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 servituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolering- en ander munisipale doeleinde, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleinde 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 servituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 2 m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige riolofpyleidings en ander werke wat hy volgens goedgunstige noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde servituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworp daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige riolofpyleiding en ander werke veroorsaak word.

(2) Erf 41

Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, langs die lyne van geen toegang, 'n fisiese versperring oprig wat bestaan uit 'n 2 m hoë muur, gebou van baksteen en sement en wat in ooreenstemming is met die vereistes van die Uitvoerende Komitee van die Departement van Publieke Werke en Vervoer (Gauteng Provinciale Regering) soos per Besluit 1112 gedateer 26 Junie 1978.

P. MOLOI, Stadsbestuurder

Kennisgewing 270/01

November 2001

NOTICE 6825 OF 2001**AMENDMENT SCHEME R 0039**

The City of Johannesburg 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 Broadacres Extension 7.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme R 0039.

P. MOLOI, City Manager

Notice 271/01

November 2001

NOTICE 6826 OF 2001**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 declares Maroeladal Extension 31 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 JET STAR INVESTMENTS CC (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 150 (A PORTION OF PORTION 148) OF THE FARM WITKOPPEN 194 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be **Maroeladal Extension 31**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4094/2001.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.
- (b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).

KENNISGEWING 6825 VAN 2001**WYSIGINGSKEMA R 0039**

Die Stad van Johannesburg 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 Broadacres Uitbreiding 7 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema R 0039.

P. MOLOI, Stadsbestuurder

Kennisgewing 271/01

November 2001

KENNISGEWING 6826 VAN 2001**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Maroeladal Uitbreiding 31 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDEN WAAROP DIE AANSOEK GEDONNEER DEUR JET STAR INVESTMENTS BK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 150 ('N GEDEELTE VAN GEDEELTE 148) VAN DIE PLAAS WITKOPPEN 194 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is **Maroeladal Uitbreiding 31**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 4094/2001.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpsienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaard en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamising, beranding en kanalising van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.
- (b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
- (c) Die dorpsienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (d) Die dorpsienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomsdig subklousule (c) gebou is.

- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b) (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) ELECTRICITY

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (a) The Townplanning and Townships Ordinance, 1986.
- (b) SABS 0142 as revised from time to time.
- (c) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(6) PROVINCIAL GOVERNMENT

- (a) Should the application for the township not be approved by the Department of Public Works and Transport (Gauteng Provincial Government) or the development of the township not been completed within 10 years from 9 November 2001, the application shall be resubmitted to the said Department for reconsideration.
- (b) If however, before the expiry date of the period referred to in (a), circumstances change in such a way that roads and/or PWV routes under the control of the mentioned 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 but excluding the following:

- (a) The servitude of right of way 15,74 metres wide in favour of the Remaining Extent of Portion 148 (a portion of Portion 9) indicated on diagram S.G. No. 8833/47 which affects only Erven 971, 972, 976 and 977.
- (b) The following rights and servitudes which shall not be carried forward to the individual erven in the township (Conditions A and B in Deed of Transfer T 133885/2000):

"A. The Remaining Extent of Portion of the farm "WITKOPPEN" measuring as such 27.5501 hectares (of which the property held hereunder forms a part) is entitled to the following condition:

"Die eigenaar van het bovengenoemde eigendom is gerechtig tot het servituut van recht tot gebruik en het nemen van al het

- (e) Indien die dorpseienaar versuim om aan die bepalings van sub-klausules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur gerechtig om die werk op koste van die dorpseienaar te doen.

(4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekoerde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig.
- (c) Voormalige Randburg Raadsbesluit No. A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

Waar privaat kontrakteurs die elektrisiteits-installasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die kraagaansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektriese installasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig.

(6) PROVINSIALE REGERING

- (a) Indien die aansoek vir die dorpsgebied nie deur die Departement van Publieke Werke en Vervoer (Gauteng Provinciale Regering) goedgekeur word of die ontwikkeling van die dorpsgebied nie binne 10 jaar vanaf 9 November 2000, voltooi word nie, moet die aansoek heringeëind word by die Departement vir hernoerweging.
- (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 gemelde Departement, deur die beoogde uitleg van die dorpsgebied geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam ingevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) BESKIKKING OOR BESTAANDE TITELVOORWAARDEN

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale maar uitgesonderd die volgende:

- (a) Die servituut van reg-van-weg, 15,47 meter breed, ten gunste van die Resterende Gedeelte van Gedeelte 148 ('n gedeelte van Gedeelte 9) aangedui op diagram L.G. Nr 8833/47, wat slegs Erwe 971, 972, 976 en 977 raak.
- (b) Die volgende regte en servitute wat nie na die individuele erwe in die dorpsgebied oorgedra word nie (Voorwaardes A en B in Akte van Transport T 133885/2000):

"A. The Remaining Extent of Portion of the farm "WITKOPPEN" measuring as such 27.5501 hectares (of which the property held hereunder forms a part) is entitled to the following condition:

"Die eigenaar van het bovengenoemde eigendom is gerechtig tot het servituut van recht tot gebruik en het nemen van al het

vloeiende water uit zekere fontein gelegen op het Resterende gedeelte van Witkoppen No. 194, Registrasie Afdeling IQ. Gehouden onder Akte van Transport No 476/1873 en het wat over gezengd resterende Gedeelt naar het bovengenoemde eigendom te leiden, als meer ten volle vlyken zal uit Notariele Akte No 238/1907-S gedateerd de 31st dag van Oktober 1907. Soon gewysig deur Notariele Akte No. 773/39-S in so ver dit Resterende Gedeelte van gedeelte "J" van gedeelte groot 57.3794 Hectares en gedeelte H van gedeelte groot 72.8052 Hectares van Witkoppen No. 194, Registrasie Afdeling IQ, distrik Johannesburg, betref."

By virtue of Notarial Deed No 47/1955-S, registered on the 28th of January 1955, the afore going water servitude, registered under the said Notarial Deed No. 238/1907-3, has been cancelled in so far as it affects the Remaining Extent of Portion of the said farm WITKOPPEN No. 194, Registration Division IQ, measuring as such 8,9519 Hectares, as held under Deed of Transfer No. 12418/1944.

B. The said Portion 148 (of which the property held hereunder forms a part) is entitled to a right of way 9,45 metres wide over Portion 147 (a portion of Portion of Portion) of the farm Witkoppen No. 194. Registration Division I Q, District Johannesburg measuring—9,1353 Hectares, as held by DORSET ESTATES (PROPRIETARY) LIMITED under Deed of Partition Transfer No. 38125/1947 dated the 2nd of December 1947, along the line A F as shown on the Diagram S.G. No. A 3719/1947 and represented by the figure lettered A G H F thereon."

(8) 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 (public open space).

(9) 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 that the stormwater run-off or being diverted from the road, be received and be disposed of.

(10) 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.

(11) 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.

(12) 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 therefor, 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 purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the provision of services by the township owner have been submitted or paid to the said local authority.

vloeiende water uit zekere fontein gelegen op het Resterende gedeelte van Witkoppen No. 194, Registrasie Afdeling IQ. Gehouden onder Akte van Transport No 476/1873 en het wat over gezengd resterende Gedeelt naar het bovengenoemde eigendom te leiden, als meer ten volle vlyken zal uit Notariele Akte No 238/1907-S gedateerd de 31st dag van Oktober 1907. Soon gewysig deur Notariele Akte No. 773/39-S in so ver dit Resterende Gedeelte van gedeelte "J" van gedeelte groot 57.3794 Hectares en gedeelte H van gedeelte groot 72.8052 Hectares van Witkoppen No. 194, Registrasie Afdeling IQ, distrik Johannesburg, betref."

By virtue of Notarial Deed No 47/1955-S, registered on the 28th of January 1955, the afore going water servitude, registered under the said Notarial Deed No. 238/1907-3, has been cancelled in so far as it affects the Remaining Extent of Portion of the said farm WITKOPPEN No. 194, Registration Division IQ, measuring as such 8,9519 Hectares, as held under Deed of Transfer No. 12418/1944.

B. The said Portion 148 (of which the property held hereunder forms a part) is entitled to a right of way 9,45 metres wide over Portion 147 (a portion of Portion of Portion) of the farm Witkoppen No. 194. Registration Division I Q, District Johannesburg measuring—9,1353 Hectares, as held by DORSET ESTATES (PROPRIETARY) LIMITED under Deed of Partition Transfer No. 38125/1947 dated the 2nd of December 1947, along the line A F as shown on the Diagram S.G. No. A 3719/1947 and represented by the figure lettered A G H F thereon."

(8) BEGIFTIGING

Die dorpseienaar sal, 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 (openbare oop ruimte).

(9) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterreinering 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.

(10) 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.

(11) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water en sanitêre dienste asook die konstruksie van strate en stormwaterreinering in die dorp.

(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 stormwaterreinering en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Geen erwe mag vervaam of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborg/kontantbydrae ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

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 (except Erf 977)

- (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 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 local authority.
- (d) The erven in township are situated in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for approval shall indicate measures to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions.

(2) Erf 977

The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

P. MOLOI, City Manager

Notice 278/01

November 2001

NOTICE 6827 OF 2001

AMENDMENT SCHEME R 0052

The City of Johannesburg 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 Maroeladal Extension 31.

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 R 0052.

P. MOLOI, City Manager

(Notice 279/01)

November 2001

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 (behalwe Erf 977)

- (a) Elke erf is onderworpe aan 'n serwituit 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleinades, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteeler, 'n addisionele serwituit vir munisipale doeleinades 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 serwituit mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituitgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituit 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 rielhoofpypleidings, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituit 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 rielhoofpypleiding en ander werke veroorsaak word.
- (d) Die erwe in die dorpsgebied is geleë in 'n area waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat geneem sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fondamente toestande, te beperk.

(2) Erf 977

Die hele erf is onderworpe aan 'n serwituit vir munisipale doeleinades, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

P. MOLOI, Stadsbestuurder

Kennisgewing 278/01

November 2001

KENNISGEWING 6827 VAN 2001

WYSIGINGSKEMA R 0052

Die Stad van Johannesburg 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 Maroeladal Uitbreiding 31 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 R 0052.

P. MOLOI, Stadsbestuurder

(Kennisgewing 279/01)

November 2001

NOTICE 6828 OF 2001**SCHEDULE II**

(Regulation 21)

TSHWANE METROPOLITAN MUNICIPALITY**NOTICE OF APPLICATION FOR ESTABLISHMENT OF
TOWNSHIP: EQUESTRIA EXTENSION 31**

The City of Tshwane Metropolitan Municipality hereby gives notice in terms of section 108 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), that an application to establish the township referred to in the Annexure hereto, has been received by it.

Particulars of the application are open to inspection during normal office hours at the office of the General Manager: Land & Environmental Planning, Room 328, 3rd Floor, Munitoria, cnr Vermeulen- en Prinsloo Streets, for a period of 28 days from 14 November 2001 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged in writing and in duplicate to the General Manager at the above office or posted to him at P.O. Box 3242, Pretoria, 0001, within a period of 28 days from 14 November 2001.

ANNEXURE**Name of Township: Equestria Extension 31.**

Full name of applicant: Vlietstra Town & Regional Planning Inc., on behalf of JR 209 Investments (Pty) Ltd.

Number of erven in proposed township:

4 Erven: "Group Housing" for dwelling units with a maximum density of 25 dwelling units per hectare.

1 Erf: "Special" for open space, clubhouses, sport and recreational purposes.

1 Erf: "Special" for security and access control.

Description of land on which township is to be established: Part of Portion 150 of the farm The Willows 340-JR, Province of Gauteng.

Locality of proposed township: North of Stellenberg Road, east of Libertas Avenue, south of the N4 freeway.

NOTICE 6829 OF 2001**SCHEDULE II**

(Regulation 21)

TSHWANE METROPOLITAN MUNICIPALITY**NOTICE OF APPLICATION FOR ESTABLISHMENT OF
TOWNSHIP: EQUESTRIA EXTENSION 7**

The City of Tshwane Metropolitan Municipality hereby gives notice in terms of section 108 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), that an application to establish the township referred to in the Annexure hereto, has been received by it.

Particulars of the application are open to inspection during normal office hours at the office of the General Manager: Land & Environmental Planning, Room 328, 3rd Floor, Munitoria, cnr Vermeulen- en Prinsloo Streets, for a period of 28 days from 14 November 2001 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged in writing and in duplicate to the General Manager: Land & Environmental Planning at the above office or posted to him at P.O. Box 3242, Pretoria, 0001, within a period of 28 days from 14 November 2001.

KENNISGEWING 6828 VAN 2001**SKEDULE II**

(Regulasie 21)

TSHWANE METROPOLITAANSE MUNISIPALITEIT**KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP:
EQUESTRIA UITBREIDING 31**

Die Stad Tshwane Metropolitaanse Munisipaliteit gee hiermee ingevolge artikel 108 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek deur hom ontvang is om die dorp in die Bylae hierby genoem, te stig.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Hoofbestuurder: Grond & Omgewingsbeplanning, Kamer 328, 3de Vloer, Munitoria, h.v Vermeulen- en Prinsloostrate, Pretoria, 0002, vir 'n tydperk van 28 dae vanaf 14 November 2001 die datum van die eerste publikasie van hierdie kennisgewing.

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 14 November 2001 skriftelik en in tweevoud by die Hoofbestuurder by bovermelde kantoor ingedien of aan hom by Posbus 3242, Pretoria, 0001, gepos word.

BYLAE**Naam van dorp: Equestria Uitbreiding 31.**

Volle naam van aansoeker: Vlietstra Town & Regional Planning Inc., namens JR 209 Investments (Pty) Ltd.

Aantal erwe in voorgestelde dorp:

4 Erwe: "Groepsbehuising" vir wooneenhede met 'n maksimum digtheid van 25 wooneenhede per hektaar.

1 Erf: "Spesiaal" vir oop ruimte, klubhuis, sport en rekreasie doeleindes.

1 Erf: "Spesiaal" vir sekuriteit en toegangsbeheer.

Beskrywing van grond waarop dorp gestig staan te word: 'n Deel van Gedeelte 150 van die plaas The Willows 340-JR, Provincie Gauteng.

Liggings van voorgestelde dorp: Noord van Stellenbergstraat, oos van Libertaslaan, suid van die N4 snelweg.

14-21

KENNISGEWING 6829 VAN 2001**SKEDULE II**

(Regulasie 21)

TSHWANE METROPOLITAANSE MUNISIPALITEIT**KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP:
EQUESTRIA UITBREIDING 7**

Die Stad Tshwane Metropolitaanse Munisipaliteit gee hiermee ingevolge artikel 108 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek deur hom ontvang is om die dorp in die Bylae hierby genoem, te stig.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Hoofbestuurder: Grond & Omgewingsbeplanning, Kamer 328, 3de Vloer, Munitoria, h.v Vermeulen- en Prinsloostrate, vir 'n tydperk van 28 dae vanaf 14 November 2001 (die datum van die eerste publikasie van hierdie kennisgewing).

Besware teen of vertoë ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 14 November 2001 skriftelik en in tweevoud by die Hoofbestuurder: Grond & Omgewingsbeplanning by bovermelde kantoor ingedien of aan hom by Posbus 3242, Pretoria, 0001, gepos word.

ANNEXURE

Name of Township: Equestria Extension 7.

Full name of applicant: Vlietstra Town & Regional Planning Inc., on behalf of JR 209 Investments (Pty) Ltd.

Number of erven in proposed township:

3 Erven: "Group Housing" for dwelling units with a maximum density of 25 dwelling units per hectare.

Description of land on which township is to be established: Part of Portion 150 of the farm The Willows 340-JR, Province Gauteng.

Locality of proposed township: North of Stellenberg Street, east of Libertas Avenue and south of the N4 freeway.

BYLAE

Naam van dorp: Equestria Uitbreidig 7.

Volle naam van aansoeker: Vlietstra Town & Regional Planning Inc., namens JR 209 Investments (Pty) Ltd.

Aantal erwe in voorgestelde dorp:

3 Erwe: "Groepsbehuising" vir wooneenhede met 'n maksimum digtheid van 25 wooneenhede per hektaar.

Beskrywing van grond waarop dorp gestig staan te word: 'n Deel van Gedeelte 150 van die plaas The Willows 340-JR, Provincie Gauteng.

Liggind van voorgestelde dorp: Noord van Stellenbergstraat, oos van Libertaslaan, suid van die N4 snelweg.

14-21

NOTICE 6830 OF 2001**SCHEDULE II**

(Regulation 21)

TSHWANE METROPOLITAN MUNICIPALITY**NOTICE OF APPLICATION FOR ESTABLISHMENT OF TOWNSHIP: EQUESTRIA EXTENSION 11**

The City of Tshwane Metropolitan Municipality hereby gives notice in terms of section 108 (1) (a) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), that an application to establish the township referred to in the Annexure hereto, has been received by it.

Particulars of the application are open to inspection during normal office hours at the office of the General Manager: Land & Environmental Planning, Room 328, 3rd Floor, Munitoria, cnr Vermeulen- and Prinsloo Streets, for a period of 28 days from 14 November 2001 (the date of the first publication of this notice).

Objections to or representations in respect of the application must be lodged in writing and in duplicate to the General Manager: Land & Environmental Planning at the above office or posted to him at P.O. Box 3242, Pretoria, 0001, within a period of 28 days from 14 November 2001.

ANNEXURE

Name of Township: Equestria Extension 11.

Full name of applicant: Vlietstra Town & Regional Planning Inc., on behalf of JR 209 Investments (Pty) Ltd.

Number of erven in proposed township:

2 Erven: "Group Housing" for dwelling units with a maximum density of 25 dwelling units per hectare.

1 Erf: "Special" for education and/or for dwelling units with a maximum density of 25 dwelling units per hectare.

1 Erf: "Special" for security and access control.

Description of land on which township is to be established: Part of Portion 150 of the farm The Willows 340-JR, Province Gauteng.

Locality of proposed township: North of Stellenberg Road, east of Libertas Avenue and south of the N4 freeway.

KENNISGEWING 6830 VAN 2001**SKEDULE II**

(Regulasie 21)

TSHWANE METROPOLITAANSE MUNISIPALITEIT**KENNISGEWING VAN AANSOEK OM STIGTING VAN DORP: EQUESTRIA UITBREIDING 11**

Die Stad Tshwane Metropolitaanse Munisipaliteit gee hiermee ingevolge artikel 108 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), kennis dat 'n aansoek deur hom ontvang is om die dorp in die Bylæ hierby genoem, te stig.

Besonderhede van die aansoek lê ter insae gedurende gewone kantoorure by die kantoor van die Hoofbestuurder: Grond & Omgewingsbeplanning, Kamer 328, 3de Vloer, Munitoria, h.v Vermeulen- en Prinsloostraat, vir 'n tydperk van 28 dae vanaf 14 November 2001 (die datum van die eerste publikasie van hierdie kennisgewing).

Beware teen of vertoe ten opsigte van die aansoek moet binne 'n tydperk van 28 dae vanaf 14 November 2001 skriftelik en in tweevoud by die Hoofbestuurder: Grond & Omgewingsbeplanning by bovemelde kantoor ingedien of aan hom by Posbus 3242, Pretoria, 0001, gepos word.

BYLAE

Naam van dorp: Equestria Uitbreidig 11.

Volle naam van aansoeker: Vlietstra Town & Regional Planning Inc., namens JR 209 Investments (Pty) Ltd.

Aantal erwe in voorgestelde dorp:

2 Erwe: "Groepsbehuising" vir wooneenhede met 'n maksimum digtheid van 25 wooneenhede per hektaar.

1 Erf: "Spesial" vir opvoedkundige en/of vir wooneenhede met 'n maksimum digtheid van 25 wooneenhede per hektaar.

1 Erf: "Spesial" vir sekuriteit en toegangsbeheer.

Beskrywing van grond waarop dorp gestig staan te word: 'n Deel van Gedeelte 150 van die plaas The Willows 340-JR, Provincie Gauteng.

Liggind van voorgestelde dorp: Noord van Stellenbergstraat, oos van Libertaslaan, suid van die N4 snelweg.

14-21

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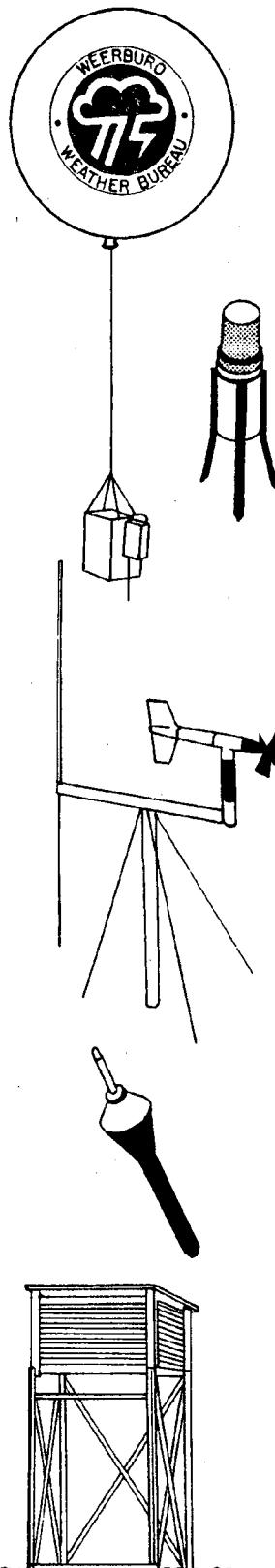
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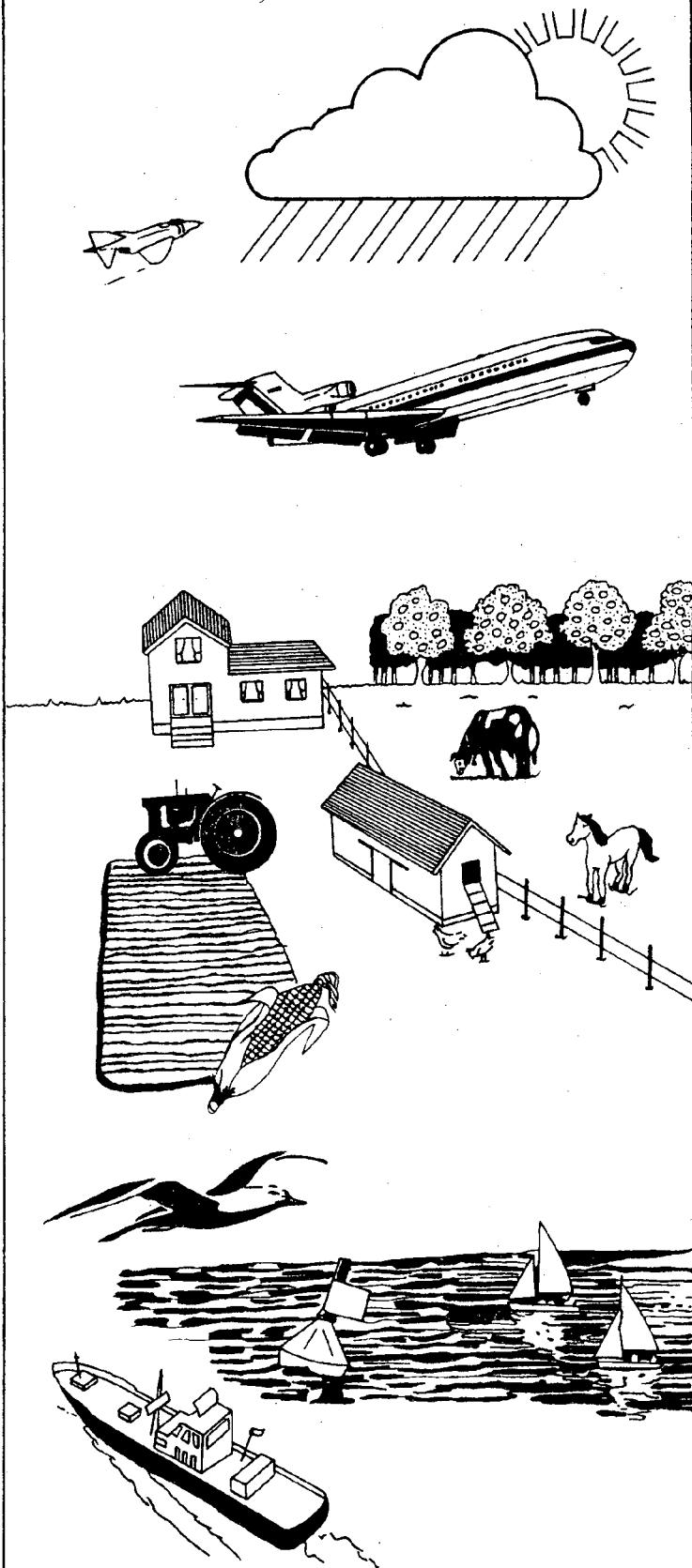
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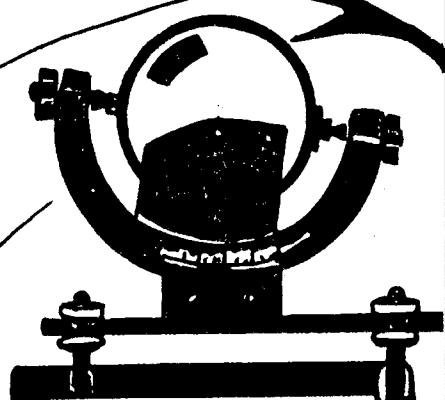


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