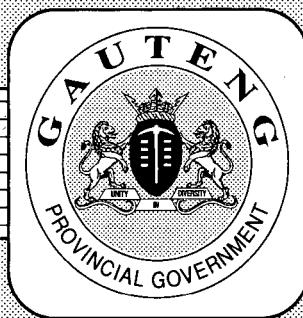


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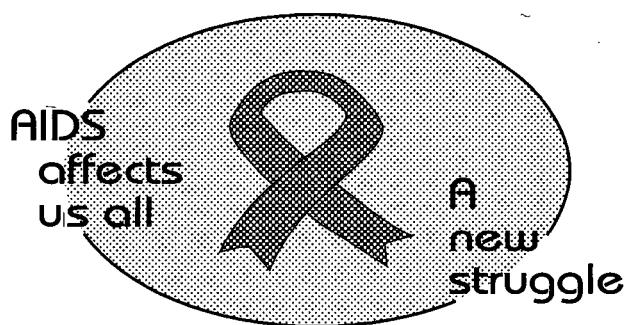
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Vol. 8

PRETORIA, 25 JULY JULIE 2002

No. 227

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1095

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 Fourways Extension 33 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 AMPROS LAND TRADING (PTY) LTD, RAGOR (PTY) LTD AND CAFU INVESTMENTS (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 373 (A PORTION OF PORTION 60) OF THE FARM ZEVENFONTEIN 407 J.R HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Fourways Extension 33.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 2177/2002.

(3) PROVISION AND INSTALLATION OF SERVICES

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

(4) 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 the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make arrangements in this regard 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 to the local authority:

- (1) A certified copy of the agreement in respect of the supply of electricity entered into with ESKOM;
- (2) A certificate by the licensed supplier of electricity that acceptable financial arrangements with regard to (1) above have been made by the township owner.

(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(6) 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.

(7) PROVINCIAL GOVERNMENT

- (a) Should the development of the township not been completed within 10 years from 15 June 2001, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.
- (b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(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.

(10) ENDOWMENT

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

(11) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems 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 buyer prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

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.
- (d) The registered owner of each erf in the township, shall, before or during development of the erf, erect a physical barrier which is in compliance with the requirements of the Executive Committee of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary thereof abutting on Road K56. The erection of such a fence shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.

P. Moloi
 City Manager
 Notice 668/02
 July 2002.

PLAASLIKE BESTUURSKENNISGEWING 1095**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Fourways Uitbreiding 33 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AMPROS LAND TRADING (EDMS) BPK, RAGOR (EDMS) BPK EN CAFU INVESTMENTS (EDMS) BPK (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 373 ('N GEDEELTE VAN GEDEELTE 60) VAN DIE PLAAS ZEVENFONTEIN 407 J.R TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Fourways Uitbreiding 33.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 2177/2002.

(3) 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.

(4) ELEKTRISITEIT

- (a) Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan die dorpsgebied nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), die nodige reëlings in die verband met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorpsgebied, tref.
- (b) Die plaaslike bestuur moet skriftelik in kennis gestel word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:
 - (1) 'n Gesertifiseerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit;
 - (2) 'n Sertifikaat uitgereik deur ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpstiger getref is.

(5) VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

Indien, as gevolg van die stigting van die dorpsgebied, dit nodig word dat bestaande munisipale dienste verskuif of vervang moet word, sal die koste daarvan deur die dorpseienaar gedra word.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinering van die dorpsgebied so reël dat dit inpas by dié van die aangrensende paaie en dat alle stormwater wat van die pad afloop of afgeli word, ontvang en versorg word.

(7) PROVINSIALE REGERING

- (a) Indien die ontwikkeling van die dorpsgebied nie binne 10 jaar vanaf 15 Junie 2001 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinciale Regering) vir heroorweging.
- (b) Indien omstandighede egter voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die 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 in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(8) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

(9) SLOPING VAN GEBOUE EN STRUKTURE

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

(10) BEGIFTIGING

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

(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. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborgs/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 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 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 pypsteelerf, '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 rioolhoofpyleidings, 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 rioolhoofpyleiding en ander werke veroorsaak word.
- (d) Die geregistreerde eienaar van elke erf in die dorpsgebied, moet voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring langs die grens aangrensend aan Pad K56, oprig, wat in ooreenstemming is met die vereistes van die Uitvoerende Komitee van die Departement van Publieke

Werke en Vervoer (Gauteng Provinciale Regering). Die oprigting van sodanige heining moet tot tevredenheid van die plaaslike bestuur gedoen word en sodanige heining moet deur die geregistreerde eienaar, tot tevredenheid van die plaaslike bestuur instand gehou word.

P. Moloi
Stadsbestuurder
Kennisgewing 668/02.
Julie 2002.

PLAASLIKE BESTUURSKENNISGEWING 1096

WYSIGINGSKEMA 02-0644

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 Sandton Dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp Fourways Uitbreiding 33 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 02-0644.

P. Moloi
Stadsbestuurder
Kennisgewing 669/02.
Julie 2002

LOCAL AUTHORITY NOTICE 1096

AMENDMENT SCHEME 02-0644

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 Sandton Town Planning Scheme, 1980, comprising the same land as included in the township of Fourways Extension 33.

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 02-0644.

P. Moloi
City Manager
Notice No. 669/02.
July 2002.

LOCAL AUTHORITY NOTICE 1097**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 Dainfern Extension 19 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 AMPROS LAND TRADING LTD, RAGOR (PTY) LTD AND CAFU INVESTMENTS (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 361 OF THE FARM ZEVENFONTEIN 407 J.R.****1. CONDITIONS OF ESTABLISHMENT****(1) NAME**

The name of the township shall be Dainfern Extension 19.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S. G. No. 6546/2001.

(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 its 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:

- (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; and
- (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 the Town Planning and Townships Ordinance, 1986 make arrangements with ESKOM which is 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 to the local authority:
 - (1) a certified copy of the agreement in respect of the supply of electricity entered into with the licensed supplier;
 - (2) a certificate by ESKOM that acceptable financial arrangements with regard to (1) above have been made by the township owner with such supplier.

(6) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but save for the following:-

(a) which only affect Erf 2160:

1. The former Remaining Extent of Portion 172 (a portion of Portion 57) of the farm ZEVENFONTEIN 407, measuring 40,0164 hectares, indicated by the figure E¹, F¹, G¹¹, middle of Jekskei River, C¹¹, D¹, E¹ on the attached Diagram S.G. No. 9545/2001, is subject to the following conditions:

- 1.1 *Onderhewig aan 'n serwituut vir rioleringsdoeleindes ten gunste van die STADSRAAD VAN JOHANNESBURG, welke serwituut gehou word deur Serwituutakte K394/80S, en aangedui deur die lyn D¹ C¹¹ op Kaart LG Nr 9545/2001 aangeheg hierby.*

- 1.2 *Subject to a servitude for permanent right of way 21,66 metres wide along the entire length of the northern boundary together with the right to use the area in perpetuity for purpose of a road and to make the servitude area available to visitors to Dainfern for use as a road as indicated by the figure E¹ F¹ w v E¹ on Diagram S.G. No. 9545/2001 and as will more fully appear from Deed of Servitude K394/2001 S.*

2. The former Portion 358 (a portion of Portion 71) of the farm ZEVENFONTEIN 407 indicated by the figure H¹, B, C, D, E, F, G, H, J, K, e, d, middle of Jekskei River, H¹ on the attached Diagram S.G. No. 9545/2001 is subject to the following conditions:

Subject to a servitude in perpetuity 2 metres wide to draw and convey water from the Jukskei River across Portion 130 (a portion of Portion 71) of the farm ZEVENFONTEIN 407, Registration Division J.R., the Province of Gauteng, measuring 6,8523 Hectares, the southern boundary of which servitude is indicated by the line y, z, J on diagram S.G. No 9545/2001, annexed hereto, as will more fully appear from Notarial Deed of Servitude K5622/2001S.

3. The former Portion 360 (a portion of Portion 213) of the farm ZEVENFONTEIN 407 indicated by the figure B¹¹, middle of Jukskei River, a, z, A¹, B¹¹ on the attached Diagram S.G. No. 9545/2001 is subject to the following conditions:

Subject to a Cession of Servitude, for sewer purposes, 10 metres wide in favour of the City Council of Johannesburg the centre line of which is indicated by the line C¹¹ x on diagram S.G. No. 9545/2001 vide Cession of Servitude K6142/91 together with ancillary rights.

- (b) the following servitudes which do not affect the township:

1. *Gedeelte 57 'n gedeelte van genoemde plaas ZEVENFONTEIN Nr 407 ('n gedeelte waarvan hieronder gehou word) soos aangedui deur die figuur E¹, F¹¹, G¹¹ middle of Jukskei River, C¹¹, D¹, E¹ op die aangehegte Kaart LG Nr 9545/2001, is onderhewig aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit daaroor te geleei, tesame met bykomende regte en onderhewig aan die voorwaardes soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr. K850/1955S, geregistreer op 7 September 1955.*
2. *Gedeelte 57 'n gedeelte van genoemde plaas ZEVENFONTEIN Nr 407 ('n gedeelte waarvan hieronder gehou word) soos aangedui deur die figuur E¹, F¹¹, G¹¹ middle of Jukskei River, C¹¹, D¹, E¹ op die aangehegte Kaart LG Nr 9545/2001, is onderhewig aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit daaroor te geleei, tesame met die reg om'n transformator-gebou en ander geboue op te rig, tesame met bykomende regte en onderhewig aan die voorwaardes soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr K276/1963S, geregistreer op 25 Maart 1963.*
3. The former Portion 360 (a portion of Portion 213) of the farm ZEVENFONTEIN 407 indicated by the figure B¹¹, middle of Jukskei River, a, z, A¹, B¹¹ on the attached Diagram S.G. No. 9545/2001 is subject to the following conditions:

Subject to a servitude to convey electricity over the property in favour of the Electricity Supply Commission, together with ancillary rights and subject to conditions as will more fully appear by reference to Notarial Deed 1574/1973, in respect of which a route determination servitude has been registered as will more fully appear from Notarial Deed K6144/1991S.

(7) 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.

(8) PROVISION AND INSTALLATION OF SERVICES

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

(9) OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a 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 following conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

(1) ALL ERVEN (EXCEPT ERF 2158)

- (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) ERVEN 1997, 2017, 2018, 2135 AND 2136

The erven are subject to electrical transformer servitudes in favour of ESKOM as indicated on the General Plan.

(3) ERF 2158

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

(4) ERF 2160

The erf is subject to the following servitudes in favour of ESKOM; as indicated on the General Plan:

- (a) a servitude for electrical transformer purposes; and
- (b) an electrical cable servitude 2,00m wide.

P. Moloi
City Manager
Notice 662/02
July 2002.

PLAASLIKE BESTUURSKENNISGEWING 1097**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Dainfern Uitbreiding 19 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEEN DEUR AMPROS LAND TRADING BPK, RAGOR (EDMS) BPK EN CAFU INVESTMENTS (EDMS) BPK (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 361 VAN DIE PLAAS ZEVENFONTEIN 407 IQ TOEGESTAAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Dainfern Uitbreiding 19.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 6546/2001.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar 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 opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, 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 dorpseienaar 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 dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klosules (c) gebou is.
- (e) Indien die dorpseienaar versium 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 dorpseienaar te doen.

(4) **WATER EN RIOOL**

Die dorpseienaar 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**

- (a) Die plaaslike bestuur is nie die grootmaat verskaffer van elektrisiteit aan die dorpsgebied nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, die nodige reëlings tref met ESKOM, die gelisensieerde verskaffer van elektrisiteit in die dorpsgebied.
- (b) Die plaaslike bestuur moet skriftelik verwittig word dat bevredigende reëlings met betrekking tot die voorsiening van elektrisiteit aan die dorpsgebied, getref is en in die verband moet die dorpseienaar die volgende aan die plaaslike bestuur verskaf:
 - (1) 'n Gesertificeerde afskrif van die ooreenkoms aangegaan met ESKOM rakende die voorsiening van elektrisiteit;
 - (2) 'n Sertifikaat van ESKOM dat aanvaarbare finansiële reëlings met betrekking tot (1) hierbo, deur die dorpseienaar getref is.

(6) **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

- (a) wat slegs Erf 2160 affekteer:
 1. Die voormalige Resterende Gedeelte van Gedeelte 172 ('n gedeelte van Gedeelte 57) van die plaas ZEVENFONTEIN 407, groot 40,0164 hektaar, aangedui deur die figuur E¹, F¹, G¹, middel van die

Jukskeiriver, C¹¹, D¹, E¹ op die aangehegte Diagram L.G. Nr. 9545/2001, is onderworpe aan die volgende voorwaardes:

- 1.1 *Onderhewig aan 'n servituut vir rioleringsdoeleindes ten gunste van die STADSRAAD VAN JOHANNESBURG, welke servituut gehou word deur Servituutakte K394/80S, en aangedui deur die lyn D¹ C¹¹ op Kaart LG Nr 9545/2001 aangeheg hierby.*
 - 1.2 *Subject to a servitude for permanent right of way 21,66 metres wide along the entire length of the northern boundary together with the right to use the area in perpetuity for purpose of a road and to make the servitude area available to visitors to Dainfern for use as a road as indicated by the figure E¹ F¹ w v E¹ on Diagram S.G. No. 9545/2001 and as will more fully appear from Deed of Servitude K394/2001 S.*
 2. Die voormalige Gedeelte 358 ('n gedeelte van Gedeelte 71) van die plaas ZEVENFONTEIN 407 aangedui deur die figuur H¹, B, C, D, E, F, G, H, J, K, e, d, middel van die Jukskeirivier, H¹ op die aangehegte Diagram L.G. No. 9545/2001 is onderworpe aan die volgende voorwaardes:

Subject to a servitude in perpetuity 2 metres wide to draw and convey water from the Jukskei River across Portion 130 (a portion of Portion 71) of the farm ZEVENFONTEIN 407, Registration Division J.R., the Province of Gauteng, measuring 6,8523 Hectares, the southern boundary of which servitude is indicated by the line y, z, J on diagram S.G. No 9545/2001, annexed hereto, as will more fully appear from Notarial Deed of Servitude K5622/2001S.
 3. Die voormalige Gedeelte 360 ('n gedeelte van Gedeelte 213) van die plaas ZEVENFONTEIN 407 aangedui deur die figuur B¹¹, middel van die Jukskeirivier, a, z, A¹, B¹¹ op die aangehegte Diagram L.G. No. 9545/2001 is onderworpe aan die volgende voorwaardes:

Subject to a Cession of Servitude, for sewer purposes, 10 metres wide in favour of the City Council of Johannesburg the centre line of which is indicated by the line C¹¹ x on diagram S.G. No. 9545/2001 vide Cession of Servitude K6142/91 together with ancillary rights.
- (b) die volgende servitute wat nie die dorpsgebied affekteer nie:
1. *Gedeelte 57 'n gedeelte van genoemde plaas ZEVENFONTEIN Nr 407 ('n gedeelte waarvan hieronder gehou word) soos aangedui deur die figuur E¹, F¹, G¹¹ middle of Jukskei River, C¹¹, D¹, E¹ op die aangehegte Kaart LG Nr 9545/2001, is onderhewig aan die reg ten gunste van die Elektrieseitsvoorsieningskommissie om elektriesiteit daaroor te geleei, tesame met bykomende regte en onderhewig aan die voorwaardes soos meer volledig sal blyk uit Notariële Akte van Servituut Nr. K850/1955S, geregistreer op 7 September 1955.*

2. Gedeelte 57 'n gedeelte van genoemde plaas ZEVENFONTEIN Nr 407 ('n gedeelte waarvan hieronder gehou word) soos aangedui deur die figuur E¹, F¹, G¹¹ middle of Jukskei River, C¹¹, D¹, E¹ op die aangehegte Kaart LG Nr 9545/2001, is onderhewig aan die reg ten gunste van die Elektrisiteitsvoorsieningskommissie om elektrisiteit daaroor te geleei, tesame met die reg om'n transformator-gebou en ander geboue op te rig, tesame met bykomende regte en onderhewig aan die voorwaardes soos meer volledig sal blyk uit Notariële Akte van Serwituut Nr K276/1963S, geregistreer op 25 Maart 1963.
3. Die voormalige Gedeelte 360 ('n gedeelte van Gedeelte 213) van die plaas ZEVENFONTEIN 407 aangedui deur die figuur B¹¹, middel van die Jukskeirivier, a, z, A¹, B¹¹ op die aangehegte Diagram L.G. No. 9545/2001 is onderworpe aan die volgende voorwaardes:

Subject to a servitude to convey electricity over the property in favour of the Electricity Supply Commission, together with ancillary rights and subject to conditions as will more fully appear by reference to Notarial Deed 1574/1973, in respect of which a route determination servitude has been registered as will more fully appear from Notarial Deed K6144/1991S.

(7) 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.

(8) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(9) 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. Geen ewe mag vervreem 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 ewe 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 2158)

- (a) Elke erf is onderworpe aan 'n serwituit 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindeste, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituit vir munisipale doeleindeste 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 riuolhoofpyleidings, 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 riuolhoofpyleiding en ander werke veroorsaak word.

(2) ERWE 1997, 2017, 2018, 2135 EN 2136

The erwe is onderworpe aan elektriese transformatorserwituute ten gunste van ESKOM soos aangedui op die Algemene Plan.

(3) ERF 2158

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

(4) ERF 2160

Die erf is onderworpe aan die volgende serwituute ten gunste van ESKOM soos aangedui op die Algemene Plan:

- (a) 'n serwituit vir elektriese transformator doeleindeste; en
- (b) 'n elektriese kabel serwituit 2,00m breed.

P. Moloi
Stadsbestuurder
Kennisgewing 662/02
Julie 2002.

PLAASLIKE BESTUURSKENNISGEWING 1098**WYSIGINGSKEMA 04-0148**

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 Dainfern Uitbreiding 19 bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Wysigingskema 04-0148.

P. Moloi
Stadsbestuurder
Kennisgewing 663/02
Julie 2002.

LOCAL AUTHORITY NOTICE 1098**AMENDMENT SCHEME 04-0148**

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 Dainfern Extension 19.

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

This amendment is known as Amendment Scheme 04-0148.

P. Moloi
City Manager
Notice 663/02
July 2002.

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New contact persons: Awie van Zyl Tel.: (012) 334-4523
Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

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

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
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