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GAUTENG



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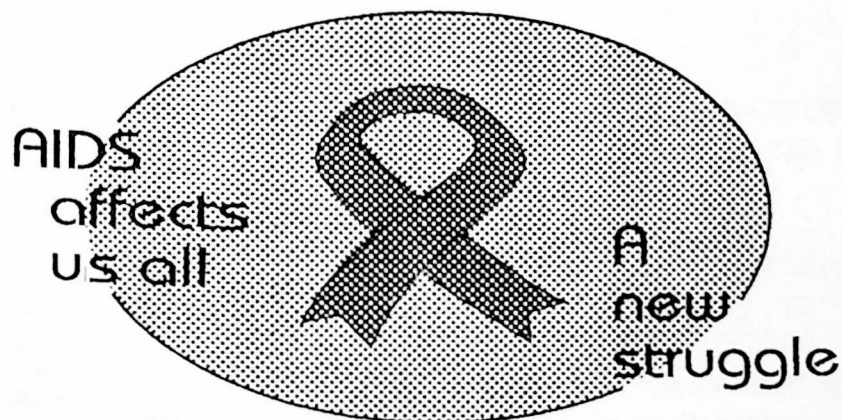
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PLAASLIKE BESTUURSKENNISGEWING 87 VAN 2006

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE MIDRAND METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Randjespark uitbreiding 136 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BROADBAND INVESTORS NR NINE CC REGISTRASIE NO. 2001/012243/23 (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 882 ('N GEDEELTE VAN GEDEELTE 6) VAN DIE PLAAS RANDJESFONTEIN NO 405, REGISTRASIE AFDELING J.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Randjespark Uitbreiding 136.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 7268/2001.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings en 'n bydrae vir eksterne ingenieursdienste; en

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

1.3.2 elke ingenieursdiens 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

1.3.3 alle interne ingenieursdienste en noodsaaklike 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 Beskikking oor bestaande titel voorwaardes

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

1.5 Toegang

Toegang tot en van die dorp moet tot bevrediging van die toepaslike autoriteit wees

1.6 Verwydering van rommel

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

1.7 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.

1.8 Beperking op die oordrag van Erwe 450 en 451

Erwe 450 en 451 mag oorgedra word nie tensy 'n servituut van reg van weg oor Erf 450 ten gunste van Erf 451, gelyktydig geregistreer word met die oordrag van die erwe, soos op die algemene plan aangedui.

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)

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui:

2.1.1 Die erwe is onderworpe aan 'n servituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes 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 sodanige servituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.

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

2.1.4 Erf 450

Die erf is onderworpe aan 'n 10m reg van weg servituut ten gunste van Erf 451 soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 729

LOCAL AUTHORITY NOTICE 87 OF 2006

CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

(FORMER MIDRAND 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 Midrand Metropolitan Local Council) hereby declares Randjespark Extension 136 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 BROADBAND INVESTORS NR NINE CC REGISTRATION NO. 2001/012243/23 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 882 (A PORTION OF PORTION 6) OF THE FARM RANDJESFONTEIN NO 405, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. Conditions of establishment

1.1 Name

The name of the township shall be Randjespark Extension 136.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 7268/2001 approved 16 October 2001.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm-water drainage and a contribution towards bulk sewerage services; and

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 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:

- 1.4.1 the servitude indicated by the figure e f C D registered in terms of Notarial Deed of Servitude No K 7066/1996 S indicated on Diagram SG No 981/1996 which affects Erf 451 in the township only;

1.5 Access

Access to and from the township shall be to the satisfaction of the relevant authorities.

1.6 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.

1.7 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.

2.8 Restriction on the transfer of erven 450 and 451

Erven 450 and 451 may not be transferred unless a servitude of right of way over Erf 450 in favour of Erf 451 as indicated on the general plan, is registered simultaneously with the above-mentioned transfer.

2 Conditions of title

2.1 The erven mentioned hereunder shall be subject to the conditions as imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

All erven

2.1.1 The erven are 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.

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.

2.1.5 Erf 450

The erf is subject to a 10 m right of way servitude in favour of Erf 451 as indicated on the general plan.

LOCAL AUTHORITY NOTICE 730

LOCAL AUTHORITY NOTICE 87 OF 2006

HALFWAY HOUSE AND CLAYVILLE TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 07-0839

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Halfway House & Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Randjespark Extension 136, 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 Planning, Transportation and Environment, Johannesburg, 9th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 17 March 2006.

This amendment is known as the halfway House Clayville Amendment Scheme 07-0839.

T EHLERS: ACTING EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 730

PLAASLIKE BESTUURSKENNISGEWING 87 VAN 2006

HALFWAY HOUSE EN CLAYVILLE DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 07-0839

Johannesburg Stad, 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 Halfway House & Clayville Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Randjespark Uitbreiding 136 bestaan, goedgekeur 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 Assistent Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 17 Maart 2006.

Hierdie wysiging staan bekend as die Halfway House & Clayville Wysigingskema 07-0839.

T EHLERS: WAARNEMENDE UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT
