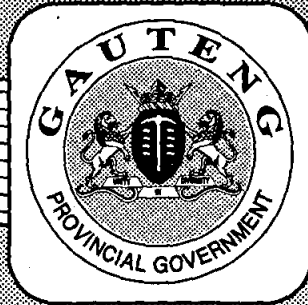


THE PROVINCE OF
GAUTENG



DIE PROVINSIE
GAUTENG

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price: R1,75 ◇ Other countries: R2,25
Verkoopprys: R1,75 ◇ Buitelands: R2,25

Vol. 2

PRETORIA, 2 FEBRUARY 1996
FEBRUARIE 1996

No. 133

GENERAL NOTICES · ALGEMENE KENNISGEWINGS

NOTICE 378 OF 1996

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares **Magallessig Extension 32** Township to be an approved township subject to the conditions set out in the Schedule hereto.

(GO 15/3/2/116/111)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MICHAEL MOUNT PROPERTIES CC UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR THE PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 119 OF THE FARM WITKOPPEN 194-IQ., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name:

The name of the township shall be **Magallessig Extension 32**.

(2) Design:

The township shall consist of erven and streets as indicated on General Plan SG No. 5315/1995.

KENNISGEWING 378 VAN 1996

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp **Magallessig-uitbreiding 32** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(GO 15/3/2/116/111)

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MICHAEL MOUNT PROPERTIES CC INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP DIE RESTANT VAN GEDEELTE 119 VAN DIE PLAAS WITKOPPEN 194-IQ., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam:

Die naam van die dorp is **Magallessig-uitbreiding 32**.

(2) Ontwerp:

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 5315/1995.

(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.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(b) 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.

(c) 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 subclause (b).

(d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(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 the following servitudes which do not affect the township area:

"A. A portion of the above farm, measuring 697,1642 hectares, as held under Deed of Transfer No. 476/1873 (Portion 119 (a Portion of Portion G of Portion of the said Farm) whereof is hereby transferred) is subject to a servitude in favour of the remaining extent of a portion of the said farm Witkoppen No. 36, situate as aforesaid, held under Deed of Transfer No. 9559/1905 of the right to use and take all flowing water arising from certain spring on the said portion of the farm WITKOPPEN measuring 697,1542 hectares, and to conduct the water over the said portion, to the said remaining extent as will more fully appear from Notarial Deed No. 238/1907S."

"C. Subject to a perpetual Servitude of right of way and use in favour of the Town Council of Sandton, 523 metres in extent, indicated by the figure lettered ABCDEFGHJKLMNPA on Diagram S.G. No. A8158/89 annexed to Notarial Deed of Servitude No. K3701/91s with right to use the Servitude area for stormwater, gas, electricity, sewerages and/or drainage purposes with ancillary rights as will more fully appear from reference to the said Notarial Deed."

(5) Demolition of buildings and structures:

The township owner shall at its 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.

(6) Repositioning of circuits:

If, by reason of the establishment of the township, it should become necessary to reposition any existing circuits of Eskom the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

The erven shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965:

(1) All erven:

(a) The 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.

(3) Stormwaterdreinerling en straatbou:

(a) Die dorpselenaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë 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 voorgelê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpselenaar 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.

(c) Die dorpselenaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.

(d) Indien die dorpselenaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om hierdie werke op koste van die dorpselenaar te doen.

(4) Beskikking oor bestaande titelvoorwaardes:

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maak uitgesonderd die volgende servitute wat nie die dorp raak nie:

"A. A portion of the above farm, measuring 697,1642 hectares, as held under Deed of Transfer No. 476/1873 (Portion 119 (a Portion of Portion G of Portion of the said Farm) whereof is hereby transferred) is subject to a servitude in favour of the remaining extent of a portion of the said farm Witkoppen No. 36, situate as aforesaid, held under Deed of Transfer No. 9559/1905 of the right to use and take all flowing water arising from certain spring on the said portion of the farm WITKOPPEN measuring 697,1542 hectares, and to conduct the water over the said portion, to the said remaining extent as will more fully appear from Notarial Deed No. 238/1907S."

"C. Subject to a perpetual Servitude of right of way and use in favour of the Town Council of Sandton, 523 metres in extent, indicated by the figure lettered ABCDEFGHJKLMNPA on Diagram S.G. No. A8158/89 annexed to Notarial Deed of Servitude No. K3701/91s with right to use the Servitude area for stormwater, gas, electricity, sewerages and/or drainage purposes with ancillary rights as will more fully appear from reference to the said Notarial Deed."

(5) Sloping van geboue en strukture:

Die dorpselenaar 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.

(6) Verskuiwing van kraglyne:

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpselenaar gedra word.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965:

(1) Alle erwe:

(a) Die erf is onderworpe aan 'n servituut 2 m breed, vir rioerings- en ander munisipale doeleindes, 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 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) 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.

(2) Erf 391:

The erf is subject to a servitude for road purposes in favour of the local authority, as indicated on the general plan. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitude is no longer required, this condition shall lapse.

(b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 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 goeë dunks noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig 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 verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) Erf 391:

Die erf is onderworpe aan 'n serwituut vir paddoeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui. By die indiening van 'n sertifikaat deur die plaaslike bestuur aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer benodig word nie, verval die voorwaarde.

NOTICE 379 OF 1996

SANDTON AMENDMENT SCHEME 2617

The Premier hereby in terms of the provisions of section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Sandton Town-planning Scheme, 1980 comprising the same land as included in the township of Magaliesig Extension 32.

Map 3 and the scheme clauses of the amendment scheme are filed with the Director-General, Development Planning, Environment and Works, Germiston and the Town Clerk, Sandton, and are open for inspection at all reasonable times.

The amendment is known as Sandton Amendment Scheme 2617.

(GO15/16/3/116H/2617)

KENNISGEWING 379 VAN 1996

SANDTON WYSIGINGSKEMA 2617

Die Premier verklaar hierby ingevolge die bepalings van artikel 89 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema synde 'n wysiging van Sandton-dorpsbeplanningskema, 1980 wat uit dieselfde grond as die dorp Magaliesig Uitbreiding 32 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur-generaal: Ontwikkelingsbeplanning, Omgewing en Werke, Germiston en die Stadsklerk Sandton, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton wysigingskema 2617.

(GO15/16/3/116H/2617)

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