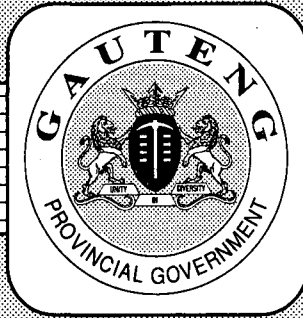


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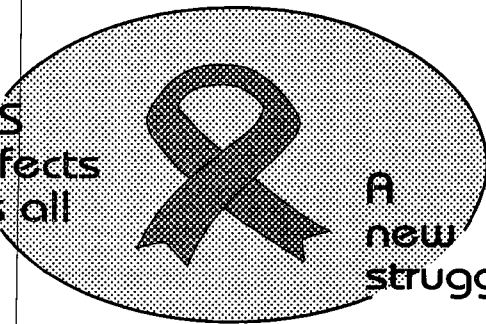
Vol. 6

**PRETORIA, 2 AUGUST
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No. 104

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GENERAL NOTICES ALGEMENE KENNISGEWINGS

NOTICE 5012 OF 2000

GREATER JOHANNESBURG METROPOLITAN COUNCIL

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 Greater Johannesburg Metropolitan Council, Western Metropolitan Local Council hereby declares Little Falls Extension 14 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 THE TRUSTEES FROM TIME TO TIME OF THE MATTHEWS FAMILY TRUST (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF SECTION 98(1) (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 511 (A PORTION OF PORTION 225) OF THE FARM WILGESPRUIT 190, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. Conditions of establishment

1.1 Name

The name of the township shall be Little Falls Extension 14.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 2767/2000.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the 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 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 vide Diagram S G No A 488/1951 which shall not be passed on to the erven in the township;
- 1.4.2 the sewer servitude vide Diagram S G No. A 7384/1989 which affect erf 1021 in the township only
- 1.4.3 the servitude registered in terms of Notarial Deed of Servitude No K 3522/1995 s which affects Cascades Road and Kettlespout Avenue in the township only.
- 1.4.4 the 1: 50 year floodline servitude in favour of the general public registered in terms of Notarial Deed of Servitude No K 3786/2000 which affects Erf 1021 in the township only.
- 1.4.5 the servitudes for protection of trees registered in terms of Notarial Deed of Servitude No K3785/200 which affects Erf 1026 in the township only.

1.5 Access

No ingress from Road P126-1 (K72) (Hendrik Potgieter Road) to the township and no egress to Road P126-1 (K71) (Hendrik Potgieter Road) from the township shall be allowed.

1.6 Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Road P126-1 (K72) (Hendrik Potgieter Road) and for all stormwater

running off or being diverted from the road to be received or disposed of.

1.7 Erection of fence or other physical barrier

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Deputy Director-General, Transvaal Roads Department as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority.

1.8 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.

1.9 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.

1.10 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)

All erven shall be subject to the conditions as indicated :

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.

2.1.4 Erven 1021, 1022, 1024, 1025, 1028 and 1029

The erven are subject to a 2,5 x 5 metre servitude for transformer/substation purposes in favour of the local authority, as indicated on the general plan.

2.1.5 Erven 1022, 1024, 1026, 1027 and 1028

The erven are subject to a 2m electrical servitude in favour of the Council, as indicated on the general plan.

2.1.6 Erf 1021

The erf is subject to a 3m and 2m electrical servitude in favour of the Council, as indicated on the general plan.

KENNISGEWING 5012 VAN 2000**GROTER JOHANNESBURG METROPOLITAANSE RAAD****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 Groter Johannesburg Metropolitaanse Raad, Westelike Metropolitaanse Plaaslike Raad hierby Little Falls Uitbreiding 14 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE TRUSTEES FROM TIME TO TIME OF THE MATTHEWS FAMILY TRUST (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 511 ('N GEDEELTE VAN GEDEELTE 225) VAN DIE PLAAS WILGESPRUIT NO 190, REGISTRASIE AFDELING I.Q., GAUTENG PROVINSIE, TOEGESTAAN IS.

1. Stigtingsvoorwaardes**1.1 Naam**

Die naam van die dorp is Little Falls Uitbreiding 14.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 2767/2000.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitende strate en stormwater dreinerings en die bydrae vir eksterne ingenieursdienste; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

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

1.3.3 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

- 1.3.4 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 serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

- 1.4.1 die serwituut soos aangetoon op Diagram S.G. No A 488/1951 wat nie aan die erwe in die dorp oorgedra moet word nie.
- 1.4.2 die riool serwituut soos aangetoon op Diagram S G No. A 7384/1989 wat slegs Erf 1021 in die dorp raak.
- 1.4.3 die serwituut geregistreer kragtens Notariële Akte van Serwituut No K 3522/1995 s wat slegs Cascadesweg en Kettlespoutlaan in die dorp raak.
- 1.4.4 die 1: 50 jaar vloedlyn serwituut ten gunste van die algemene publiek geregistreer in terme van Notariële Akte van Serwituut No K 3786/2000 wat slegs Erf 1021 in die dorp raak.
- 1.4.5 die serwituut vir die beskerming van bome geregistreer in terme van Notariële Akte van Serwituut No K3785/2000 wat slegs Erf 1026 in die dorp raak.

1.5 Toegang

Geen ingang van Pad P126-1(K72) (Hendrik Pogierterweg) tot die dorp en geen uitgang tot Pad P126-1(K72) (Hendrik Potgieterweg) uit die dorp word toegelaat nie.

1.6 Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad P126-1 (K72) (Hendrik Potgieterweg) en moet die stormwater wat van

die pad afloop of afgelei word, ontvang en versorg.

1.7 Oprigting van heining of ander fisiese versperring

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Adjunk Direkteur-generaal, Transvaalse Paaiedepartement soos en wanneer deur hom verlang om dit te doen, en die dorpseienaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word

Met dien verstande dat die dorpseienaar se verantwoorde-likheid vir die instandhouding daarvan verval sodra die plaaslike bestuur die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

1.8 Sloping van geboue en strukture

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

1.9 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.

1.10 Verskuiwing of die vervanging van munisipale diense

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)

Alle erwe is onderworpe aan die voorwaardes soos aangedui :

2.1.1 Die erwe is onderworpe aan 'n serwituut 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 serwituut

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 serwituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut 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 goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut 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 Erwe 1021, 1022, 1024, 1025, 1028 en 1029

Die erwe is onderworpe aan 'n 2,5 x 5 meter serwituut vir transformator-/substasiedoeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.5 Erwe 1022, 1024, 1026, 1027 en 1028

Die erwe is onderworpe aan 'n 2m elektriese serwituut ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.

2.1.6 Er 1021

Die erf is onderworpe aan 'n 3m en 2m elektriese serwituut ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.

NOTICE 5013 OF 2000

ROODEPOORT TOWN PLANNING SCHEME, 1987 : AMENDMENT SCHEME 1708

The Greater Johannesburg Metropolitan Council, 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 Little Falls Extension 14, 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 Strategic Executive : Housing and Urbanisation, Western Metropolitan Local Council and are open for inspection at all reasonable times.

The date this scheme will come into operation is 2 August 2000.

This amendment is known as the Roodepoort Amendment Scheme 1708.

G J O'CONNELL (Pr Ing)
CHIEF EXECUTIVE OFFICER

Civic Centre
Roodepoort
2 August 2000
Notice No 72/2000

KENNISGEWING 5013 VAN 2000**ROODEPOORT DORPSBEPLANNINGSKEMA, 1987 : WYSIGINGSKEMA 1708**

Die Groter Johannesburg Metopolitaanse Raad, Westelike Metopolitaanse Plaalike 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 Little Falls Uitbreiding 14 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 Strategies Uitvoerende Beampte : Behuising en Verstedeliking, Westelike Metopolitaanse Plaaslike Raad beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 2 Augustus 2000.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 1708.

G J O'CONNELL (Pr Ing)
HOOF UITVOERENDE BEAMPTE

Burgersentrum
Roodepoort
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Kennisgewing No 72/2000

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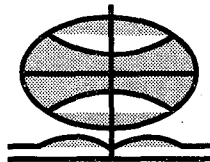
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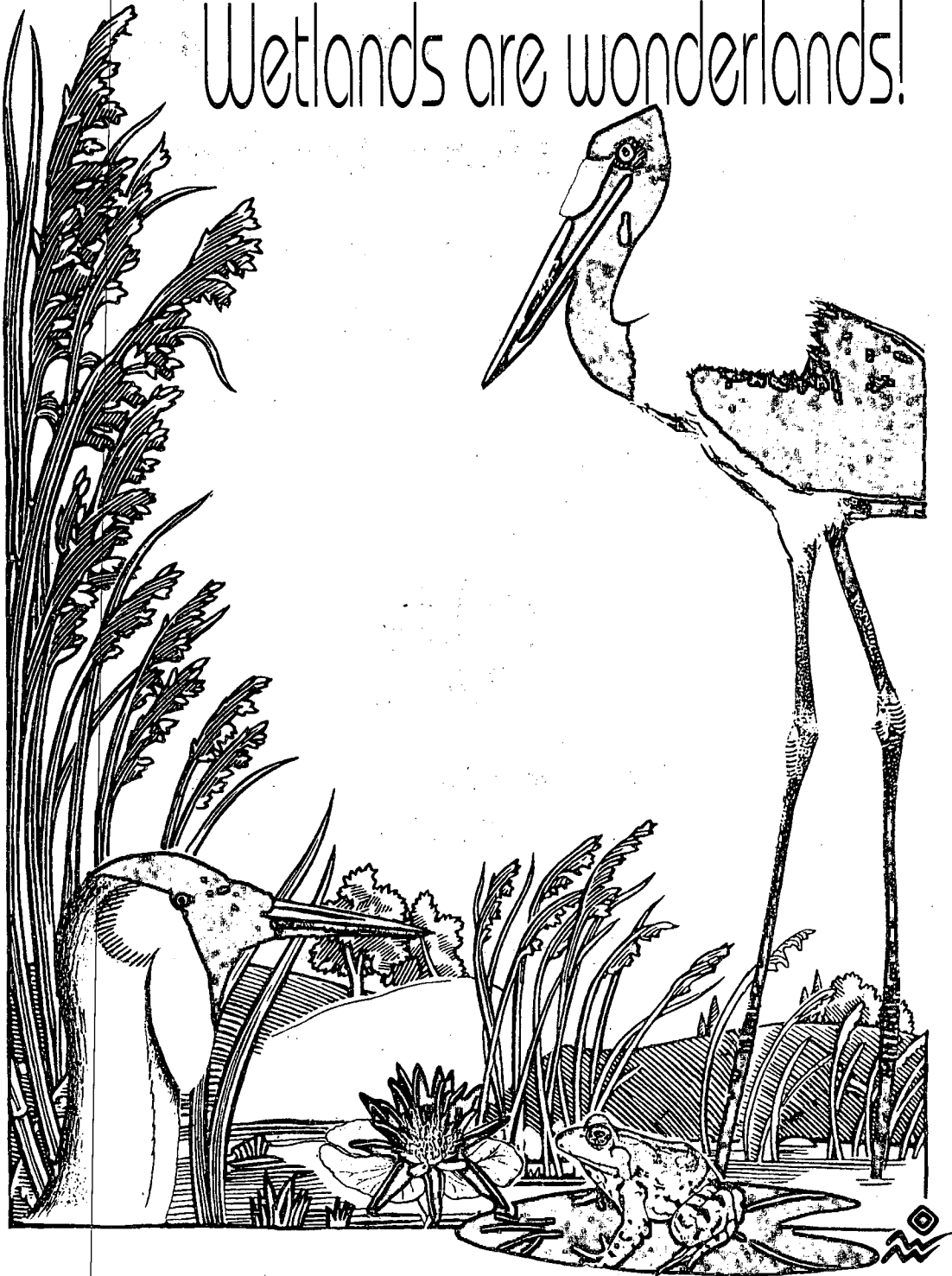
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