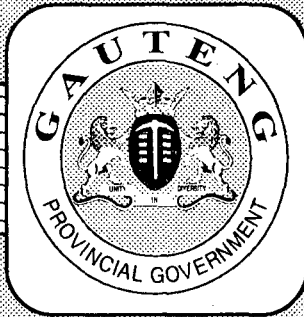


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GAUTENG**



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**Provincial Gazette Extraordinary
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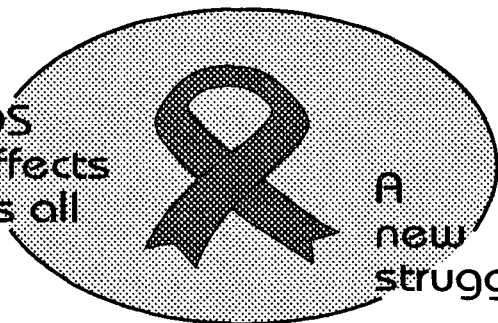
Vol. 7

**PRETORIA, 28 FEBRUARY
FEBRUARIE 2001**

No. 21

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 1380 OF 2001

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance No. 25 of 1965), the Administrator hereby declares **Ferndale Extension 9 Township** to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/132/110

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE HARLEQUIN DUCK PROPERTIES 44 (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 302 OF THE FARM KLIPFONTEIN No. 203-I.Q., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **Ferndale Extension 9**.

(2) DESIGN

The township shall consist of erven and a street as indicated on General Plan SG No. 4951/2000.

(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 and the existing cable servitude in terms of Notarial Deed K1191/1979S which affects Erven 2062, 2063, 2071, 2082 and 2083 in the township only.

(5) ACCESS

Ingress from Hans Strijdom Drive to the township and egress to Hans Strijdom Drive from the township shall be to the satisfaction of the local authority.

KENNISGEWING 1380 VAN 2001

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 **Ferndale Uitbreiding 9** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/132/110

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HARLEQUIN DUCK PROPERTIES 44 (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 128 ('N GEDEELTE VAN GEDEELTE 102 EN GEDEELTE 165 ('N GEDEELTE VAN GEDEELTE 132) VAN DIE PLAAS KLIPFONTEIN No. 203-I.Q., PROVINSIE GAUTENG, TOEGESTAAN IS

2. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **Ferndale Uitbreiding 9**.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n straat soos aangedui op Algemene Plan L.G. No. 4951/2000.

(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 opgaan 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.

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

- (b) 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.
- (c) Die dorpseienaar 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 dorpseienaars versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale en die bestaande kabel serwituut kragtens Notariële Akte K1191/1979S wat slegs Erwe 2062, 206, 2071, 2082 en 2083 in die dorp raak.

(5) TOEGANG

Ingang van Hans Strijdom Rylaan tot die dorp en uitgang van Hans Strijdom Rylaan uit die dorp moet tot die bevrediging van die plaaslike owerheid wees.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Hans Strijdom Drive and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) 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.

(8) REMOVAL OF LITTER

The township owner shall at its 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.

3. CONDITIONS OF TITLE

The erven shall be subject to the following conditions 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.

(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) ERVEN 2061 TO 2067, 2069 TO 2071 AND 2074 TO 2085

The erven are subject to servitudes for municipal purposes and right of way in favour of the local authority as indicated on the general plan.

(3) ERVEN 2080, 2082, 2083 AND 2085

The erven are subject to servitudes for electrical purposes in favour of the local authority as indicated on the general plan.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Hans Strijdom Rylaan en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

(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) VERWYDERING VAN ROMMEL

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

3. TITELVOORWAARDES

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

(1) ALLE ERWE

(1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- 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 serwituut 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 serwituut mag afsien.

(2) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opperig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 m daarvan geplant word nie.

(3) 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 goeëdoelke 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) ERWE 2061 TOT 2067, 2069 TOT 2071 EN 2074 TOT 2085

Die erwe is onderworpe aan serwitute vir munisipale en reg van weg doeleindes ten gunste van die plaaslike owerheid soos op die algemene plan aangedui.

(3) ERWE 2080, 2082, 2083 EN 2085

Die erwe is onderworpe aan serwitute vir elektriese doeleindes ten gunste van die plaaslike owerheid soos op die algemene plan aangedui.

NOTICE 1381 VAN 2001**RANDBURG AMENDMENT SCHEME 773N**

The Administrator 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 Randburg Town-planning Scheme, 1976, comprising the same land as included in the Township of Ferndale Extension 9.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government (Department of Development Planning and Local Government), Johannesburg and the Town Clerk Randburg, and are open for inspection at all reasonable times.

The amendment is known as Randburg Amendment Scheme 773N.

[DPLG 11/3/14 (773N)]

KENNISGEWING 1381 VAN 2001**RANDBURG WYSIGINGSKEMA 773N**

Die Administrateur 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 Randburg Dorpsbeplanningskema 1976, wat uit dieselfde grond as die dorp Ferndale Uitbreiding 9 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk, Randburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 773N.

[DPLG 11/3/14 (773N)]

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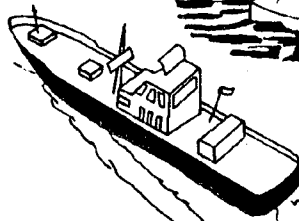
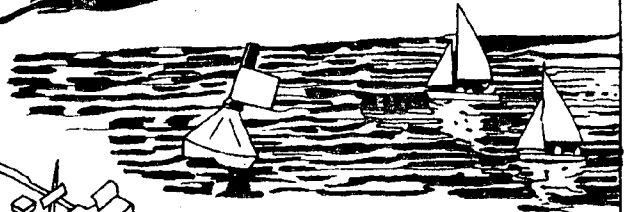
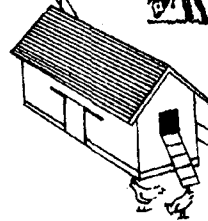
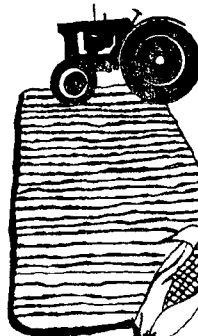
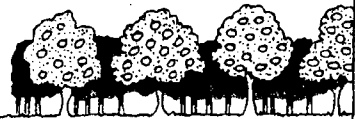
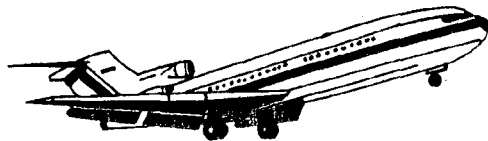
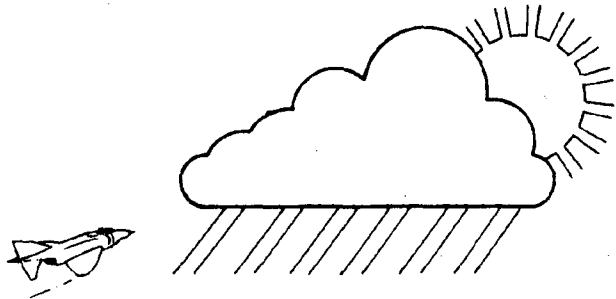
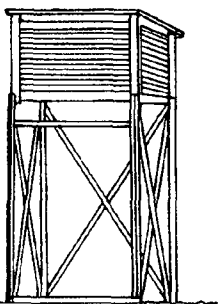
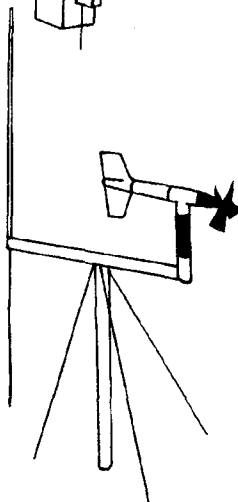
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