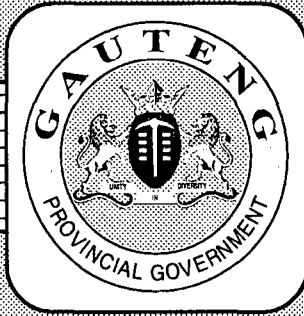


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**THE PROVINCE OF  
GAUTENG**



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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**  
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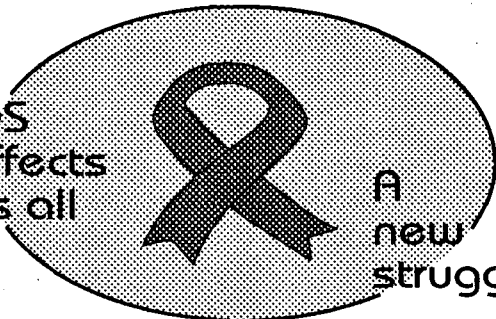
Vol. 7

PRETORIA, 31 MAY  
MEI 2001

No. 93

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS**

**HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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## GENERAL NOTICE

### CORRECTION NOTICE

General Notice No. 3109 published in *Extraordinary Provincial Gazette* No. 89 of 30 May 2001 is hereby withdrawn and replaced by the following:

### NOTICE 3174 OF 2001

#### DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Midrand Administration of the City of Johannesburg declares Grand Central Extension 9 Township to be an approved township subject to the conditions set out in the enclosed schedule hereto.

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATIONS MADE BY HOFFBITT INVESTMENTS CC (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 426 (A PORTION OF PORTION 2) OF THE FARM WATERVAL NO 5 IR

#### 1. CONDITIONS OF ESTABLISHMENT

**(a) Name**

The name of the township shall be **Grand Central Extension 9**.

**(b) Design**

The township shall consist of erven and streets as indicated on General Plan SG No. A11164/1992.

**(c) Disposal of existing conditions of title**

Erf 3 shall be made subject to servitudes K727/2001 being the perpetual servitude of right of way including the reservation of rights to minerals.

#### 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the City of Johannesburg—Midrand Administration in terms of the provisions of the Town-planning and Townships Ordinance, 1986:

**All erven**

- (a) The erf is subject to a servitude, 2m 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, 2m 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; and
- (c) the local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by them 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 being done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

#### 3. CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION

**Grand Central Extension 9**

**Erven 3 and 4**

The erven shall be subject to the following conditions:

**Use Zone II Business 1**

1. Coverage: 60%.
2. F.S.R.: 0.1 provided that with the consent of the local authority an additional 0.5 may be allowed.
3. Height: 3 Storeys.
4. Parking: Effective paved parking together with the necessary manoeuvring area shall be provided on the erven to the satisfaction of the local authority.
5. Building lines: 10 metres along Old Pretoria Road: Provided that the local authority may relax the building lines upon evaluation of a site development plan; and all other building lines shall be to the satisfaction of the local authority.
6. A site development plan shall be submitted for the local authority's approval prior to approval of building plans.
7. All existing buildings, fences, screen walls and similar structures to be removed, unless retention thereof is approved.
8. Any proposed fence/screen wall of any description to be approved by the local authority prior to the erection thereof.
9. No contaminating or polluting activities are allowed.
10. The property shall be landscaped and maintained to the satisfaction of the local authority.

