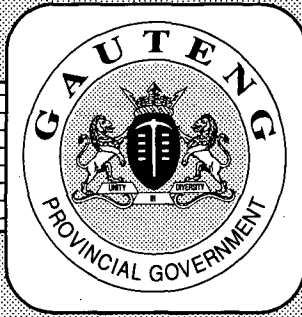


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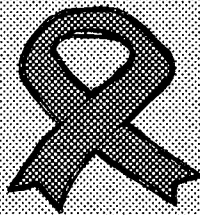
Vol. 8

PRETORIA, 6 JUNE 2002
PRETORIA, 6 JUNIE 2002

No. 172

We all have the power to prevent AIDS

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 752

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares Needwood Extension 4 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY CEDAR LAKES COUNTRY ESTATES (PTY) LTD (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 THE FARM CEDAR LAKES 718 JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Needwood Extension 4.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 6021/2001.

(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.

(b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(d) 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 sub-clause (c).

(e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) and (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

(a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

(b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) **ELECTRICITY**

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the

reticulation system. The electrical installation shall be done in accordance with the following:

(a) The Town Planning and Townships Ordinance, 1986.

(b) SABS 0142 as revised from time to time.

(c) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(6) **ACCESS**

No access to or egress from the township via Cedar Road (Road 1027) shall be permitted.

(7) **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 save for the following:

(a) The following servitude which only affects Erven 222, 223, 295 and Cedar Road:

The servitude of right of way indicated by the figure H,m,k,j,H vide diagram S.G No. 2162/1996.

(b) The following servitude which only affects Erf 223 and Cedar Road:

The Electric Power Transmission Servitude, indicated by the line q,p,n vide diagram S.G. No. A 26/1976 registered in terms of Deed of Servitude No. K2993/1987S.

(c) The following servitude which does not affect any of the erven in the township:

The servitude of right of way 6,30 metres wide over the Remainder of Portion 117 of the farm Witkoppes 194, Registration Division IQ, vide Diagram SG No A 4050/1944.

(8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

The township owner shall arrange for the drainage of the township to fit in with that of Cedar Road (Road 1027) and that the stormwater run-off being diverted from the road, be received and be disposed of.

(9) **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.

(10) **PROVISION AND INSTALLATION OF SERVICES**

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

(11) **OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN**

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN (EXCEPT ERF 295)

- (a) Each 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 enter the land adjoining the aforesaid servitude such material as may be excavated by it 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 222

The erf is subject to a servitude for stormwater purposes, 10m wide, in favour of the local authority, as indicated on the General Plan.

(3) ERF 223

- (a) The erf is subject to a servitude for electrical purposes, 5m X 2m in favour of the local authority, as indicated on the General Plan.
- (b) The erf is subject to servitude for stormwater purposes, 10m wide, in favour of the local authority, as indicated on the General Plan.
- (c) The registered owner of the erf shall, before or during development of the erf, erect a physical barrier of such material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the erf abutting on the Cedar Road (Road 1027). The erection of such barrier shall be done to the satisfaction of the local authority and shall be maintained by the owner, to the satisfaction of the local authority.

(4) ERF 224

The registered owner of the erf shall, before or during development of the erf, erect a physical barrier of such material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the erf abutting on the Cedar Road (Road 1027). The erection of such barrier shall be done to the satisfaction of the local authority and shall be maintained by the owner, to the satisfaction of the local authority.

(5) ERF 225

- (a) The erf is subject to a servitude for electrical purposes 2,5m X 2m, in favour of the local authority, as indicated on the General Plan.
- (b) The registered owner of the erf shall, before or during development of the erf, erect a physical barrier of such material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the erf abutting on the Cedar Road (Road 1027). The erection of such barrier shall be done to the satisfaction of the local authority and shall be maintained by the owner, to the satisfaction of the local authority.

- (6) ERF 226
- (a) The erf is subject to a servitude for electrical purposes, 2,5m X 2m in favour of the local authority, as indicated on the General Plan.
- (b) The registered owner of the erf shall, before or during development of the erf, erect a physical barrier of such material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the erf abutting on the Cedar Road (Road 1027). The erection of such barrier shall be done to the satisfaction of the local authority and shall be maintained by the owner, to the satisfaction of the local authority.
- (7) ERF 262
The erf is subject to a servitude for electrical purposes, 2,5m X 2m in favour of the local authority, as indicated on the General Plan.
- (8) ERF 263
The erf is subject to a servitude for electrical purposes 2,5m X 2m in favour of the local authority, as indicated on the General Plan.
- (9) ERF 295
The entire erf is subject to a servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

P. Molo
City Manager
Notice 585/02
June 2002.

PLAASLIKE BESTUURSKENNISGEWING 752

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Needwood Uitbreiding 4 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CEDAR LAKES COUNTRY ESTATES (EDMS) BPK (HIERNA GENOEM DIE APPLIKANT/ DORPSEIENAAR) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP DIE PLAAS CEDAR LAKES 718 JR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

- (1) NAAM
Die naam van die dorp is Needwood Uitbreiding 4.
- (2) ONTWERP
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 6021/2001.
- (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 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 voorlê.

- (b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
- (c) 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.
- (d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klausule (c) gebou is.
- (e) Indien die dorpseienaar versuim om aan die bepalings van sub-klausules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) WATER EN RIOOL

Die dorpseienaar moet 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.
- (c) Voormalige Randburg Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

Waar privaat kontrakteurs die elektrisiteitsinstallasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die krag aansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektriese installasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.

(6) TOEGANG

Geen toegang tot of uitgang vanuit die dorpsgebied via Cedarweg (Pad 1027) sal toegelaat word nie.

(7) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar behalwe die volgende:

- (a) Die volgende serwituut wat slegs Erwe 222, 223, 295 en Cedarweg affekteer:
Die serwituut van reg-van-weg aangedui deur die figuur H,m,k,j,H vide diagram L.G. Nr. 2162/1996.
- (b) Die volgende serwituut wat slegs Erwe 223 en Cedarweg affekteer:
Die elektrisiteitkraggeleidingsserwituut, aangedui deur die lyn q,p,n vide diagram L.G. Nr. A26/1976 geregistreer ingevolge Akte van Serwituut Nr. K2993/1987S.
- (c) Die volgende serwituut wat geeneen van die erwe in die dorpsgebied raak nie:
Die serwituut van reg-van-weg 6,30m breed oor die Restant van Gedeelte 117 van die plaas Witkoppen 194, Registrasie Afdeling IQ, vide diagram L.G. Nr A 4050/1944.

(8) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die dreinerings van die dorp so reël dat dit inpas by dië van Cedarweg (Pad 1027) en dat stormwater wat van die pad afloop of afgelei word, ontvang en versorg word.

(9) 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.

(10) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp.

(11) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE (BEHALWE ERF 295)

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, 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.
- (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 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 goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees 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 verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERF 222

Die erf is onderworpe aan >n serwituut vir stormwaterdoeleindes, 10m breed, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) ERF 223

- (a) Die erf is onderworpe aan >n serwituut vir elektrisiteitsdoeleindes, 5mX2m, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

- (b) Die erf is onderworpe aan >n serwituut vir stormwaterdoeleindes, 10m breed, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (c) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, >n fisiese versperring van sodanige materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standaard van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die erf aangrensend aan Cedarweg (Pad 1027) oprig. Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en moet deur die eienaar, tot tot tevredenheid van die plaaslike bestuur, onderhou word.
- (4) ERF 224
- Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, >n fisiese versperring van sodanige materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standaard van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die erf aangrensend aan Cedarweg (Pad 1027) oprig. Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en moet deur die eienaar, tot tot tevredenheid van die plaaslike bestuur, onderhou word.
- (5) ERF 225
- (a) Die erf is onderworpe aan >n serwituut vir elektrisiteitsdoeleindes, 2,5mX2m, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (b) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, >n fisiese versperring van sodanige materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standaard van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die erf aangrensend aan Cedarweg (Pad 1027) oprig. Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en moet deur die eienaar, tot tot tevredenheid van die plaaslike bestuur, onderhou word.
- (6) ERF 226
- (a) Die erf is onderworpe aan >n serwituut vir elektrisiteitsdoeleindes, 2,5mX2m, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (b) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, >n fisiese versperring van sodanige materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standaard van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die erf aangrensend aan Cedarweg (Pad 1027) oprig. Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en moet deur die eienaar, tot tot tevredenheid van die plaaslike bestuur, onderhou word.
- (7) ERF 262
- Die erf is onderworpe aan >n serwituut vir elektrisiteitsdoeleindes, 2,5mX2m, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (8) ERF 263
- Die erf is onderworpe aan >n serwituut vir elektrisiteitsdoeleindes, 2,5mX2m, ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (9) ERF 295
- Die hele erf is onderworpe aan >n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

LOCAL AUTHORITY NOTICE 753

AMENDMENT SCHEME R0072

The City of Johannesburg herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Needwood Extension 4.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme R0072.

P. Moloi
City Manager
Notice 586/02
June 2002.

PLAASLIKE BESTUURSKENNISGEWING 753

WYSIGINGSKEMA R0072

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp Needwood Uitbreiding 4 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema R0072.

P. Moloi
Stadsbestuurder
Kennisgewing 586/02
Junie 2002.

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
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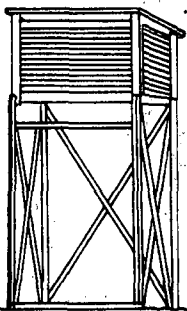
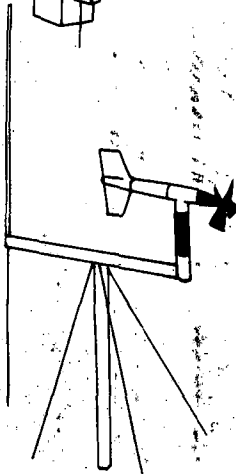
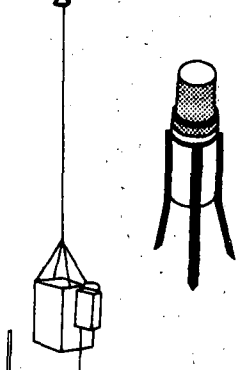
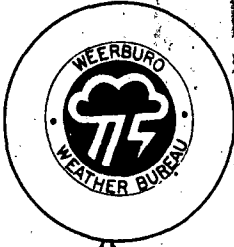
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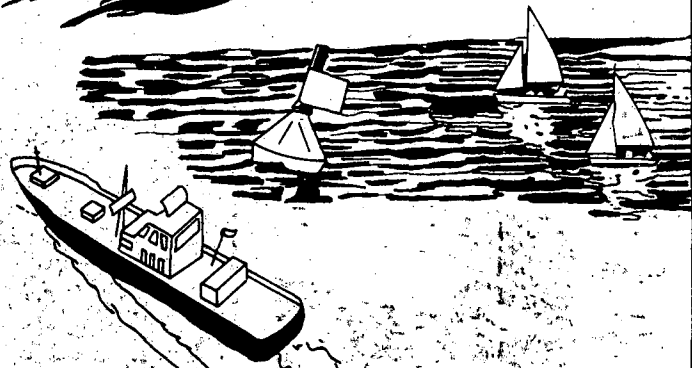
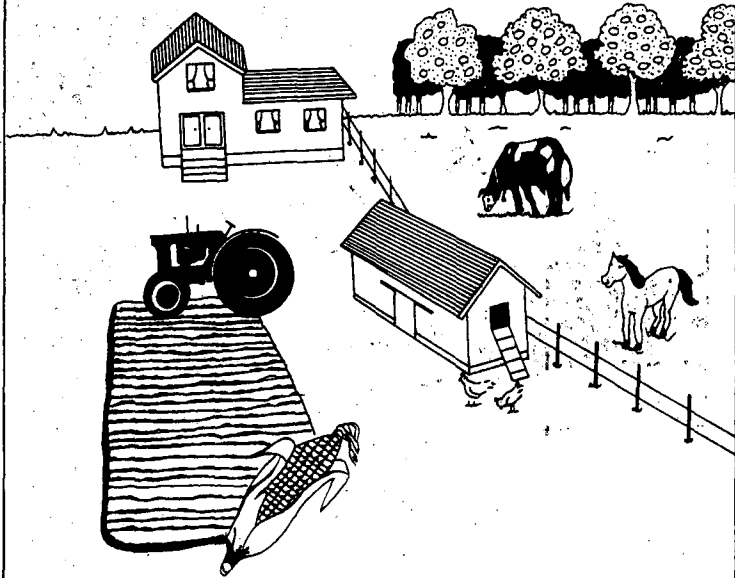
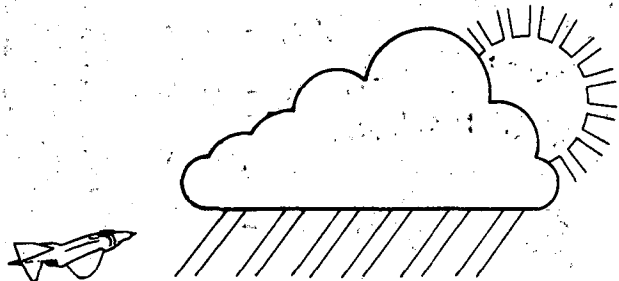
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