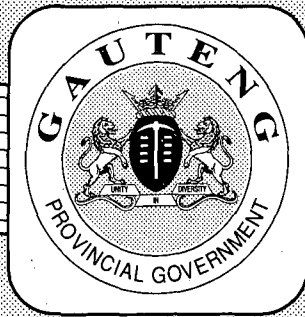


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**THE PROVINCE OF
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**Provincial Gazette Extraordinary
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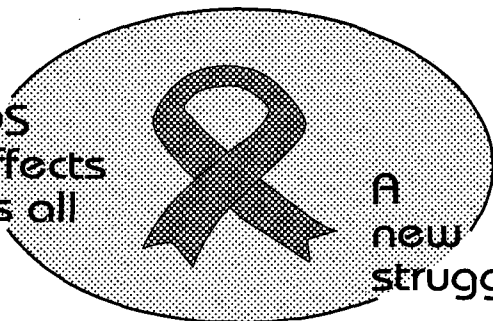
Vol. 8

PRETORIA, 1 JULY 2002
JULIE 2002

No. 196

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LOCAL AUTHORITY NOTICES

NOTICE 918 OF 2002

CITY OF JOHANNESBURG

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG declares SANDRINGHAM EXTENSION 3 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ROYAL LINKSFIELD 534 (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 156 (A PORTION OF PORTION 58) OF THE FARM RIETFONTEIN NO. 61 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be SANDRINGHAM EXTENSION 3.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S. G. No. 5216/2001.

(3) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES AND STREET AND STORMWATER DRAINAGE

(a) The Township owners shall install and provide all internal engineering services in the township, subject to the approval of the Council.

(b) Erven may not be alienated or be transferred into the name of a buyer prior to the Local Authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner has been made to the said Council.

(4) REMOVAL AND 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.

(5) 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.

a) Including the following servitudes which do affect the township:

Notarial Deed of Servitude No. K365/1944S with diagram SG No. 5383/1943 a right of way for purpose of stormwater drainage in favour of the South African Regional (Johannesburg Branch) Housing Organisation which affects Erf 535 in the township only.

Notarial Deed of Servitude K671/1956S with diagram SG No. A7368/1955 for a transformer site in favour of the Eastern Metropolitan Local Council which affects Erf 534 in the township only.

Notarial Deed of Servitude K4887/2001 with Diagram SG No. 4006/2001, a sewerage servitude and servitude for disposing of stormwater which affects Erf 534 in the township only.

b) But excluding the following servitudes which do not affect the township:

Notarial Deed of Servitude K6/1941S describes a right of way for transport, electric cable and sewerage with ancillary rights. The routes affected are depicted on diagram SG No. A5196/1939.

Notarial Deed of Servitude K11/1957S describes a stormwater drainage servitude in favour of the Eastern Metropolitan Local Council. This servitude is defined by diagram SG No. A5158/1955.

Notarial Deed of Servitude K1278/1958S describes a right of way servitude in favour of the City Council of Johannesburg.

Notarial Deed of Servitude K217/1962S describes a right of way servitude for sewer services in favour of the City Council of Johannesburg. This is defined by diagram SG No. A3723/1961.

Notarial Deed of Servitude K2022/1995S describes a perpetual servitude in favour of the Greater Johannesburg Transitional Metropolitan Council. This is defined by diagram SG No. A5493/1990.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the Council 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 Council: Provided that the Council 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 2m thereof.
- (c) The Council 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 Council.

(2) ERF 534

The erf is subject to a servitude for municipal purposes, 2.00 metres wide, the centre line whereof is indicated by the figure xy, in favour of the Council as indicated on the General Plan.

Executive Director: Development Planning, Transportation and Environment

KENNISGEWING 918 VAN 2002

STAD VAN JOHANNESBURG

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp SANDRINGHAM UITBREIDING 3 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR ROYAL LINKSFIELD 534 (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 156 ('N GEDEELTE VAN GEDEELTE 58) VAN DIE PLAAS RIETFONTEIN NO 61 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is SANDRINGHAM UITBREIDING 3.

(2) ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan SG No. 5216/2001.

(3) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BOU VAN STRATE EN STORMWATERDREINERING

- (a) Die dorpseienaars moet alle interne ingenieursdienste in die dorp voorsien, onderworpe aan die goedkeuring van die Stadsraad.
- (b) Geen erwe mag 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 dorpseenaar aan die Stadsraad gelewer is nie.

(4) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

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 dorpseienaars gedra word.

(5) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte.

- a) Insluitend die volgende serwitute wat die dorp raak:

Notariële Serwituutakte No. K365/1944S met diagram SG No. 5383/1943, 'n reg van weg vir die doeleindes van stormwaterdreinering ten gunste van die South African Regional (Johannesburg Branch) Housing Organisation, wat slegs Erf 535 in die dorp raak.

Notariële Serwituutakte K671/1956S met diagram SG No. A7368/1955 vir 'n transformator perseel ten gunste van die Oostelike Metropolitaanse Plaaslike Raad, wat slegs Erf 534 in die dorp raak.

Notariële Serwituutakte K4887/2001 met Diagram SG No. 4006/2001, 'n riool serwituut en serwituut vir die afloop van stormwater wat slegs Erf 534 in die dorp raak.

- b) Maar uitgesluit die volgende serwituut wat nie die dorp raak nie:

Notariële Serwituutakte K6/1941S beskryf 'n reg van weg vir transport, elektriese kabel en riool met aanverwante regte. Die roetes wat geraak word is aangetoon op diagram SG No. A5196/1939.

Notariële Serwituutakte K11/1957S beskryf 'n stormwaterdreinering serwituut ten gunste van die Oostelike Metropolitaanse Plaaslike Bestuur. Hierdie serwituut is gedefinieer deur diagram SG No. A5158/1955.

Notariële Serwituutakte K1278/1958S beskryf 'n reg van weg serwituut ten gunste van die Stadsraad van Johannesburg.

Notariële Serwituutakte K217/1962S beskryf 'n reg van weg serwituut vir rioldienste ten gunste van die Stadsraad van Johannesburg. Dit is gedefinieer deur diagram SG No. A3723/1961.

Notariële Serwituutakte K2022/1995S beskryf 'n ewigdurende serwituut ten gunste van die Groter Johannesburg Metropolitaanse Oorgangsraad. Dit is gedefinieer deur diagram SG No. A5493/1990.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgelê deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue 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 meter daarvan geplant word nie.
- (c) Die Raad 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 voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) ERF 534

Die erf is onderworpe aan 'n serwituut vir munisipale doeleindes, 2.00 meter wyd, die middel-lyn waarby aangedui word deur die figuur xy, ten gunste van die Raad, soos aangedui op die Algemene Plan.

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing

NOTICE 919 OF 2002

CITY OF JOHANNESBURG AMENDMENT SCHEME 02-0586

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Johannesburg Town-planning Scheme 1979, comprising the same land, as included in the Township of SANDRINGHAM EXTENSION 3.

Map 3, Annexure and 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.

The amendment scheme is known as Amendment Scheme 02-0586.

Executive Director: Development Planning, Transportation and Environment

KENNISGEWING 919 VAN 2002

STAD VAN JOHANNESBURG WYSIGINGSKEMA 02-0586

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Johannesburgse-dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp Sandringham Ultbreiding 3 bestaan, goedgekeur het.

Kaart 3, Bylae 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 te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema 02-0586.

Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing

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Physical address:

Government Printing Works
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Postal address:

Private Bag X85
 Pretoria
 0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
 Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
 Mrs J. Wehmeyer Tel.: (012) 334-4753
 Fax.: (012) 323-9574

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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

