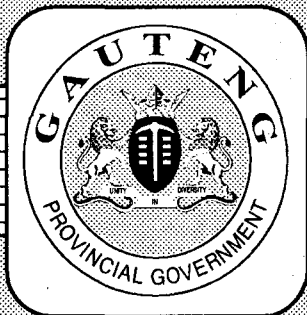


(F)

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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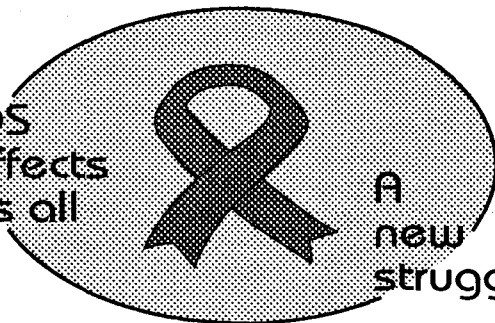
**Vol. 8**

PRETORIA, 11 FEBRUARY 2002  
FEBRUARIE

**No. 30**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS**

**HELPUNE**

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DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 163

#### CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

#### DECLARATION OF FERNDALE EXTENSION 26 AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1 986 (Ordinance 1 5 of 1986), the City of Johannesburg declares Ferndale Extension 26 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 FERNDALE EXT.18 (PROPRIETARY) LIMITED, F T BUILDING SUPPLIES (PROPRIETARY) LIMITED AND DENBRAVEN SA (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANTS! TOWNSHIP OWNERS) 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 303 (A PORTION OF PORTION 293). PORTION 304 (A PORTION OF PORTION 293) AND PORTION 305 (A PORTION OF PORTION 293) OF THE FARM KLIPFONTEIN 203 IQ HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be Ferndale Extension 26.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 6662/2000.

##### (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 civic 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 (b).

(e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (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 AI 0023 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 shall be permitted via Bottlebrush Street, Joyce Street or Speldekussing Street. Access to the township shall be provided over the Remainder of Portion 17 of the Farm Klipfontein 203 IQ to the satisfaction of the local authority.

(7) ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall arrange for the drainage of the township to fit in with that Bottlebrush Street, Joyce Street or Speldekussing Street and that the stormwater run-off being diverted from the roads, be received and be disposed of.

(8) 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 the following which do not affect the township:

8.1 In respect of Portion 146 (a Portion of Portion 1 of Portion B of Portion of the North Western Portion) of the farm Klipfontein No. 4:

"B.(a) To a right of way 12.91 metres wide indicated by the figure edDE on the said Diagram S.C. No. A 5654/44 over the remaining extent of the said Portion 1 of Portion "B" of portion of the North Western Portion of the said farm Klipfontein, measuring as such 7,7839 (seven comma seven eight three nine) morgen, held by the Transferor under the said Deed of Transfer No. 870/1936 dated 25th January 1936.

(b) To the right to erect a pump in the river bed of the said remaining extent and lead water along the northern boundary of the said remaining extent from the said river bed to the property hereby transferred through pipes which he will be entitled to lay in on or under the ground of the said remaining extent and for such purposes and for the purpose of keeping the pump and pipes in good order he will be entitled to enter on the said remaining extent at all reasonable times."

8.2 A servitude of right of way 10 (ten) metres wide, the northern boundary of which is indicated by the line Az on Diagram S.G. No.6655/2000 which affects Erf 2058 only.

8.3 A servitude of right of way, the area of which is indicated by the figure BCDExyzB on Diagram S.G. No. 6655/2000 which affects Erf 2058 only.

8.4 A perpetual servitude of right of way, the area of which is indicated by the figure DxyD on Diagram S.G. No. 6657/2000 which affects Erf 2060 only.

(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 made 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, 1 986.

(1) ALL ERVEN

- (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 deposit temporarily on 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 2058

The erf is subject to a servitude for electrical purposes in favour of the local authority as indicated on the General Plan.

P. Moloi  
City Manager  
Notice 382/02  
February 2002.

**PLAASLIKE BESTUURSKENNISGEWING 163**

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1 986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Ferndale Uitbreiding 26 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FERNDAL EXT.18 (EIENDOMS) BEPERK. F T BUILDING SUPPLIES (EIENDOMS) BEPERK EN DENBRAVEN SA (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE. 1986 (ORDONNANSIE 15 VAN 1986). OM TOESTEMMING CM 'N DORP TE STIG OP GEDEELTE 303 ('N GEDEELTE VAN GEDEELTE 293), GEDEELTE 304 ('N GEDEELTE VAN GEDEELTE 293), EN GEDEELTE 305 UN GEDEELTE VAN GEDEELTE 293) VAN DIE PLAAS KLIPFONTEIN 203 IQ TOEGESTAAN IS.

## 1. STIGTINGSVOORWAARDES

## (1) NAAM

Die naam van die dorp is Ferndale Uitbreiding 26.

## (2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 6662/2000.

## (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 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 subklausules (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 sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringsstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1 986 (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 AI 0023 gedateer 30 April 1986.

## (5) ELEKTRISITEIT

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

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1 986 (Ordonnansie 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieurs- dienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig.

## (6) TOEGANG

Geen toegang tot of uitgang vanuit die dorpsgebied sal via Bottlebrushstraat, Joycestraat of Speldekussingstraat toegelaat word nie. Toegang tot die dorpsgebied sal oor die Restant van Gedeelte 1 7 van die plaas Klipfontein 203 IQ voorsien word tot tevredenheid van die plaaslike bestuur.

## (7) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinering van die dorpsgebied so reël dat dit inpas by die van Bottlebrushstraat, Joycestraat of Speldekussingstraat en alle stormwater wat van die

paaie afloop of afgelei word, moet ontvang en versorg word.

**(8) 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 mear uitgesonderd die volgende, wat nie die dorpsgebied raak nie:

8.1 Ten opsigte van Gedeelte 146 ('n Gedeelte van Gedeelte 1 van Gedeelte B van Gedeelte van die Noordwestelike Gedeelte) van die plaas Klipfontein No. 4:

"B.(a) To a right of way 12.91 metres wide indicated by the figure edDE on the said Diagram S.C. No. A 5654/44 over the remaining extent of the said Portion 1 of Portion "B" of portion of the North Western Portion of the said farm Klipfontein, measuring as such 7. 7839 (seven decimal seven eight three nine) morgen, held by the Transferor under the said Deed of Transfer No. 870/1936 dated 25th January 1936.

(b) To the right to erect a pump in the river bed of the said remaining extent and lead water along the northern boundary of the said remaining extent from the said river bed to the property hereby transferred through pipes which he will be entitled to lay in on or under the ground of the said remaining extent and for such purposes and for the purpose of keeping the pump and pipes in good order he will be entitled to enter on the said remaining extent at all reasonable times.

8.2 'n Serwituut van reg-van-weg 10 (tien) meter breed, die noordelike grens wat aangedui is deur die lyn Az op Diagram L.Nr. 665/2000 wat slegs Erf 2058 raak.

8.3 'n Serwituut van reg-van-weg, die oppervlakte wat aangedui is deur die figuur BCDExyzB op Diagram LAS. Nr. 6655/2000 wat slegs Erf 2058 raak.

8.4 'n Ewigdurende serwituut van reg-van-weg, die oppervlakte wat aangedui is deur die figuur OxyD op Diagram L.G. Nr. 6657/2000 wat slegs Erf 2060 raak.

**(9) SLOPING VAN GEBOUF EN STRUKTURE**

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense gele& 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 re~lings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanit&re 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 sanit&re 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. 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 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, 1 986.

**(1) ALLE ERWE**

(a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die pleaslike 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 rioolhoofpypleidings, en ander werke wat hy volgens goeë dunnke 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 rioolhoofpypleiding en ander werke veroorsaak word.

(2) ERF 2058

Die erf is onderworpe aen 'n serwituut vir elektrisiteitsdoeleindes ten gunste van die plaaslike bestuur, SOOS aangedui op die Algemene Plan.

P. Molo  
Stadsbestuurder  
Kennisgewing 382/02  
Februarie 2002

## LOCAL AUTHORITY NOTICE 164

### AMENDMENT SCHEME 04-0258

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 Ferndale Extension 26.

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 04-0258.

P. Molo  
City Manager  
Notice 383/02  
February 2002.

## PLAASLIKE BESTUURSKENNISGEWING 164

### WYSIGINGSKEMA 04-0258

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 Ferndale Uitbreiding 26 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 04-0258.

P. Molo  
Stadsbestuurder  
Kennisgewing 383/02  
Februarie 2002