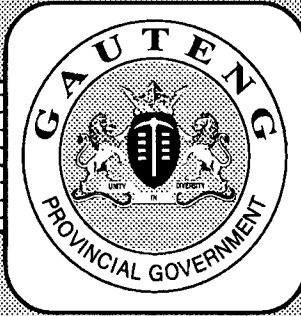


**THE PROVINCE OF
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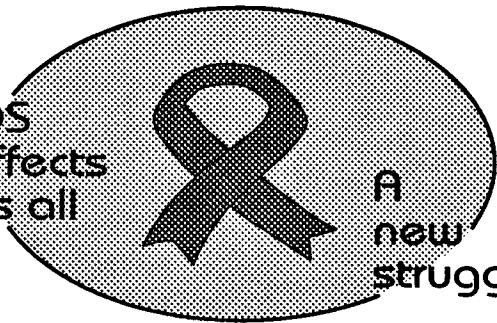
Vol. 8

PRETORIA, 14 OCTOBER 2002

No. 347

We all have the power to prevent AIDS

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affects
us all



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struggle

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CONTENTS

<i>No.</i>		<i>Page</i>	<i>Gazette</i>
		<i>No.</i>	<i>No.</i>
LOCAL AUTHORITY NOTICES			
1600	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as approved township.....	3	347
1601	do.: Johannesburg Town-planning Scheme, 1987: Amendment Scheme 01-0884.....	17	347

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1600

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, Metropolitaanse Munisipaliteit hierby Ormonde View tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TOWNSHIP REALTORS (SA) (PROPRIETARY) LIMITED NO 1985/005136/07 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 134 ('N GEDEELT VAN GEDEELTE 5) VAN DIE PLAAS VIERFONTEIN 321, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Ormonde View.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 4251/2002.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings en om 'n bydrae vir eksterne riooldienste te betaal; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien :

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

1.4 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale bedrag vir parke (publieke oop ruimte) betaal. Hierdie bydra is betaalbaar soos bepaal deur die plaaslike bestuur, in terme van artikel 82 van die genoemde Ordonnansie.

1.5 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesluit:

- 1.5.1 die serwituut ten gunste van Eskom geregistreer in terme van Notariële Akte van Serwituut No K1233/62S en aangedui op SG diagram SG No A 441/61 wat nie die dorpsgebied raak nie.
- 1.5.2 die riool serwituut ten gunste van Erf 163 Baragwanath Uitbreiding 1 Johannesburg geregistreer in terme van Notariële Akte van Serwituut No 1077/63S gedateer 29 November 1962 wat nie die dorpsgebied raak nie.
- 1.5.3 die serwituut ten gunste van die Stadsraad van Johannesburg om elektrisiteit te gelei geregistreer in terme van Notariële Akte van Serwituut No 751/65S wat nie die dorpsgebied raak nie;
- 1.5.4 Die serwituut ten gunste van Eskom vir die oprigting van 'n elektriese substasie met aangrensende regte geregistreer in terme van Notariële Akte van Serwituut No K338/67S en uitgebeeld op diagram SG No A3676/82 wat nie die dorpsgebied raak nie;
- 1.5.5 die serwituut ten gunste van Gaskor om gas tegelei geregistreer in terme van Notariële Akte van Serwituut No K591/71 en aangedui op diagram SG No A 4187/67 wat nie die dorpsgebied raak nie;
- 1.5.6 die lewenslange reg vir 'n serwituut vir riool doeleindes saam met aangrensende regte ten gunste van die Johannesburg Stadsraad geregistreer in terme van Notariële Akte van Serwituut No 2504/75S wat nie die dorpsgebied raak nie;
- 1.5.7 die serwituut ten gunste van Johannesburg Stadsraad om water oor die eiendom te gelei met aangrensende regte oor 'n area aandui deur figure ABCD en EFGHJK geregistreer in terme van Notariële Akte van Serwituut No K1199/80S en aangedui op diagram SG No A877/79 wat nie die dorpsgebied raak nie;
- 1.5.8 Die akte van Sessie K844/1978S, 'n pyplyn serwituut wat oorgedra is ten gunste van die Republiek van Suid Afrika waarvan die serwituut gedeelte gekanselleer is deur Notariële Akte K2235/1998S wat nie die dorpsgebied raak nie;
- 1.5.9 Die serwituut vir lewenslange reg van weg vir die publiek saam met aangrensende regte ten gunste van die Johannesburg Stadsraad geregistreer in terme van Notariële Akte van Serwituut No K502/1983S wat nie die dorpsgebied raak nie.
- 1.5.10 Die serwituut ten gunste van Johannesburg Stadsraad om elektrisiteit te gelei met aangrensende regte geregistreer in terme van Notariële Akte van Serwituut No K503/1983S wat nie die dorpsgebied raak nie;
- 1.5.11 die serwituut ten gunste van Gaskor om gas tegelei geregistreer in terme van Notariële Akte van Serwituut No K2172/85 en aangedui op diagram SG No A 9088/1983 wat nie die dorpsgebied raak nie;
- 1.5.12 die lewenslange reg vir 'n serwituut vir riool doeleindes saam met aangrensende regte ten gunste van die Johannesburg Stadsraad geregistreer in terme van Notariële Akte van Serwituut No 824/86 en aangedui op diagram SG No A 9489/1984 wat nie die dorpsgebied raak nie;

- 1.5.13 die lewenslange serwituut ten gunste van die Randwater Raad om te gelei en uit te saai saam met aangrensende waterregte geregistreer in terme van Notariële Akte van Serwituut No K77/87S en aangedui deur die figuur ABCDE op diagram SG No A8780/84 en figure ABCDEFGHJ op diagram SG No A8781/84 wat nie die dorpsgebied raak nie;
- 1.5.14 die lewenslange reg ten gunste van Eskom om elektrisiteit oor die eiendom te gelei met aangrensende regte deur middle van geleidingslyne geregistreer in terme van Notariële Akte van Akte van serwituut No K3491/87S en aangedui deur die lyn aBCb en Bed op diagram SG No A11405/83 en diagram SG No A11406/83 wat nie die dorpsgebied raak nie;
- 1.5.15 Die reg van weg serwituut saam met lewenslange regte toegeken aan RMP geregistreer in terme van Notariële Akte van Serwituut No K2911/90S en aangedui deur die figure ABCDEF op diagram SG No A6653/89 wat nie die dorpsgebied raak nie.
- 1.5.16 Die serwituut vir reg van weg vir pad doeleindes geregistreer in terme van Notariële Akte van Serwituut No K4460/90S en aangedui deur die figuur ABCDEFG op diagram SG No A6090/90 wat nie die dorpsgebied raak nie.
- 1.5.17 Die lewenslange serwituut vir paddoeleindes geregistreer in terme van Notariële Akte van Serwituut No K4461/90S en aangedui deur die figuur ABCDEFGHJKLM op diagram sg No A 4401/90 wat nie die dorpsgebied raak nie;
- 1.5.18 Die lewenslange serwituut met aangrensende regte geregistreer in terme van Notariële Akte van Serwituut No K2133/91S en aangedui deur die figuur ABCD op digram SG No A6678/90 wat nie die dorpsgebied raak nie;
- 1.5.19 die lewenslange pyplyn serwituut met aangrensende regte geregistreer in terme van Notariële Akte van Serwituut NO K909/92S en aangedui deur die figuur ABC op diagram SG No A2147/91 wat nie die dorpsgebied raak nie;
- 1.5.20 die pyplyn serwituut ten gunste van Johannesburg Stadsraad om water te gelei in terme van Notariële Akte van Serwituut No K2957/93 en aangedui deur die figuur ABC op diagram SG No A1123/87 wat nie die dorpsgebied raak nie;
- 1.5.21 die lewenslange serwituut ten gunste van AECI vir die doeleindes van oprigting, lê en onderhou van 'n gasa pyplyn geregistreer in terme van Notariële Akte van Serwituut No K2956/93 en aangedui deur die figuur ABCDEFGHJKLM op diagram SG No A 5502/90 wat nie die dorpsgebied raak nie;
- 1.5.22 die serwituut vir reg van weg ten gunste van die Suidelike Metropolitaanse Substruktuur van die Grootter Johannesburgse Metropolitaanse Raad geregistreer in terme van Notariële Akte van Serwituut No K6286/97S en aangedui deur die figuur ABCDA op diagram SG No A 10606/1993 wat nie die dorpsgebied raak nie;
- 1.5.23 die volgende voorwaardes wat nie aan die erwe in die dorp dorp oorgedra sal word nie:

Titel Akte T 000070030/2002

- A.2. Entitled to a right of way together with ancillary rights over Erf 4 Baragwanath Extension 1 held under Certificate of Registered Title T 27397/61 as will more fully appear from reference to Notarial Deed K1538/61.

- "C.3. A portion measuring approximately 5,7600 hectares has been expropriated by the Department of Transport in terms of Section 8(1)(a) of Act 54/1971 vide EX79/1978."
- D. The former Remaining Extent of Portion 5 of the farm Vierfontein 321, Registration Division I.Q. Transvaal, measuring 619,8247 (SIX HUNDRED AND NINETEEN comma EIGHT TWO FOUR SEVEN) hectares, whereof the property held hereunder forms a portion, is subject to the following conditions:
- A portion measuring approximately + 20,3200 hectares has been expropriated by the National Transport Commission in terms of Section 8(1)(a) of Act 54/1971 vide notice of Expropriation EX695/1981."
- E.3. A portion measuring approximately + 3,800 hectares has been expropriated by the Department of Transport in terms of Section 8(1) (c) of Act 54/1971 vide Expropriation Notice EX 253/1982.
4. A portion measuring approximately 20,3200 hectares has been expropriated by the National Transport Commission in favour of Section 8(1) (a) of Act 54/1971 vide EX 645/1981.
5. A portion measuring approximately + 2,5300 hectares has been expropriated by the Department of Transport in terms of Section 8(1)(b) of Act 54/1971 vide Expropriation Notice 342/1982, which has been partially cancelled by EX413/89 in respect of portion measuring 4100 square metres, 500 square metres and 3100 square metres.
6. A portion measuring approximately +3,2100 hectares has been expropriated by the Department of transport in favour of Section 8(1) (c) of Act 54/1971 vide Expropriation Notice EX622/1982.
7. A portion measuring approximately + 3,2100 hectares has been expropriated by the South African Railways and Harbours Administration in terms of Section 8(1)(a) of Act 54/1971 vide Expropriation Notice EX 275/1983.
- F. The former Remaining Extent of Portion 5 of the farm Vierfontein 321, registration Division I.Q. Transvaal, measuring 396,5256 (THREE HUNDRED AND NINETY SIX comma FIVE TWO FIVE SIX) hectares, whereof the property held hereunder forms a portion, is subject to:
- A portion measuring + 6,3 metres wide has been expropriated by the South African railways and Harbours Administration in terms of Section 32(5) of Act 37/1955 vide Expropriation Notice EX177/1984.
- G.5. A portion measuring + 1,7749 hectares has been expropriated by the Department of Development Planning Environment and Works Vide Ex294/1987.
- K.2. A portion measuring approximately +6,5133 hectares has been expropriated by the City Council of Johannesburg in terms of Section 5 of Act 63/1975 vide Expropriation Notice EX349/1991.
- O.2. A portion measuring approximately +5,7600 hectares has been expropriated by the Department of transport in terms of Section 891(a) of Act 56/1971 vide expropriation Notice EX79/1971.
- P. The former Remaining Extent of the farm Vierfontein 321, registration Division I.Q. Transvaal; measuring 235,2586 (TWO HUNDRED AND THIRTY FIVE comma TWO FIVE EIGHT SIX) hectares subject to the Expropriation of a servitude for overhead

transmission lines and underground electricity cables measuring 4,3885 hectares in favour of Greater Johannesburg Transitional Metropolitan Council in terms of Section 79(24) of Ordinance 17139 by Notice of Expropriation EX62/96.

- 1.5.24 die water pyplyn serwituut geregistreer in terme van Notariële Akte van Serwituut No. 1041/62S en aangedui op SG diagram SG No A3273/60 which affects Erf 616 and Tempest Street in the township only;
- 1.5.25 die elektriese geleidingslyne serwituut geregistreer in terme van Notariële Akte van Serwituut No. K2961/93S en aangedui op SG diagram sg No A 103/93 wat slegs Erf 603 in die dorp raak;
- 1.5.26 die lewenslange serwituut vir elektriese versendingslyne geregistreer in terme van Notariële Akte van Serwituut No. K5528/93S en aangedui op SG diagram Sg No A3625/1993 wat slegs Erf 603 in die dorp raak;
- 1.5.27 die serwituut geregistreer in terme van Notariële Akte van Serwituut No. K 3219/2002S en aangedui op Sg diagram Sg No A13430/1998 wat selgs Erwe 603, 612, 616, 614, Stirlingstraat, Gladiatorstraat en Tempeststraat in die dorp raak;
- 1.5.28 die serwituut geregistraar in terme van Notariële Akte van Serwituut No. K3217/2002S en aangdui op SG diagram SG No A 9010/1993 wat slegs Erwe 611, 609, Albatrosstraat en Mohawksingel in die dorp raak.
- 1.5.29 Die Randwater Raad serwituut geregistreer in terme van Notariële Akte van Serwituut No. K6177/2001S en aangedui op Sg diagramme Sg No 2554/1998, 2555/1998, 2556/98 en 2557/1998 wat nie die dorp raak nie;
- 1.5.30 Die Rand Water Raad serwituut geregistreer in terme van Notariële Akte van Serwituut No K2947/2002S en aangedui op SG diagramme Sg No 2553/1998 en 13429/1998 wat nie die dorp raak nie;
- 1.5.31 Die Rand Water Raad serwituut geregistreer in terme van Notariële Akte van Serwituut No. K3218/2002S en aangedui op SG diagramme SG NO 5229/2000 en SG No. 5230/2000 wat nie die dorpsgebied raak nie.

1.6 Grond vir munisipale doeleindes

Erwe 602 – 616 moet deur en op koste van die dorpseienaar aan die plaaslike bestuur as Park (Publieke Oop Ruimte) oorgedra word.

1.7 Toegang

Geen ingang van Pad R553 (Golden High Way) en Randskouweg tot die dorp en geen uitgang tot Pad R553 (Golden High Way) en Randskouweg uit die dorp sal toegelaat word nie.

1.8 Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad R553 (Golden High Way) en Randskouweg en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.9 Oprigting van heining of ander fisiese versperring

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die plaaslike bestuur soos en wanneer deur hom verlang om dit te doen,

en die dorpsenaar moet sodanige heining of fisiese versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word

Met dien verstande dat die dorpsenaar se verantwoordelikheid vir die instandhouding daarvan verval sodra die plaaslike bestuur die verantwoordelikheid vir die instandhouding van die strate in die dorp oorneem.

1.10 Sloping van geboue en structure

Die dorpsenaar moet op eie koste all bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.11 Verwydering van rommel

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

1.12 Verskuiwing of 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 dorpsenaar gedra word.

1.13 Verskuiwing van kraglyne

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van ESKOM te verskuif, moet die koste daarvan deur die dorpsenaar gedra word.

2. TITELVOORWAARDES

2.1 Voorwaardes opgelê deur die Staatspresident ingevolge die Wet op Mynregte, 1991 (Wet 50 van 1991)

Alle erwe sal aan die volgende voorwaardes onderworpe wees:

2.1.1 "Aangesien hierdie erwe deel vorm van grond wat ondermyn is of ondermyn mag word en onderhewig is aan versakking, vassakking, skok en krake as gevolg van mynbedrywighede in die verlede, hede en toekoms aanvaar die eienaar daarvan alle verantwoordelikheid vir enige skade aan die grond of geboue daarop as gevolg van sodanige versakking, vassaking, skok of krake."

2.1.2 Aangesien hierdie erwe deel vorm van 'n area wat onderworpe is aan stofbesoedeling en geraas besoedeling as gevolg van slik, en/of herwinnings aktiwiteite in die verlede, hede of toekoms in die nabyheid daarvan, moet die eienaar aanvaar dat ongerief met betrekking tot stof, besoedeling en/of geraas as 'n gevolg daarvan, ondervind mag word.

2.1.3 Die gedeelte is naby aan 'n mynhoop geleë wat herwerk kan word. Alle toekomstige kopers moet in kennis gestel word dat die area onderworpe mag wees aan stof en skokke.

2.2 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe is onderworpe aan die voorwaardes soos aangedui :

- 2.2.1 Die erwe is onderworpe aan 'n serwituit 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituit vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituit mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituitgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituit of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.1.3 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituit grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde 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.
- 2.1.4 Erwe 137 en 138
- Die erwe is onderworpe aan 'n 1m serwituit vir substasiedoeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.5 Erwe 239 & 240, 351 & 352, 487 & 488 en 559 & 560
- Die erwe is onderworpe aan 'n 5 x 2,5m serwituit vir substasie doeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.6 Erwe 357 en 517
- Die erwe is onderworpe aan 'n 7 x 6m serwituit vir substasiedoeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.7 Erwe 91, 108, 109, 110, 249, 266, 418 & 429
- Die erwe is onderworpe aan 'n serwituit vir riool doeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.8 Erf 603
- Die erwe is onderworpe aan 'n elektriese kraglynserwituit ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.9 Erwe 603, 612, 614, 616 and Street
- Die erwe is onderworpe aan 'n serwituit ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.10 Erf 614 en Straat
- Die erf is onderworpe aan 'n water pyplynserwituit ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.
- 2.1.11 Erwe 609, 611 en strate
- Die erwe is onderworpe aan 'n waterpyplynserwituit ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 1600**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, Metropolitan Municipality hereby declares Ormonde View Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY TOWNSHIP REALTORS (SA) (PROPRIETARY) NO. 1985/005136/07 LIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 134 (A PORTION OF PORTION 5) OF THE FARM VIERFONTEIN 321, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1 Conditions of establishment**1.1 Name**

The name of the township shall be Ormonde View.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 4251/2002.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm-water drainage and a contribution towards bulk services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services;

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

1.4 Endowment

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with regulation 43 of the Town planning and Townships Regulations, 1986, pay the local authority a lump sum endowment for the provision of land for park (public open space). Such endowment shall be payable as determined by the local authority, in terms of section 81 of the said Ordinance.

1.5 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, but excluding:

- 1.5.1 the servitude in favour of Eskom registered in terms of Notarial Deed of Servitude No K1233/62S and indicated on SG diagram SG No A 441/61 which does not affect the township area;
- 1.5.2 the sewer servitude in favour of Erf 163 Baragwanath Extension 1 Johannesburg registered in terms of Notarial Deed No 1077/63S dated 29th November 1962 which does not affect the township area;
- 1.5.3 the servitude in favour of City Council of Johannesburg to convey electricity registered in terms of Notarial Deed of Servitude No K751/65S which does not affect the township area;
- 1.5.4 the servitude in favour of Eskom for the erection of an electrical substation with ancillary rights registered in terms of Notarial Deed of Servitude No K338/67S and depicted on diagram SG No A 3676/82 which does not affect the township area;
- 1.5.5 the servitude in favour of Gaskor to convey gas registered in terms of Notarial Deed of Servitude No K591/71 and indicated on diagram SG No A 4187/67 which does not affect the township area;
- 1.5.6 the perpetual right of servitude for sewerage purposes together with ancillary rights in favour of City Council of Johannesburg registered in terms of Notarial Deed of Servitude No K2504/75S which does not affect the township area;
- 1.5.7 the servitude in favour of the City Council of Johannesburg to convey water over the property together with ancillary rights over an area indicated by figures ABCD and EFGHJK registered in terms of Notarial Deed of Servitude No K1199/80S and indicated on diagram SG No A 87/79 which does not affect the township area;
- 1.5.8 the Deed of Cession K844/1978S, a pipeline servitude has been ceded in favour of the Republic of south Africa which servitude was partially cancelled by virtue of Notarial Deed K2235/1998S which does not affect the township area;
- 1.5.9 the servitude to a perpetual right for general public roadway purposes together with ancillary rights in favour of the City Council of Johannesburg registered in terms of Notarial Deed of Servitude No K502/1983S which does not affect the township area;
- 1.5.10 the servitude in favour of the City Council of Johannesburg to convey electricity together with ancillary rights registered in terms of Notarial Deed of Servitude No K503/1983S which does not affect the township area;
- 1.5.11 the servitude in favour of Gaskor to convey gas registered in terms of Notarial Deed of Servitude No K2172/85 and indicated on diagram SG No A 9088/1983

which does not affect the township area;

- 1.5.12 the sewer servitude with ancillary rights in favour of City Council of Johannesburg registered in terms of Notarial Deed of Servitude No K824/86 and indicated on diagram SG No A 9489/1984 which does not affect the township area;
- 1.5.13 the perpetual servitude in favour of the Rand Water Board to convey and transmit together with ancillary rights water registered in terms of Notarial Deed of Servitude No K77/87S and indicated by the figure ABCDE on diagram SG No A8780/84 and figure ABCDEFGHJ on diagram SG No A8781/84 which does not affect the township area.
- 1.5.14 the perpetual right in favour of Escom to convey electricity across the property together with ancillary rights by means of transmission lines registered in terms of Notarial Deed of Servitude No K3491/87S and indicated by the line aBCb and Bed on diagram SG No A11405/83 and diagram SG No A11406/83 which does not affect the township area.
- 1.5.15 the servitude of right of way together with ancillary rights granted to RMP registered in terms of Notarial Deed of Servitude No K2911/90S and indicated by the figures ABCDEF on diagram SG No A6653/89 which does not affect the township area;
- 1.5.16 the servitude of right of way for road purposes registered in terms of Notarial Deed of Servitude No K4460/90S and indicated by the figures ABCDEFG on diagram SG No A6090/90 which does not affect the township area;
- 1.5.17 the perpetual servitude for road purposes registered in terms of Notarial Deed of Servitude No K4461/90S and indicated by the figure ABCDEFGHJKLM on diagram SG No A4401/90 which does not affect the township area;
- 1.5.18 the servitude in perpetuity together with ancillary rights registered in terms of Notarial Deed of Servitude No K2133/91S and indicated by the figure ABCD on diagram SG No A6678/90 which does not affect the township area;
- 1.5.19 the pipeline servitude in perpetuity together with ancillary rights registered in terms of Notarial Deed of Servitude No K909/92S and indicated by the figure ABC on diagram SG No A2147/91 which does not affect the township area;
- 1.5.20 the pipeline servitude in favour of the City Council of Johannesburg to convey water registered in terms of Notarial Deed of Servitude No K2957/93S and indicated by the figure ABC on diagram SG No A1123/87 which does not affect the township area;
- 1.5.21 the servitude in perpetuity in favour of AECI for the purposes of constructing, laying and maintaining a gas pipeline registered in terms of Notarial Deed of Servitude No K2956/93S and indicated by the figure ABCDEFGHJKLM on diagram SG No A5502/90 which does not affect the township area;
- 1.5.22 the servitude for right of way in favour of the Southern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Council registered in terms of Notarial Deed of Servitude No K6286/97S and indicated by the figure ABCDA on diagram SG No A10606/1993 which does not affect the township area;
- 1.5.23 the following conditions which shall not be passed on to the erven in the township:

Title Deed T 000070030/2002:

- A.2. Entitled to a right of way together with ancillary rights over Erf 4 Baragwanath Extension 1 held under Certificate of Registered Title T 27397/61 as will more fully appear from reference to Notarial Deed K1538/61.
- "C.3. A portion measuring approximately 5,7600 hectares has been expropriated by the Department of Transport in terms of Section 8(1)(a) of Act 54/1971 vide EX79/1978."
- E. The former Remaining Extent of Portion 5 of the farm Vierfontein 321, Registration Division I.Q. Transvaal, measuring 619,8247 (SIX HUNDRED AND NINETEEN comma EIGHT TWO FOUR SEVEN) hectares, whereof the property held hereunder forms a portion, is subject to the following conditions:
- A portion measuring approximately + 20,3200 hectares has been expropriated by the National Transport Commission in terms of Section 8(1)(a) of Act 54/1971 vide notice of Expropriation EX695/1981."
- E.3. A portion measuring approximately + 3,800 hectares has been expropriated by the Department of Transport in terms of Section 8(1) (c) of Act 54/1971 vide Expropriation Notice EX 253/1982.
4. A portion measuring approximately 20,3200 hectares has been expropriated by the National Transport Commission in favour of Section 8(1) (a) of Act 54/1971 vide EX 645/1981.
5. A portion measuring approximately + 2,5300 hectares has been expropriated by the Department of Transport in terms of Section 8(1)(b) of Act 54/1971 vide Expropriation Notice 342/1982, which has been partially cancelled by EX413/89 in respect of portion measuring 4100 square metres, 500 square metres and 3100 square metres.
6. A portion measuring approximately +3,2100 hectares has been expropriated by the Department of transport in favour of Section 8(1) (c) of Act 54/1971 vide Expropriation Notice EX622/1982.
7. A portion measuring approximately + 3,2100 hectares has been expropriated by the South African Railways and Harbours Administration in terms of Section 8(1)(a) of Act 54/1971 vide Expropriation Notice EX 275/1983.
- F The former Remaining Extent of Portion 5 of the farm Vierfontein 321, registration Division I.Q. Transvaal, measuring 396,5256 (THREE HUNDRED AND NINETY SIX comma FIVE TWO FIVE SIX) hectares, whereof the property held hereunder forms a portion, is subject to:
- A portion measuring + 6,3 metres wide has been expropriated by the South African railways and Harbours Administration in terms of Section 32(5) of Act 37/1955 vide Expropriation Notice EX177/1984.
- G.5. A portion measuring + 1,7749 hectares has been expropriated by the Department of Development Planning Environment and Works Vide Ex294/1987.
- K.2. A portion measuring approximately +6,5133 hectares has been expropriated by the City Council of Johannesburg in terms of Section 5 of Act 63/1975 vide Expropriation Notice EX349/1991.

- O.2. A portion measuring approximately +5,7600 hectares has been expropriated by the Department of transport in terms of Section 891(a) of Act 56/1971 vide expropriation Notice EX79/1971.
- Q. The former Remaining Extent of the farm Vierfontein 321, registration Division I.Q. Transvaal; measuring 235,2586 (TOW HUNDRED AND THIRTY FIVE comma TWO FIVE EIGHT SIX) hectares subject to the Expropriation of a servitude for overhead transmission lines and underground electricity cables measuring 4,3885 hectares in favour of Greater Johannesburg Transitional Metropolitan Council in terms of Section 79(24) of Ordinance 17139 by Notice of Expropriation EX62/96.
- 1.5.24 the water pipeline servitude registered in terms of Notarial Deed of Servitude No. 1041/62S and indicated on SG diagram SG No A3273/60 which affects Erf 616 and Tempest Street in the township only.
- 1.5.25 the electrical transmission lines servitude registered in terms of Notarial Deed of Servitude No. K2961/93S and indicated on SG diagram SG No A103/93 which affects Erf 603 in the township only.
- 1.5.26 the perpetual servitude for electrical transmitter lines registered in terms of Notarial Deed of Servitude No. K5528/93S and indicated on SG diagram SG No A3625/1993 which affects Erf 603 in the township only.
- 1.5.27 the servitude registered in terms of Notarial Deed of Servitude No. K3219/2002S and indicated on SG diagram SG No A13430/1998 which affects Erven 603, 612, 616, 614, Stirling Street, Gladiator Street and Tempest Street in the township only.
- 1.5.28 the servitude registered in terms of Notarial Deed of Servitude No. K3217/2002S and indicated on SG diagram SG No A9010/1993 which affects Erven 611, 609, Albatross Street and Mohawk Close in the township only.
- 1.5.29 The Rand Water servitude registered in terms of Notarial Deed of Servitude No. K6177/2001S and indicated on SG diagrams SG No 2554/1998, 2555/1998, 2556/98 and 2557/1998 which does not affect the township.
- 1.5.30 the Rand Water servitude registered in terms of Notarial Deed of Servitude No. K2947/2002S and indicated on SG diagrams SG No 2553/1998 and 13429/1998 which does not affect the township.
- 1.5.31 The Rand Water servitude registered in terms of Notarial Deed of Servitude No. K 3218/2002S and indicated on SG diagrams SG No 5229/2000 and S.G. No.5230/2000 which does not affect the township

2.6 Land for municipal purposes

Erven 602 - 616 shall be passed on to the local authority by and at the expense of the township owner as Park (Public Open Space)

2.7 Access

No ingress from Road R 553 (Golden High Way) and Randskou Road to the township and no egress to Road from Road R 553 (Golden High Way) and Randskou Road from the township shall be allowed.

2.8 Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Road R553 (Golden High Way) and Randskou Road and for all storm-water running off or being diverted from the road to be received or disposed of.

2.9 Erection of fence or other physical barrier

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Provincial Government: Department of Transport and Public Works as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

2.10 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.

2.11 Removal of litter

The township owner shall at his 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.

2.12 Removal or 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.

2.13 Repositioning of circuits

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM, the cost thereof shall be borne by the township owner.

3 Conditions of title

3.1 Conditions imposed by the State President in terms of the Minerals Act, 1991 (Act 50 of 1991)

All erven shall be subject to the following conditions:

3.1.1 As these erven (stands, land, ect) forms part of land which is, or may be, undermined and which may be liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for and damage thereto or to any structure thereon which may result from such subsidence, settlement, shock or cracking.

3.1.2 As this erf(stand, land ect) forms part of an area which may be subject to dust pollution and/noise as a result of tailings and/or recycling activities past, present or future in the vicinity thereof, the owner thereof accepts that inconvenience with regard to dust, pollution and/or noise as a result thereof, may be experienced.

- 3.1.3 The site is situated in close proximity of a mine dump which may be reworked. All prospective owners must be informed that the area may be subject to dust and shocks.

3.2 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

The erven mentioned hereunder shall be subject to the conditions as indicated:

- 3.2.1 The erven are subject to a servitude, 2 metres 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 metres 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.

- 3.2.2 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 (two) metres thereof.

- 3.2.3 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 work 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.

- 3.2.4 Erven 137 and 138

The erf is subject to a 1m servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

- 3.2.5 Erven 239 & 240, 351 & 352, 487 & 488 and 559 & 560

The erven are subject to a 5 x 2,5m servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

- 3.2.6 Erven 357 & 517

The erven are subject to a 7 x 6m servitude for transformer/ substation purposes in favour of the local authority, as indicated on the general plan.

- 3.2.7 Erven 91, 108, 109, 110, 249, 266, 418 & 429

The erven are subject to a servitude for sewer purposes in favour of the local authority, as indicated on the general plan.

- 3.2.8 Erf 603

The erf is subject to a servitude for a electrical power line in favour of the local authority as indicated on the general plan.

- 3.2.9 Erven 603, 612, 614, 616 and Street

The erven are subject to a servitude in favour of the local authority as indicated on the general plan.

- 3.2.10 Erf 614 and Street

The erven are subject to a water pipe line servitude in favour of the local authority as indicated on the general plan.

3.2.11 Erven 609, 611 and streets

The erven are subject to a water pipe line servitude in favour of the local authority as indicated on the general plan.

LOCAL AUTHORITY NOTICE 1601

JOHANNESBURG TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 01-0884

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Ormonde View, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 14 October 2002.

This amendment is known as the Johannesburg Amendment Scheme 01-0884.

**A NAIR: EXECUTIVE DIRECTOR
DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT
CITY OF JOHANNESBURG**

PLAASLIKE BESTUURSKENNISGEWING 1601

JOHANNESBURG DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 01-0884

Johannesburg Stad, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Johannesburgse Dorpsbeplanningskema, 1979, wat uit die selfde grond as die dorp Ormonde View bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en is by die Assistent Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8 ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 14 Oktober 2002.

Hierdie wysiging staan bekend as die Johannesburg Wysigingskema 01-0884.

**A NAIR: UITVOERENDE DIREKTEUR
ONTWIKKELINGSBESTUUR, VERVOER EN OMGEWING
JOHANNESBURG STAD**

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
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as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

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Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
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Mrs S. M. Milanzi Tel.: (012) 334-4734
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Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

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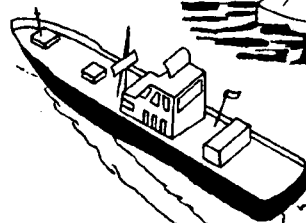
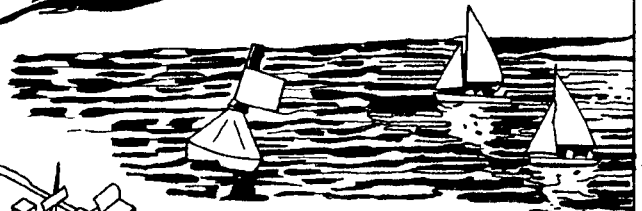
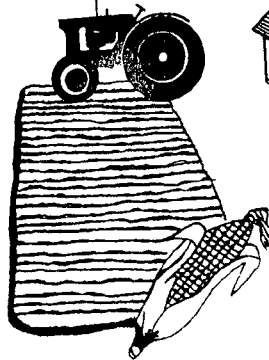
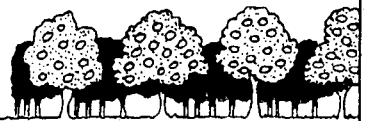
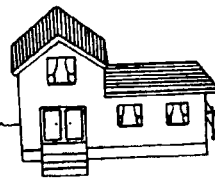
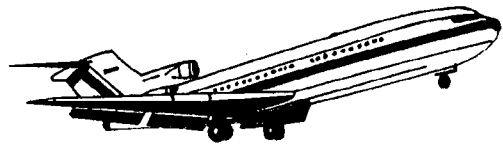
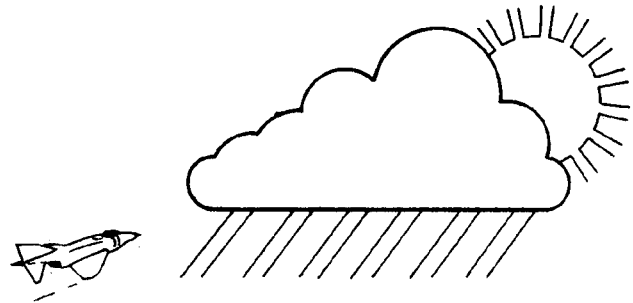
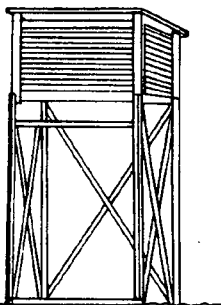
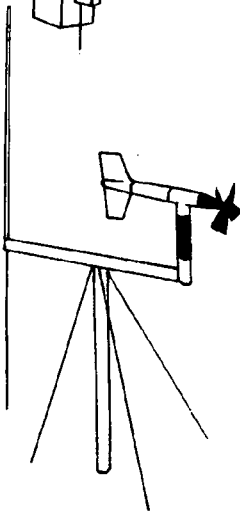
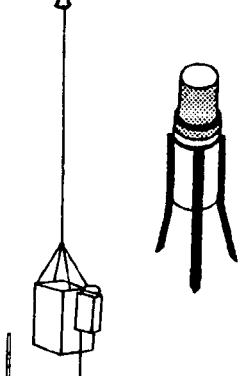
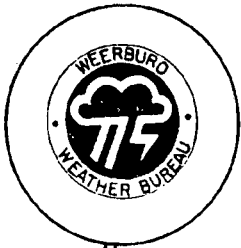
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