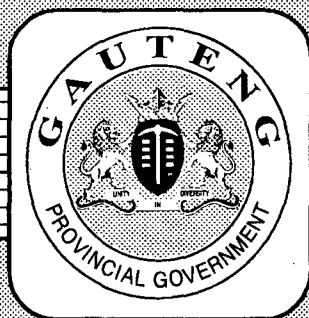


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

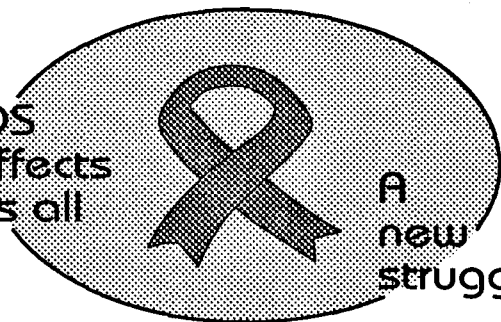
Vol. 9

PRETORIA, 11 APRIL 2003

No. 129

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 618

CITY OF JOHANNESBURG AMENDMENT SCHEME 11-1205

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 Modderfontein Town-planning Scheme 1994, comprising the same land, as included in the Township of **Longmeadow Business Estate Extension 2**.

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 Modderfontein Amendment Scheme 11-1205

**Executive Director: Development Planning,
Transportation and Environment**

PLAASLIKE BESTUURSKENNISGEWING 618

STAD VAN JOHANNESBURG WYSIGINGSKEMA 11-1205

Die Stadsraad verklaar hierby Ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Modderfonteinse-dorpsbeplanningskema, 1994, wat uit dieselfde grond as die dorp **Longmeadow Business Estate Extension 2** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklausules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Modderfontein Wysigingskema 11-1205

**Uitvoerende Direkteur: Ontwikkelings Beplanning,
Vervoer en Omgewing**

LOCAL AUTHORITY NOTICE 619

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 **Longmeadow Business Estate Extension 2** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HEARTLAND PROPERTIES (PTY) LTD 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 95 (A PORTION OF PORTION 67) OF THE FARM MODDERFONTEIN 35 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS "THE COUNCIL")

1. CONDITIONS OF ESTABLISHMENT**NAME**

The name of the township shall be **Longmeadow Business Estate Extension 2**.

DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 6256/2002.

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 –

(a) the following conditions, which do not affect the township area;

1. The former Remaining Extent of Portion 16 (a portion of portion 4) of the Farm Modderfontein 35, Registration Division IR, the Province of Gauteng, indicated by the figure E F a6 a5 F1 F8 F7 F6 a7 a8 R S T U V W X Y Z A'B'C' on Diagram SG No A10831/1993 annexed to Certificate of Consolidated Title No T44613/2000 (a portion whereof is held hereunder) is subject to the following conditions:
 - 1.1 The Remaining Extent of said Portion 4 of the farm Modderfontein 35, (a portion whereof is hereby transferred) is:-

Entitled together with the owner of the remaining extent of the said Farm to a servitude of Right of Way for a Railway Line over: -

 - 1.1.1 Portion of the farm ZUURFONTEIN 33, held by Deed of Transfer No T1767/1890;
 - 1.1.2 The remaining extent and portion of the farm ZUURFONTEIN NO 33, held by Deeds of Transfer Nos. 8232/1906 and 4441/1898; and
 - 1.1.3 Portion of the farm ZUURFONTEIN NO 33, held by Deed of Transfer No 1767/1890, as will appear from Notarial Deeds Nos. 315 and 317/1911S registered on the 15th day of December 1911.

(b) The following servitudes, which affect Erven 57, 58, 59 and 60 in the Township only:

- 1.2 By Notarial Deed K529/1978 S the rights has been granted by the owner to ESKOM in perpetuity:
 - 1.2.1 To convey electricity over the property, the centre line of said electrical power transmission servitude, which shall traverse the aforesaid property along the line of route indicated by the line a H J on Diagram SG No 1807/1976 annexed hereto.
2. By Notarial Deed of Servitude No K2169/2000 as amended by Notarial Deed of Servitude K ... the within-mentioned property is subject to a servitude in favour of Rand Water Board vide Diagram SG No 6658/2001.

(c) The following lease, which affects Erf 63 in the township only:-

By Notarial Deed of Lease K5953/02L dated 10 October 2002 a portion of the within mentioned property, as indicated by the figure EFGHJKLMNPQrstuvE on Diagram SG No 6254/2002, is leased to Nestle (South Africa) (Proprietary) Limited for a period of 99 years from 01 June 2002.

PROVISION AND INSTALLATION OF SERVICES

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

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.

ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m 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 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 local authority.
- (d) Except with the written consent of the local authority, and subject to any conditions as it may impose, neither the owner nor any person shall sink any wells or boreholes on the erf, or abstract any subterranean water therefrom.

ERF 60

- (a) The erf is subject to a servitude for municipal services (sewer) as indicated on the General Plan.

ERF 59

- (a) The erf is subject to a 3m wide servitude for municipal services (water) as indicated on the General Plan.
- (b) The Erf is subject to a 2m wide electrical servitude for municipal services (electricity) as indicated on the General Plan.

ERF 61

- (a) The erf is subject to a 3m wide servitude for municipal services (electricity) as indicated on the General Plan.

ERF 62

- (a) The erf is subject to a 3m wide servitude for municipal services (electricity) as indicate don the General Plan.

**Executive Director: Development Planning,
Transportation and Environment**

PLAASLIKE BESTUURSKENNISGEWING 619

**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 **Longmeadow Business Estate Extension 2** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HEARTLAND PROPERTIES (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 95 ('N GEDEELTE VAN GEDEELTE 67) VAN DIE PLAAS MODDERFONTEIN NO 35 IR, PROVINSIE GAUTENG,

DEUR DIE STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT (HIERNA GENOEM "DIE RAAD") TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

NAAM

Die dorp sal bekend staan as **Longmeadow Business Estate Extension 2.**

ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No 6256/2002.

BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

(a) die volgende voorwaardes wat nie die dorpsgebied raak nie:

3. The former Remaining Extent of Portion 16 (a portion of portion 4) of the Farm Modderfontein 35, Registration Division IR, the Province of Gauteng, indicated by the figure E F a6 a5 F1 F8 F7 F6 a7 a8 R S T U V W X Y Z A'B'C' on Diagram SG No A10831/1993 annexed to Certificate of Consolidated Title No T44613/2000 (a portion whereof is held hereunder) is subject to the following conditions:

3.1 The Remaining Extent of said Portion 4 of the farm Modderfontein 35, (a portion whereof is hereby transferred) is:-

Entitled together with the owner of the remaining extent of the said Farm to a servitude of Right of Way for a Railway Line over: -

3.1.1 Portion of the farm ZUURFONTEIN 33, held by Deed of Transfer No T1767/1890;

3.1.2 The remaining extent and portion of the farm ZUURFONTEIN NO 33, held by Deeds of Transfer Nos. 8232/1906 and 4441/1898; and

3.1.3 Portion of the farm ZUURFONTEIN NO 33, held by Deed of Transfer No 1767/1890, as will appear from Notarial Deeds Nos. 315 and 317/1911S registered on the 15th day of December 1911.

(b) Die volgende servitute wat slegs Erwe 57, 58, 59 en 60 in die dorpsgebied raak:

3.2 By Notarial Deed K529/1978 S the rights has been granted by the owner to Eskom in perpetuity:

3.2.1 To convey electricity over the property, the centre line of said electrical power transmission servitude, which shall traverse the aforesaid property along the line of route indicated by the line a H J on Diagram SG No 1807/1976 annexed hereto.

4. By Notarial Deed of Servitude No K2169/2000 as amended by Notarial Deed of Servitude K ... the within-mentioned property is subject to a servitude in favour of Rand Water Board vide Diagram SG No 6658/2001.

(c) Die volgende huur, wat slegs Erf 63 in die dorpsgebied raak:-

By Notarial Deed of Lease K5953/02L dated 10 October 2002 a portion of the within mentioned property, as indicated by the figure EFGHJKLMNPQrstuvE on Diagram SG No 6254/2002, is leased to Nestle (South Africa) (Proprietary) Limited for a period of 99 years from 01 June 2002.

VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reëlings met die Raad tref vir die voorsiening en instalering van water en sanitere dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die Raad.

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.

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 material 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 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.
- (d) Behalwe met die skriftelike toestemming van die Raad en onderhewig aan sodanige voorwaardes wat die Raad mag ople, mag geen eienswaarders of enige ander persoon enige putte of boorgate op die eiendom sink of enige groundwater vanuit die eiendom onttrek nie.

ERF 60

- (a) Die erf is onderworpe aan 'n serwituut vir munisipale dienste (riool) ten gunste van die Raad soos op die Algemene Plan aangedui.

ERF 59

- (a) Die erf is onderworpe aan 'n 3m wye serwituut vir munisipale dienste (water) ten gunste van die Raad, soos op die Algemene Plan aangedui.
- (b) Die Erf is onderworpe aan 'n 2m wye serwituut vir munisipale dienste (elektrisiteit) ten gunste van die Raad soos op die Algemene Plan aangedui.

ERF 61

- (a) Die erf is onderworpe aan 'n 3m wye serwituut vir munisipale dienste (elektrisiteit) ten gunste van die Raad soos op die Algemene Plan aangedui.

ERF 62

- (a) Die erf is onderworpe aan 'n 3m wye serwituut vir munisipale dienste (elektrisiteit) ten gunste van die Raad soos op die Algemene Plan aangedui.

**Uitvoerende Direkteur: Ontwikkelings Beplanning,
Vervoer en Omgewing**

