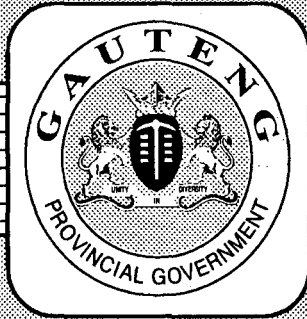


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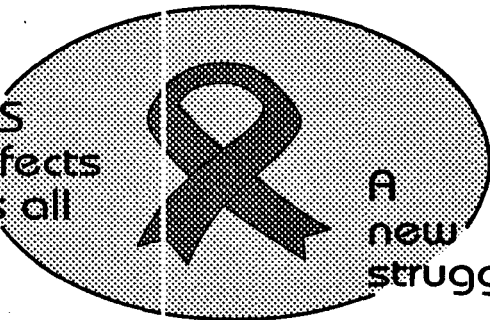
Vol. 9

PRETORIA, 20 JANUARY 2003
JANUARIE

No. 16

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

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DEPARTMENT OF HEALTH



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 87

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares Hoogland Extension 43 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 RHOGIP PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 182 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Hoogland Extension 43.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 3249/2002.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.
- (b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).
- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) 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:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) ELECTRICITY

Where private contractors do the electrical installation, the township owner 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 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) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) SABS 0142 as revised from time to time.

(6) PROVINCIAL ROADS

- (a) Should the development of the township not been completed within 10 years from 21 October 1996, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.
- (b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the applicant shall resubmit the application to the said Department for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(7) ACCESS

- (a) No access to or egress from the township shall be permitted along Hans Strijdom Drive.
- (b) Access to and egress from the township shall be obtained over Hoogland Extension 44 to the satisfaction of the local authority.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Hans Strijdom Drive and that the stormwater run-off being diverted from the road, be received and be disposed of.

(9) 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.

(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.

(11) 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.

(12) RESTRICTION ON THE TRANSFER OF ERVEN

Erf 260 shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services within the said erf.

(13) 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 provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority.

Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN (EXCEPT ERF 260)

- (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 259

- (a) The registered owner of the erf shall, before or during development of the erf, erect a physical barrier consisting of a 2 m high wire fence or a fence of such other material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the erf abutting on Hans Strijdom Drive. The erection of such fence shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.
- (b) Except for the physical barrier referred to in sub-clause (a) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected. Nothing shall be constructed or laid under or below the surface of the erf within a distance less than 16 m from the boundary of the erf abutting on Hans Strijdom Drive, nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the Department of Transport and Public Works (Gauteng Provincial Government).

(3) ERF 260

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

P. Moloi
City Manager
Notice 0035/03
January 2003

PLAASLIKE BESTUURSKENNISGEWING 87

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Hoogland Uitbreiding 43 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RHOGIP PROPERTIES (EDMS) BPK (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 OM 'N DORP TE STIG OP GEDEELTE 182 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Hoogland Uitbreiding 43.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 3249/2002.

(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 subklousule (c) gebou is.
- (e) Indien die dorpseienaar versuim om aan die bepalings van sub-klousules (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 RIOLERING

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

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

(5) ELEKTRISITEIT

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

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

(6) PROVINSIALE PAAIE

- (a) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 21 Oktober 1996 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir heroorweging.
- (b) Indien omstandighede egter voor die verstryking van die gemelde tydperk, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die gemelde Departement, deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien by die gemelde Departement vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepaling van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) TOEGANG

- (a) Geen toegang tot of uitgang vanuit die dorp sal langs Hans Strijdom Rylaan toegelaat word nie.
- (b) Toegang tot en uitgang vanuit die dorp sal oor Hoogland Uitbreiding 44 wees tot tevredenheid van die plaaslike bestuur.

(8) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die dreinerings van die dorp so reël dat dit inpas by dié van Hans Strijdom Rylaan en moet die stormwater wat van die pad afgelei word, ontvang en versorg.

(9) 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.

(10) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne

boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur, wanneer die plaaslike bestuur dit vereis.

(11) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(12) BEPERKING OP DIE OORDRAG VAN ERWE

Erf 260 mag slegs aan die Inwonersvereniging wat ten opsigte van die dorp gestig word, oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erf en die noodsaaklike dienste binne die gemelde erf.

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

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

2. TITELVOORWAARDES

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

(1) ALLE ERWE (BEHALWE ERF 260)

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERF 259

- (a) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring bestaande uit 'n 2m hoë draadheining of 'n heining van sodanige ander materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standarde van die Departement van

Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die erf aangrensend aan Hans Strijdom Rylaan oprig. Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en moet deur die eienaar, tot tot tevredenheid van die plaaslike bestuur, onderhou word.

- (b) Behalwe vir die fisiese versperring waarna in subklousule (a) verwys word, 'n swembad of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie. Niks mag gekonstrueer word op of geleë word binne of onder die oppervlakte van die erf binne 'n afstand van minder as 16m vanaf die grens van die erf aangrensend aan Hans Strijdom Rylaan nie. Ook mag geen verandering of aanbouing aan enige bestaande struktuur of gebou geleë binne die vermelde afstand van die grens gedoen word nie, behalwe met die skriftlike toestemming van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering).

(3) ERF 260

Die he'e erf is onderworpe aan 'n serwituu vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

P. Molo
Stadsbestuurder
Kennisgewing 0035/03
Januarie 2003

LOCAL AUTHORITY NOTICE 88

AMENDMENT SCHEME 04-1076

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 Hoogland Extension 43. 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 04-1076.

P. Molo
City Manager
Notice 0036/03
January 2003

PLAASLIKE BESTUURSKENNISGEWING 88

WYSIGINGSKEMA 04-1076

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 Hoogland Uitbreiding 43 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 04-1076.

P. Molo
Stadsbestuurder
Kennisgewing 0036/03
Januarie 2003

LOCAL AUTHORITY NOTICE 89**DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares Hoogland Extension 44 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 RHOGIP PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 183 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Hoogland Extension 44.

(2) DESIGN

The township shall consist of erven and a street as indicated on General Plan S.G. No. 5446/2002.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.
- (b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (c).
- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) 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:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) ELECTRICITY

Where private contractors do the electrical installation, the township owner 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 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) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) SABS 0142 as revised from time to time.

(6) PROVINCIAL ROADS

- (a) Should the development of the township not been completed within 10 years from 21 October 1996, the application shall be resubmitted to the Department of Transport and Public Works (Gauteng Provincial Government) for reconsideration.
- (b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Premier-in-Executive Council are affected by the proposed layout of the township, the applicant shall resubmit the application to the said Department for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(7) ACCESS

No access to or egress from the township shall be permitted along Hans Strijdom Drive.

(8) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Hans Strijdom Drive and that the stormwater run-off being diverted from the road, be received and be disposed of.

(9) 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.

(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.

(11) 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.

(12) RESTRICTION ON THE TRANSFER OF ERVEN

Erf 263 shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services within the said erf.

(13) 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 provisions of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority.

Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner, have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN (EXCEPT ERF 263)

- (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 261

The erf is subject to a 2m wide servitude for electrical purposes in favour of the local authority, as indicated on the General Plan.

(3) ERF 262

- (a) The erf is subject to a 2m wide servitude for electrical purposes in favour of the local authority, as indicated on the General Plan.
- (b) The registered owner of the erf shall, before or during development of the erf, erect a physical barrier consisting of a 2 m high wire fence, or a fence of such other material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the erf abutting on Hans Strijdom Drive. The erection of such fence shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.
- (c) Except for the physical barrier referred to in sub-clause (b) above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected. Nothing shall be constructed or laid under or below the surface of the erf within a distance less than 16 m from the boundary of the

erf abutting on Hans Strijdom Drive, nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made, except with the written consent of the Department of Transport and Public Works (Gauteng Provincial Government).

(4) ERF 263

- (a) The erf is subject to a 2m wide servitude for electrical purposes in favour of the local authority, as indicated on the General Plan.
- (b) The entire erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the General Plan.

P. Moloi
City Manager
Notice 0037/03
January 2003

PLAASLIKE BESTUURSKENNISGEWING 89

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Hoogland Uitbreiding 44 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RHOGIP PROPERTIES (EDMS) BPK (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 OM 'N DORP TE STIG OP GEDEELTE 183 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Hoogland Uitbreiding 44.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 5446/2002.

(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 subklousule (c) gebou is.

- (e) Indien die dorpseienaar versuim om aan die bepalings van sub-klausules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) WATER EN RIOLERING

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

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

(5) ELEKTRISITEIT

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

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

(6) PROVINSIALE PAAIE

- (a) Indien die ontwikkeling van die dorp nie binne 10 jaar vanaf 21 Oktober 1996 voltooi word nie, moet die aansoek heringedien word by die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) vir heroorweging.
(b) Indien omstandighede egter voor die verstryking van die gemelde tydperk, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die gemelde Departement, deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien by die gemelde Departement vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolg van die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) TOEGANG

Geen toegang tot of uitgang vanuit die dorp sal langs Hans Strijdom Rylaan toegelaat word nie.

(8) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die dreinerings van die dorp so reël dat dit inpas by dié van Hans Strijdom Rylaan en moet die stormwater wat van die pad afgelei word, ontvang en versorg.

(9) 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.

(10) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur, wanneer die plaaslike bestuur dit vereis.

(11) VOORSIENING EN INSTALLERING VAN DIENSTE

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

(12) BEPERKING OP DIE OORDRAG VAN ERWE

Erf 263 mag slegs aan die Inwonersvereniging wat ten opsigte van die dorp gestig word, oorgedra word, welke Vereniging volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van die gemelde erf en die noodsaaklike dienste binne die gemelde erf.

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

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

2. TITELVOORWAARDES

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

(1) ALLE ERWE (BEHALWE ERF 263)

- (a) Elke erf is onderworpe aan 'n serwituut 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 2 m daarvan, geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings, en ander werke wat hy volgens goeddunke 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 261

Die erf is onderworpe aan 'n 2m breë serwitut vir elektriese doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(2) ERF 262

- (a) Die erf is onderworpe aan 'n 2m breë serwitut vir elektriese doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.
- (b) Die geregistreerde eienaar van die erf moet voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring bestaande uit 'n 2m hoë draadheining of 'n heinig van sodanige ander materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standaarde van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die erf aangrensend aan Hans Strijdom Rylaan oprig. Die oprigting van sodanige versperring moet tot tevredenheid van die plaaslike bestuur gedoen word en moet deur die eienaar, tot tot tevredenheid van die plaaslike bestuur, onderhou word.
- (c) Behalwe vir die fisiese versperring waarna in subklousule (b) verwys word, 'n swembad of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie. Niks mag gekonstrueer word op of geleë word binne of onder die oppervlakte van die erf binne 'n afstand van minder as 16m vanaf die grens van die erf aangrensend aan Hans Strijdom Rylaan nie. Ook mag geen verandering of aanbouing aan enige bestaande struktuur of gebou geleë binne die vermelde afstand van die grens gedoen word nie, behalwe met die skriftlike toestemming van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering).

(3) ERF 263

- (a) Die erf is onderworpe aan 'n 2m breë serwitut vir elektriese doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.
- (b) Die hele erf is onderworpe aan 'n serwitut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

P. Molo
Stadsbestuurder
Kennisgewing 0037/03
Januarie 2003

LOCAL AUTHORITY NOTICE 90

AMENDMENT SCHEME 04-1077

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 Hoogland Extension 44. 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 04-1077.

P. Molo
 City Manager
 Notice 0038/03
 January 2003

PLAASLIKE BESTUURSKENNISGEWING 90

WYSIGINGSKEMA 04-1077

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 Hoogland Uitbreiding 44 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 04-1077.

P. Molo
 Stadsbestuurder
 Kennisgewing 0038/03
 Januarie 2003

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
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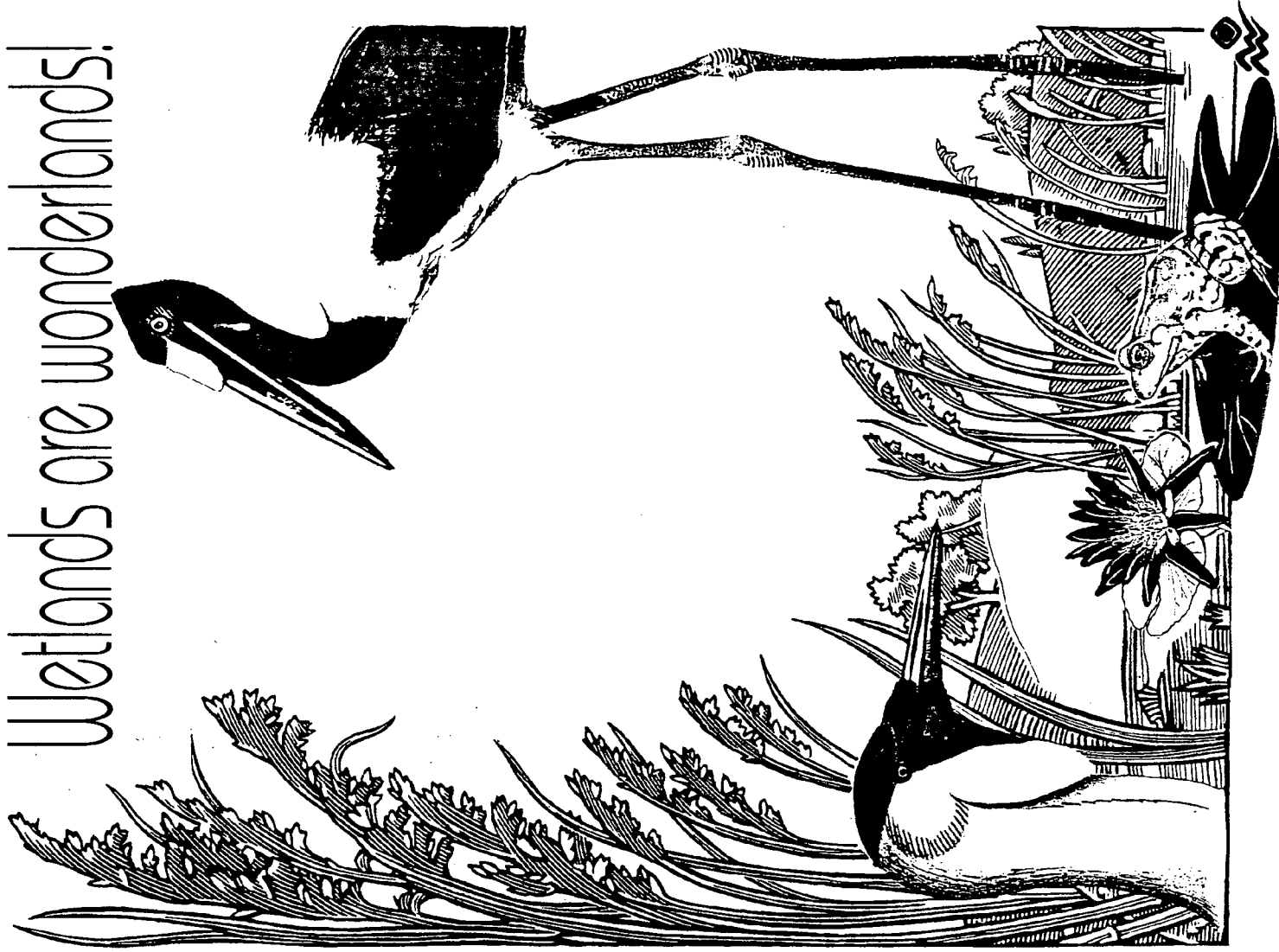
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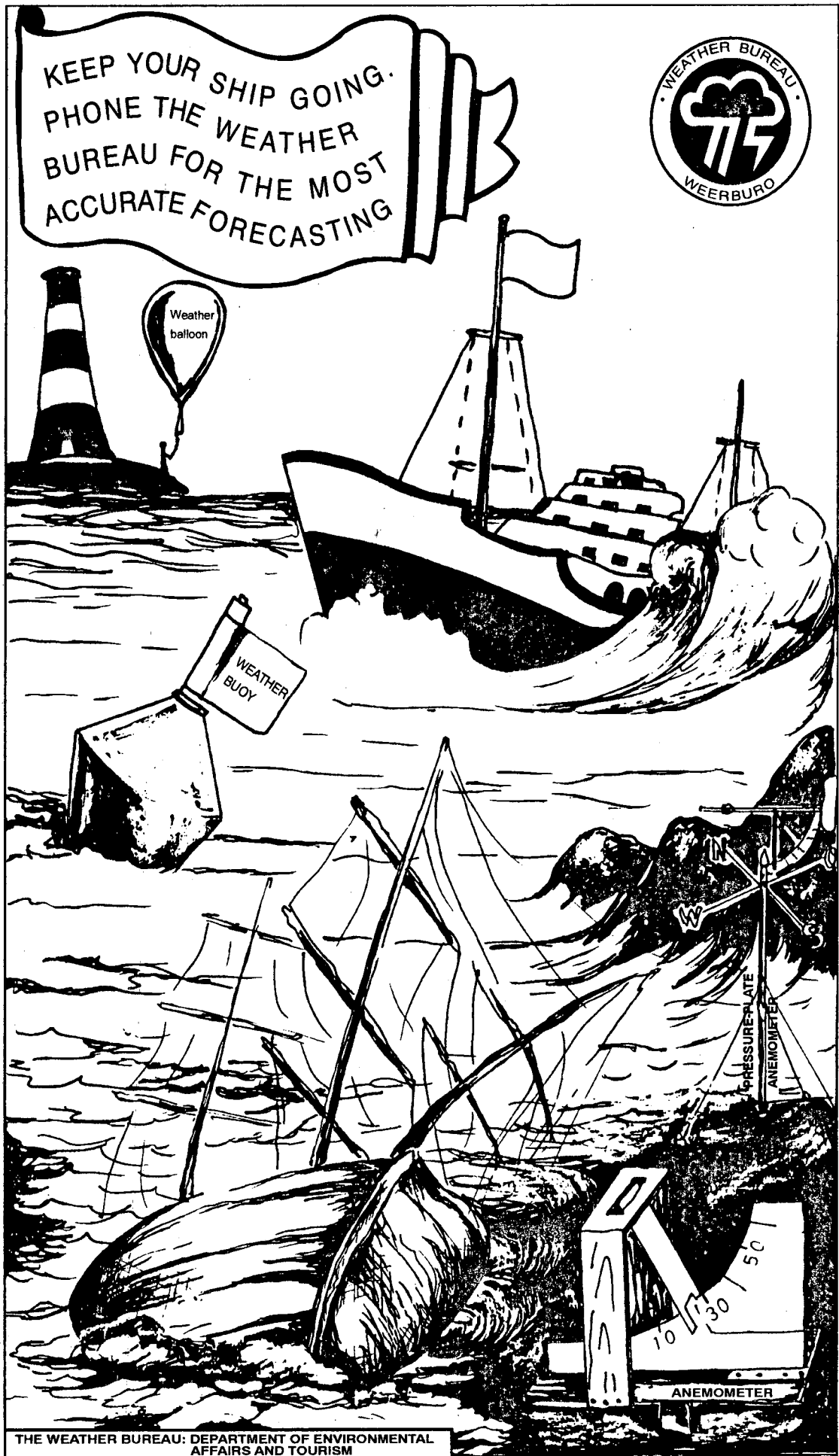
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