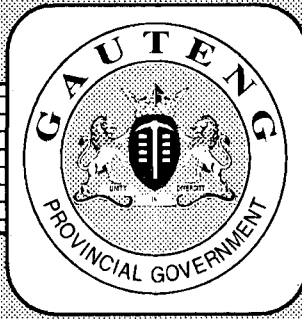


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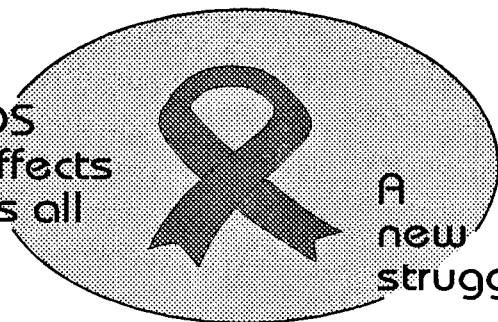
**Vol. 9**

**PRETORIA, 25 JULY  
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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1435

#### CITY OF JOHANNESBURG AMENDMENT SCHEME 02-1551

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 Sandton Town-planning Scheme 1980, comprising the same land, as included in the Township of **MAGALIESSIG EXTENSION 57**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme 02-1551

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

### PLAASLIKE BESTUURSKENNISGEWING 1435

#### STAD VAN JOHANNESBURG WYSIGINGSKEMA 02-1551

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Sandton - dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **MAGALIESSIG UITBREIDING 57** bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Sandton-wysigingskema 02-1551

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

### LOCAL AUTHORITY NOTICE 1436

#### 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 METROPOLITAN MUNICIPALITY declares **MAGALIESSIG EXTENSION 57** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY SOLOPROP 1132 (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 467 (A PORTION OF PORTION 112) OF THE FARM WITKOPPEN NO. 194 IQ, PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1. NAME

The name of the township shall be **MAGALIESSIG EXTENSION 57**

##### 2. DESIGN

The township shall consist of erven as indicated on **General Plan S.G. 2074/2003**.

##### 3. OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OR ERVEN

(a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.

(b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.

- (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.

**4. PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

The township owner shall provide engineering services in the township, subject to the approval of the Council and / or City Power / Eskom.

**5. REMOVAL AND REPLACEMENT OF MUNICIPAL SERVICES**

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

**6. FORMATION AND DUTIES OF SECTION 21 COMPANIES OR OTHER SIMILAR LEGAL ENTITIES**

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf, which association shall not be de-registered without the consent of the Council.
- (b) The access erf (Erf 472) shall be registered in the name of the Resident's Association and said road portion may not be sold or in any way disposed of without prior written consent of the Council.
- (c) Each and every owner of Erven 442 to 471 shall become a member of the Residents Association upon transfer of the erf. Such Association shall have full responsibility for the access erf (Erf 472) and the essential services (excluding the sewerage systems) serving the township contained therein.
- (d) The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.
- (e) Access from Erven 442 to 471 to a public road shall be across Erf 472.

**7. 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:-

- included servitude which affects Erf 446 in the township  
Notarial Deed of Servitude No. vide SG Diagram NO. 8668/1984
- but excluding the following servitude which does not affect the township  
Right-of-Way servitude vide SG Diagram No. A1265/44
- and excluding the following servitude which shall be cancelled as it is no longer required.  
Right-of-Way servitude vide SG Diagram A1265/44 & A5628/49

**2. CONDITIONS OF TITLE**

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

**(1) ALL ERVEN**

- (a) The erf is subject to a servitude, 2m wide, in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the

construction, maintenance or removal of such sewerage mains and other works being made good by the Council.

(2) **Erf 472**

The whole of erf 472 is subject to a servitude for municipal purposes in favour of the Council as indicated on the General Plan.

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

**PLAASLIKE BESTUURSKENNISGEWING 1436**

**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 **MAGALIESSIG UITBREIDING 57** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SOLOPROP 1132 (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 467 (GEDEELTE VAN GEDEELTE 112) VAN DIE PLAAS WITKOPPEN N0 194 IQ, PROVINSIE GAUTENG, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

**1. NAAM**

Die naam van die dorp is **MAGALIESSIG UITBREIDING 57**

**2. ONTWERP**

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 2074/2003**

**3. VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREMING OF OORDRAGTE**

- (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie, vervul.
- (b) n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond sal betaalbaar wees.
- (c) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die Raad bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Stadsraad gelewer is nie.

**4. 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.

**5. VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaars gedra word.

**6. STIGTING EN VERPLIGTING VAN ARTIKEL 21 MAATSKAPPY OF SOORTGELYKE REGS ENTITEITE**

- (a) Die aansoekers moet wettiglik en volgens voorskrif die Inwoners-vereniging tot goedkeuring van die Raad saamstel, voor die verkoop van die eerste erf in die dorp, welke vereniging nie mag de-registreer sonder die toestemming van die Raad nie.
- (b) Die toegangserf (Erf 472) sal in die naam van die Inwoners-Vereniging geregistreer word, waarvan die genoemde pad gedeelte nie mag verkoop of vervreem word, sonder vooraf geskrewe toestemming van die Raad nie.

- (c) Iedere en elke eienaar van Erwe 442 tot 471 sal 'n lid van die Inwoners-vereniging word met oordrag van die erf. Sodanige Vereniging moet volle verantwoordelikheid dra vir die toegangserf (Erf 472) en die noodsaaklike dienste (uitgesluit die rioolsisteme) wat die dorp diens.
- (d) Die Inwoners-vereniging sal die volle wettige reg hê om die kostes aangegaan ter vervulling van sy doel van ieder en elke lid te hef en sal toegang hê tot regshulp ter verhaling van sodanige fooi in die geval van die wanbetaling deur enige lid.
- (e) Toegang van Erwe 442 tot 471 tot 'n openbare pad sal oor Erf 472 wees.

#### 7. **BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

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

- ingesluit serwituut wat Erf 446 in die dorp raak  
Notariële Serwituut Akte No.           vide SG Diagram No. 8668/1984
- maar uitgesluit die volgende serwituut wat nie die dorp raak nie  
Reg-van-Weg serwituut vide SG Diagram No. A1265/44
- en uitgesluit die volgende serwituut wat gekanselleer sal word omdat dit nie langer nodig is nie
- Reg-van-Weg serwituut vide SG Diagram A1265/44 & A5628/49.

#### 2. **TITELVOORWAARDES**

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

##### (1) **ALLE ERWE**

- (a) Die erf is geregtig op 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad : Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

##### (2) **ERF 472**

Die hele Erf 472 is onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die Raad, soos aangedui op die Algemene Plan.

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

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**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

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