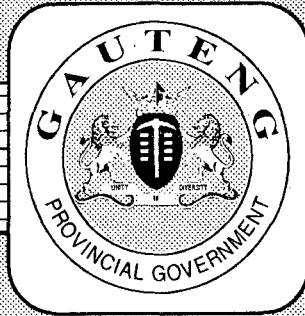


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

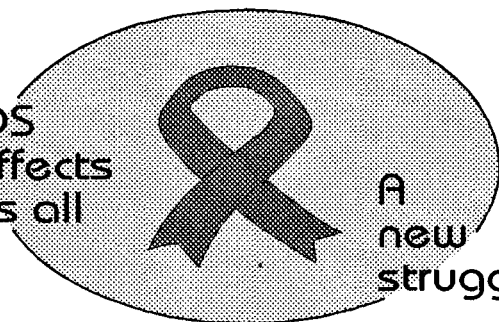
Vol. 9

**PRETORIA, 24 OCTOBER
OKTOBER 2003**

No. 457

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 2200 OF 2003

CITY OF JOHANNESBURG AMENDMENT SCHEME 02-1904

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 **PAULSHOF EXTENSION 68**.

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 02-1904

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

PLAASLIKE BESTUURSKENNISGEWING 2200 VAN 2003

STAD VAN JOHANNESBURG WYSIGINGSKEMA 02-1904

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 **PAULSHOF UITBREIDING 68** 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 02-1904

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

LOCAL AUTHORITY NOTICE 2201 OF 2003

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 **PAULSHOF EXTENSION 68** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PINESLOPES ERF 6 (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 533 (A PORTION OF PORTION 44) OF THE FARM RIETFontein NO. 2 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1. NAME

The name of the township shall be **PAULSHOF EXTENSION 68**

2. DESIGN

The township shall consist of erven as indicated on **General Plan S.G. 6129/2003**.

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. 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 servitude vide SG Diagram A4911/1949, K931/1950 which only affects Erf 1057 in the township.

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 1057

The erf is subject to a 2.5 metre road widening servitude in favour of the Council as shown on the General Plan.

(3) ERF 1057

The erf is subject to a servitude 2 metres wide for municipal purposes in favour of the Council, as shown on the General Plan.

The erf is subject to a 3x6 metre servitude for electrical substation purposes in favour of Eskom Holdings Limited, as shown on the General Plan.

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

PLAASLIKE BESTUURSKENNISGEWING 2201 VAN 2003**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 **PAULSHOF UITBREIDING 68** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PINESLOPES ERF 6 (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 533 (GEDEELTE VAN GEDEELTE 44) VAN DIE PLAAS RIETFONTEIN N0 2 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**1. NAAM**

Die naam van die dorp is **PAULSHOF UITBREIDING 68**

2. ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 6129/2003**

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

- (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
- (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 plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseinaar aan die Stadsraad gelewer is nie..

4. VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseinaar moet die nodige reelings 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. BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte, maar uitsluitend die serwituut vide SG Diagram A4911/1949, K931/1950 wat slegs Erf 1057 in die dorp affekteer.

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 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.

(2) ERF 1057

Die erf is onderworpe aan n 2,5 meter padverbredings serwituut ten gunste van die Raad, soos aangedui op die Algemene Plan.

(3) ERF 1057

Die erf is onderworpe aan n serwituut, 2 meter wyd vir munisipale doeleindes ten gunste van die Raad, soos aangedui op die Algemene Plan.

Die erf is onderworpe aan n 3x6 meter serwituut vir elektriese substasie doeleindes ten gunste van Eskom Holdings Limited, soos aangedui op die Algemene Plan.

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

**PUBLICATIONS DIVISION OF
THE GOVERNMENT PRINTING
WORKS IN PRETORIA WILL BE
CLOSED FOR STOCKTAKING
PURPOSES DURING THE
PERIOD 27/10/2003 TO
28/10/2003.**

**ANY FURTHER ENQUIRIES MAY
BE DIRECTED TO
M. Z. MONTJANE AND
MS STEYN AT
TEL: (012) 334-4653 AND
(012) 334-4713,
RESPECTIVELY.**

**YOUR CO-OPERATION WILL BE
HIGHLY APPRECIATED.**

