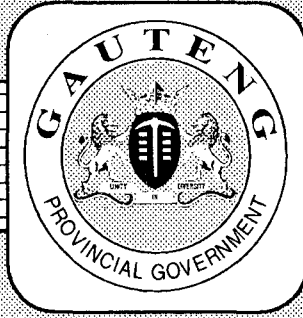


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**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

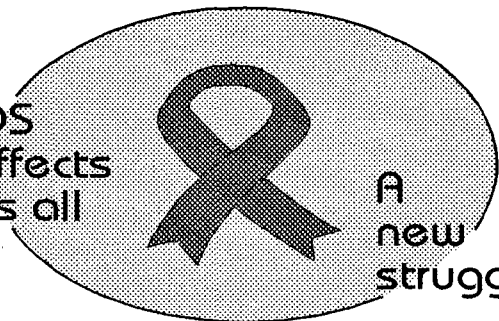
Vol. 9

PRETORIA, 4 NOVEMBER 2003

No. 471

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



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CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
2271	Town-planning and Townships Ordinance (15/1986): Johannesburg Amendment Scheme 6914	3	471
2272	do.: Declaration as an approved township: Westgate Extension 3	4	471

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2271 OF 2003

JOHANNESBURG AMENDMENT SCHEME 6914

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Johannesburg Town-planning Scheme 1979, comprising the same land as included in the township of Westgate Extension 3.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Town Clerk Johannesburg, and are open for inspection at all reasonable times

The amendment is known as Johannesburg Amendment Scheme 6914.

DPLG 11/3/14/A/10(6914)

LOCAL AUTHORITY NOTICE 2272 OF 2003
DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Westgate Extension 3 township to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/2/147

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY INDUSTRIAL ZONE LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 506 (A PORTION OF PORTION 221) OF THE FARM TURFFONTEIN NO. 96-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Westgate Extension 3.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. A2946/1993.

(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.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) 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 subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) 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 the following servitude which does not affect the township area:

"The within-mentioned property is subject to Deed of Servitude No. 5/1928S, having reference to a perpetual right ofm the City Council of Johannesburg in respect of sewer."

(5) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil it's obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE STATE PRESIDENT IN TERMS OF THE PROVISIONS OF SECTION 184(2) OF THE MINING RIGHTS ACT, 1967 (ACT 20 OF 1967)

All erven shall be subject to the following condition:

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

(2) CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 25 OF 1965

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

(a) ALL ERVEN

- (i) The 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.
- (ii) 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.
- (iii) 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.

(b) ERF 81

The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(c) ERVEN 81 AND 82

- (i) The erf is subject to a stormwater servitude in favour of the local authority, as indicated on the general plan.
- (ii) The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(d) ERF 81

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