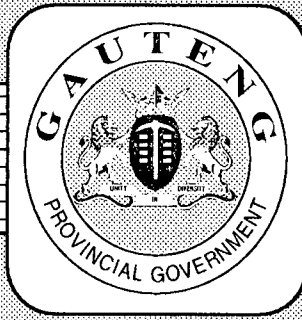


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GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

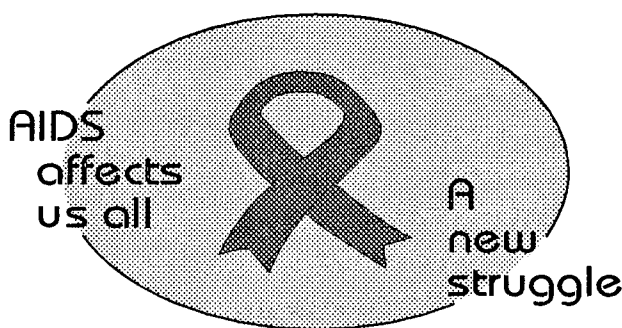
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Vol. 9

PRETORIA, 18 NOVEMBER 2003

No. 496

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CONTENTS

| No. | Page No. | Gazette No. |
|--------------------------------|---|----------------|
| LOCAL AUTHORITY NOTICES | | |
| 2432 | Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Maroeladal Extension 27 . | 3 |
| 2433 | do.: Amendment Scheme 04-0951 | 8 |

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2432

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 Metropolitan Municipality declares **Maroeladal Extension 27** 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 TRAMORE PROPERTY DEVELOPMENT (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 382 (A PORTION OF PORTION 342) OF THE FARM WITKOPPEN 194 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Maroeladal Extension 27.

(2) Design

The township shall consist of the erven as indicated on General Plan S. G. No 4270/2000.

(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 documents:

- (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 developer 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 a 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) SABS 0142 as revised from time to time.

- (c) "Guidelines for the Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(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 the following which do not affect the township:

- (1) *Subject to 5m sewer servitudes in favour of the Johannesburg City Council or its successors in title as per Notarial Deeds of Servitude K3495/84-S and K1039/1983-S.*
- (2) *Subject to a 2m sewer servitude in favour of the Randburg Town Council or its successors in title as per Notarial Deed of Servitude K4814/92-S.*
- (3) *Subject to water rights in favour of the Remaining Extent of Portion 15 (a portion of Portion 6) of the farm Witkoppen 194 IQ and of the Remaining Extent of Portion 6 of the farm Witkoppen 194 IQ as per Notarial Deed K278/1911.*

(7) Access

- (a) No access to or egress from the township via Road P70-1(K60) shall be permitted.
- (b) Access to the individual erven in the township shall be obtained to the satisfaction of the local authority via the servitudes of right of way registered in favour of Waterford Office Park Owners Association in terms of Notarial Deed of Servitude K475/2001 and the Association shall maintain the servitudes 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 Road P70-1 (K60) and that the stormwater run-off being diverted from the road, be received and be disposed of.

(9) 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.

(10) 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.

(11) 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 provision 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 buyer 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

- (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 during the course of 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.

(2) Erven 726, 731 and 733

The erven are each subject to a 4m wide servitude for sewer and stormwater purposes in favour of the local authority as indicated on the General Plan.

(3) Erven 727, 728, 729 and 730

(a) The registered owner of each 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 thereof abutting on Road P70-1(K60), to the satisfaction of the local authority and maintain such fence to the satisfaction of the local authority.

(b) Except for the physical barrier referred to in (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 nor shall anything 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 Road P70-1(K60). No alteration or addition to any existing structure or building situated within such distance shall be made except with the consent in writing of the Department of Transport and Public Works (Gauteng Provincial Government).

(4) Erf 732

The erf is subject to the following servitudes in favour of the local authority as indicated on the General Plan:

- (a) a 4m wide sewer and stormwater servitude;
- (b) an electrical servitude.

P. Moloi, City Manager

(Notice No.873/2003)

November 2003

PLAASLIKE BESTUURSKENNISGEWING 2432

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 Metropolitaanse Munisipaliteit hiermee die dorp **Maroeladal Uitbreiding 27** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TRAMORE PROPERTY DEVELOPMENT (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 382 ('N GEDEELTE VAN GEDEELTE 342) VAN DIE PLAAS WITKOPPEN 194 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Maroeladal Uitbreiding 27.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 4270/2000.

(3) Stormwaterdreinerings en Straatbou

(a) Die dorpsseienaar 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 sub-klausule (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 rioleringsstelsels 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) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig.

(6) 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, maar behalwe die volgende wat nie die dorp raak nie:

- (1) *Subject to 5m sewer servitudes in favour of the Johannesburg City Council or its successors in title as per Notarial Deeds of Servitude K3495/84-S and K1039/1983-S.*
- (2) *Subject to a 2m sewer servitude in favour of the Randburg Town Council or its successors in title as per Notarial Deed of Servitude K4814/92-S.*
- (3) *Subject to water rights in favour of the Remaining Extent of Portion 15 (a portion of Portion 6) of the farm Witkoppes 194 IQ and of the Remaining Extent of Portion 6 of the farm Witkoppes 194 IQ as per Notarial Deed K278/1911.*

(7) Toegang

(a) Geen toegang tot of uitgang vanuit die dorp sal via Pad P70-1(K60) toegelaat word nie.

(b) Toegang tot die individuele erwe in die dorp sal verkry word tot tevredenheid van die plaaslike bestuur, via die serwitute van reg-van-weg geregistreer ten gunste van Waterford Office Park Eienaarsvereniging ingevolge Notariële Akte van Serwitut K475/2001 en die Vereniging moet die serwitute tot tevredenheid van die plaaslike bestuur onderhou.

(8) Ontvangs en versorging van stormwater

Die dorpsenaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dië van Pad P70-1 (K60) en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(9) Sloping van geboue en strukture

Die dorpsenaar 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.

(10) Voorsiening en installering van dienste

Die dorpsenaar 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, tot tevredenheid van die plaaslike bestuur.

(11) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpsenaar 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 dorpsenaar 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 dorpsenaar 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

(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 rioolhoofpypleidinge, en ander werke wat hy volgens goeëdunke 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) Erwe 726, 731 en 733

Die erwe is elkeen onderworpe aan 'n 4m breë serwituut vir riol en stormwaterdoeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

(3) Erwe 727, 728, 729 en 730

(a) Die geregistreerde eienaar van die erf moet, voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring wat uit 'n 2m hoë draadheining bestaan of 'n heining van sodanige ander materiaal as wat deur die plaaslike bestuur goedgekeur word, in ooreenstemming is met die mees onlangse standarde van die Departement van Publieke Werke en Vervoer (Gauteng Provinsiale Regering), langs die grens aangrensend aan Pad P70-1(K60), oprig, tot tevredenheid van die plaaslike bestuur en moet sodanige heining tot tevredenheid van die plaaslike bestuur instand gehou word.

(b) Behalwe vir die fisiese versperring waarna in klousule (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 of sal anders gestruur word op of gelê word binne of onder die oppervlakte van die erf binne 'n afstand van minder as 16m vanaf die grens van die erf aangrensend aan die Pad P70-1(K60) nie. Geen veranderings of aanbouings mag aan enige bestaande struktuur of gebou geleë binne die vermeldde afstand, gedoen word nie, behalwe met die

skriftelike toestemming van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering) nie.

(4) Erf 732

Die erf is onderworpe aan die volgende serwitute ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan:

- (a) 'n 4m breë riool- en stormwaterserwituut.
- (b) 'n elektriese serwituut.

P. Moloi, Stadsbestuurder
(Kennisgewing 873/2003)
November 2003.

LOCAL AUTHORITY NOTICE 2433

AMENDMENT SCHEME 04-0951

The City of Johannesburg metropolitan Municipality 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 **Maroeladal Extension 27**. 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 04-0951.

P. Moloi, City Manager
(Notice No.874/2003).
November 2003

PLAASLIKE BESTUURSKENNISGEWING 2433

WYSIGINGSKEMA 04-0951

Die Stad van Johannesburg Metropolitaanse Munisipaliteit 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 **Maroeladal Uitbreiding 27** 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 04-0951.

P. Moloi, Stadsbestuurder
(Kennisgewing 874/2003).
November 2003