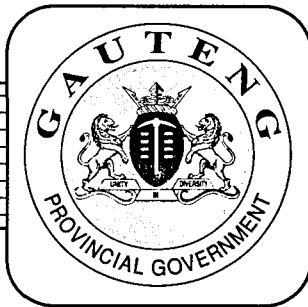


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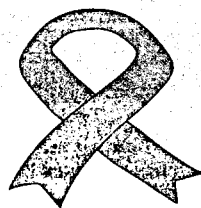
Vol. 10

PRETORIA, 10 MAY
MEI 2004

No. 168

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LOCAL AUTHORITY NOTICES PLAASLIKE BESTUURSKENNISGEWINGS

LOCAL AUTHORITY NOTICE 776

PROCLAMATION

In terms of section 49(1) of the Deeds Registries Act, 1993 (Act 47 of 1937), read with section 88(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), I hereby extend the boundaries of **Westgate Township** to include a Part of the Remainder of Portion 221 of the farm Turffontein No. 96-I.R., subject to the conditions set out in the Schedule hereto.

Given under my Hand at Johannesburg on this 28th day of April Two Thousand and Four.

Administrator

DPLG 11/3/15/A/1

SCHEDULE

1. CONDITIONS OF EXTENSION

(1) ENGINEERING SERVICES

The erf owners shall make the necessary arrangements with the local authority in regard to the provision of engineering services in terms of Section 88(3)(b)(i) of Ordinance 15 of 1986.

(2) 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 servitudes which do not affect the erf.

- (a) "To Deed of Servitude No. 5/1928S having reference to a perpetual right of the City Council of Johannesburg in respect of sewer, shown on the annexed diagram by the line marked "Outfall Sewer".
- (b) Subject to Deed of Cession of Servitude K1665/88S for road purposes in favour of the City Council of Johannesburg, in extent 9 629 square metres, represented by the figure ABC on diagram SG A7192/1987 as will more fully appear from the said Deed of Cession and diagram.
- (c) Subject to a servitude in favour of the City Council of Johannesburg for a right of way for sewerage purposes indicated by the line FG representing the centre line of a servitude 2 metres wide and the lines A, curve BC, curve D, curve E, and DH, curve IJ, curve KL the centre line of a servitude 5 metres wide indicated on diagram SG No. A7332/82 as will more fully appear from Notarial Deed K715/89S dated 27 February 1989 with diagram attached hereto".

(3) REPOSITIONING OF CIRCUITS

If, by reason of the extension of the boundaries of the township, it should become necessary to reposition any existing circuits of Telkom the cost thereof shall be borne by the township owner.

(4) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The erf 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 and the installation of systems therefore, as previously agreed upon between the erf owners and the local authority.

2. CONDITIONS OF TITLE

(1) CONDITIONS IMPOSED BY THE REGIONAL DIRECTOR: MINERAL AND ENERGY AFFAIRS FOR THE GAUTENG REGION IN TERMS OF SECTION 68(1) OF THE MINERALS ACT, 1991 (ACT 50 OF 1991)

The erf shall be subject to the following condition:

- (a) The erf lies in an area with soil conditions that can cause serious damage to the buildings and structures. In order to limit such damage, foundations and other structural elements of buildings and structures must be designed by a competent professional Engineer, unless it can be proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- (b) As this erf forms part of an area which may be subject to dust pollution and noise as a result of re-cycling activities past, present or future in the vicinity thereof, the owner thereof accept that inconvenience with regard to dust pollution and noise as a result thereof, may be experienced.
- (c) The township owner shall at his own expense make adequate provision to prevent any water from entering the shaft.

(2) CONDITIONS IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

Erf 83 shall be subject to the following conditions:

- (a) 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.

- (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 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.
- (d) The existing unregistered stormwater servitude S.G. No. A2943/1993, in favour of the City of Johannesburg,
- (e) the existing unregistered right of way servitude S.G. No. A2944/1993, in favour of the City of Johannesburg, which will lapse with the merger, and
- (f) the right of way servitude in favour of the City of Johannesburg, affecting shaft street.

PLAASLIKE BESTUURSKENNISGEWING 776

PROKLAMASIE

Ingevolge artikel 49(1) van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), gelees met artikel 88(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), brei ek hiermee die grense van die Dorp **Westgate** uit deur 'n Deel van die Restant van Gedeelte 221 van die plaas Turffontein No. 96-I.R., daarin op te neem, onderworpe aan die voorwaardes uiteengesit in die aangehegte Bylae.

Gegee onder my Hand te Johannesburg op hede die 28ste dag van April Twee Duisend en Vier.

Administrateur

DPLG 11/3/15/A/1

BYLAE

1. VOORWAARDES VAN UITBREIDING

(1) INGENIEURSDIENSTE

Die eifeienaar moet die nodige reëlings met die plaaslike bestuur tref in verband met die voorsiening van ingenieursdienste ooreenkomstig artikel 88(3)(b)(i) van Ordonnansie 15 van 1986.

(2) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Die Erf moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd die volgende servitute wat nie die erf raak nie:

- (a) "To Deed of Servitude No. 5/1928S having reference to a perpetual right of the City Council of Johannesburg in respect of sewer, shown on the annexed diagram by the line marked "Outfall Sewer".
- (b) Subject to Deed of Cession of Servitude K1665/88S for road purposes in favour of the City Council of Johannesburg, in extent 9 629 square metres, represented by the figure ABC on diagram SG A7192/1987 as will more fully appear from the said Deed of Cession and diagram.
- (c) Subject to a servitude in favour of the City Council of Johannesburg for a right of way for sewerage purposes indicated by the line FG representing the centre line of a servitude 2 metres wide and the lines A, curve BC, curve D, curve E, and DH, curve IJ, curve KL the centre line of a servitude 5 metres wide indicated on diagram SG No. A7332/82 as will more fully appear from Notarial Deed K715/89S dated 27 February 1989 with diagram attached hereto".

(3) VERSKUIWING VAN KRAGLYNE

Indien dit as gevolg van die uitbreiding van grense van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

(4) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

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 en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

2. TITELVOORWAARDES

(1) VOORWAARDES OPGELÊ DEUR DIE STREEKSDIREKTEUR: MINERAAL EN ENERGIESAKE VIR DIE GAUTENG STREEK KRAGTENS ARTIKEL 68(1) VAN DIE MINERALE WET, 1991 (WET 50 VAN 1991)

Die erf is onderworpe aan die volgende voorwaardes:

- (a) Die erf is geleë in 'n gebied met bodemeenskappe wat ernstige skade aan geboue en strukture kan veroorsaak. Ten einde sodanige skade te beperk moet die fundamente en ander struktuurelemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word, tensy dit aan die Plaaslike Bestuur bewys kan word dat sodanige maatreëls onnodig is, of dat dieselfde doel op ander meer effektiewe wyses bereik kan word.
- (b) Aangesien hierdie erf deel vorm van 'n gebied wat onderworpe mag wees aan stof besoedeling en geraas as gevolg van herwiningsaktiwiteite in die verlede, hede of toekoms in die omgewing daarvan, aanvaar die eienaar dat ongerief met betrekking tot stof besoedeling en geraas as gevolg daarvan, ervaar mag word.

- (c) Die erf eienaar moet op eie koste genoegsame voorsiening maak om te verhoed dat enige water in die skag ingaan.
- (2) **VOORWAARDES OP GELÉ DEUR DIE ADMINISTRATEUR KRAGTENS DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE 15 VAN 1986**
- (a) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, 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 'n afstand van 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 goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig 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 verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- (d) Die bestaande ongeregistreerde stormwater serwituut L.G. No. A2943/1993, ten gunste van die Stad van Johannesburg.
- (e) Die bestaande ongeregistreerde reg van weg serwituut L.G. No. A2944/1993, ten gunste van die Stad van Johannesburg, wat sal verval tesame met die samesmelting.
- (f) Die reg van weg serwituut ten gunste van die Stad van Johannesburg, wat Shaft Straat raak.

LOCAL AUTHORITY NOTICE 777

JOHANNESBURG AMENDMENT SCHEME 01-1623

The Administrator hereby, in terms of the provisions of Section 125(1)(c) of the Town-planning and Townships Ordinance, 1986, declares that he approved an amendment scheme, being an amendment of Johannesburg Town-planning Scheme 1979, comprising the same land as that by which the boundaries of Westgate township are being extended.

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 01-1623.

DPLG 11/3/14/A/15(01-1623)

PLAASLIKE BESTUURSKENNISGEWING 777

JOHANNESBURG WYSIGINGSKEMA 01-1623

Die Administrateur verklaar hiermee, ingevolge die bepalings van artikel 125(1)(c) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat hy 'n wysigingskema, synde 'n wysiging van Johannesburg Dorpsbeplanningskema, 1979, wat uit grond bestaan as dit waarmee die grense van die dorp Westgate uitgebrei word, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Stadsklerk, Johannesburg, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Johannesburg Wysigingskema 01-1623.

DPLG 11/3/14/A/15(01-1623)

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