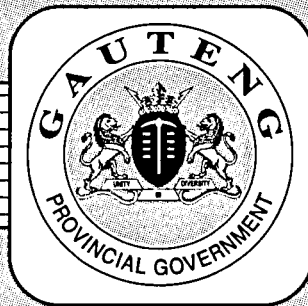


**THE PROVINCE OF
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**Provincial Gazette Extraordinary
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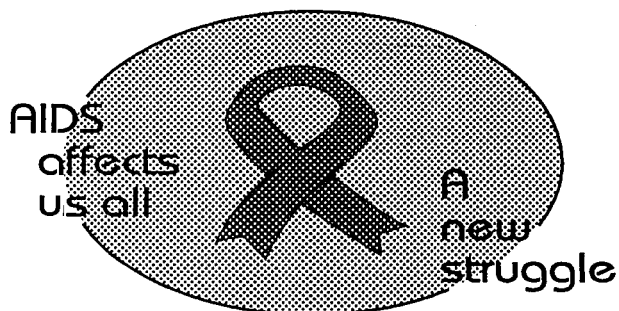
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Vol. 10

PRETORIA, 4 AUGUST
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No. 313

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1615

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 **Noordhang Extension 51** 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 AMIG PROPERTY INVESTMENTS (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 481 (A PORTION OF PORTION 2) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Noordhang Extension 51.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 2934/2004.

(3) 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, to the satisfaction of the local authority.

(4) Removal or replacement of existing services

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

(5) Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

(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.

(7) Demolition of buildings and structures

The township owner shall at his own costs 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.

(8) Endowment

The township owner shall, in terms of the provisions of Section 98(2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

(9) 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 process 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.

(2) Erf 559

(1) The erf is subject to the following servitudes as indicated on the General Plan:

- (a) a servitude for municipal purposes and right of way in favour of the local authority;
- (b) a servitude of right of way in favour of Erf 560;
- (c) a servitude of right of way in favour of Erf 557 Noordhang Extension 25;
- (d) a servitude of right of way in favour of Erf 558 Noordhang Extension 25; and
- (e) a 2m wide sewer servitude in favour of the local authority.

(2) The erf is entitled to a servitude of right of way over Erf 560 as well as Erven 557 and 558 Noordhang Extension 25.

(3) Erf 560

(1) The erf is subject to the following servitudes as indicated on the General Plan:

- (a) a servitude for municipal purposes and right of way in favour of the local authority;
- (b) a servitude of right of way in favour of Erf 559;
- (c) a servitude of right of way in favour of Erf 557 Noordhang Extension 25; and
- (d) a servitude of right of way in favour of Erf 558 Noordhang Extension 25.

(2) The erf is entitled to a servitude of right of way over Erf 559 as well as Erven 557 and 558 Noordhang Extension 25.

P. Moloi, City Manager

(Notice No. 762/2004)

August 2004

PLAASLIKE BESTUURSKENNISGEWING 1615

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 **Noordhang Uitbreiding 51** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR AMIG PROPERTY INVESTMENTS (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 481 ('N GEDEELTE VAN GEDEELTE 2) VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Noordhang Uitbreiding 51.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 2934/2004.

(3) Voorsiening en installering van dienste

Die dorpsseenaar 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.

(4) Verwydering of vervanging van bestaande dienste

Indien dit, as gevolg van die stigting van die dorp, nodig word om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, sal die koste daarvan deur die dorpsseenaar gedra word.

(5) Ontvangs en versorging van stormwater

Die dorpsseenaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dië van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(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.

(7) Sloping van geboue en strukture

Die dorpsseenaar 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.

(8) Begiftiging

Die dorpsseenaar sal, ingevolge die bepalings van Artikel 98(2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (publieke oop ruimte).

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

Die dorpsseenaar 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 dorpsseenaar 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 dorpsseenaar 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 rioolhoofpypleidings, en ander werke wat hy volgens goeddunke 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) Erf 559

- (1) Die erf is onderworpe aan die volgende serwitute soos aangedui op die Algemene Plan:
- (a) 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur;
 - (b) 'n serwituut van reg-van-weg ten gunste van Erf 560;
 - (c) 'n serwituut van reg-van-weg ten gunste van Erf 557 Noordhang Uitbreiding 25;
 - (d) 'n serwituut van reg-van-weg ten gunste van Erf 558 Noordhang Uitbreiding 25; en
 - (e) 'n 2m breë rioolserwituut ten gunste van die plaaslike bestuur.

(2) Die erf is geregtig op 'n serwituut van reg-van weg oor Erf 560 asook Erwe 557 en 558 Noordhang Uitbreiding 25.

(4) Erf 560

- (1) Die erf is onderworpe aan die volgende serwitute soos aangedui op die Algemene Plan:
- (a) 'n serwituut vir munisipale doeleindes en reg-van-weg ten gunste van die plaaslike bestuur;
 - (b) 'n serwituut van reg-van-weg ten gunste van Erf 559;
 - (c) 'n serwituut van reg-van-weg ten gunste van Erf 557 Noordhang Uitbreiding 25; en
 - (d) 'n serwituut van reg-van-weg ten gunste van Erf 558 Noordhang Uitbreiding 25.

(2) Die erf is geregtig op 'n serwituut van reg-van weg oor Erf 559 asook Erwe 557 en 558 Noordhang Uitbreiding 25.

P. Moloi, Stadsbestuurder
(Kennisgewing 762/2004)
Augustus 2004.

LOCAL AUTHORITY NOTICE 1616
AMENDMENT SCHEME 04-1699

The City of Johannesburg 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 **Noordhang Extension 51**. 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 04-1699.

P. Moloi, City Manager
(Notice No 763 /2004.)
August 2004.

PLAASLIKE BESTUURSKENNISGEWING 1616
WYSIGINGSKEMA 04-1699

Die Stad van Johannesburg 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 **Noordhang Uitbreiding 51** 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 04-1699.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 763/2004.)
Augustus 2004.

IMPORTANT NOTICE

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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

