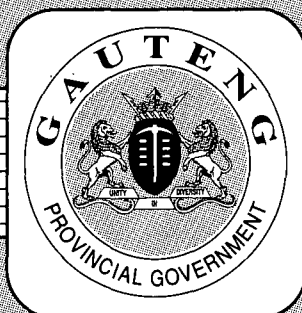


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

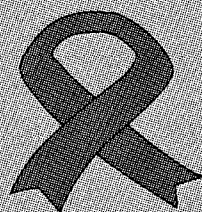
Vol. 10

**PRETORIA, 11 FEBRUARY
FEBRUARIE 2004**

No. 47

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



9771682452005

04047



CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
221 Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: City Deep Extension 21	3	47
222 do.: Amendment Scheme 6951	5	47

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 221

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 **City Deep Extension 21** 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 INDUSTRIAL ZONE LIMITED (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 1005 OF THE FARM DOORNFONTEIN 92 IR HAS BEEN GRANTED.

1 CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be City Deep Extension 21.

(2) Design

The township shall consist of erven as indicated on General Plan S.G. No. 3415/2000.

(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 services

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

(5) 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:

(A) Excluding the following servitudes which do not affect the township:

(1) In respect of the Remainder of Portion 84 of the farm Doornfontein 92 I.R.:

- (i) *EX90/78: Expropriation by the City Council of Johannesburg.*
- (ii) *K264/1985S: An electric power line servitude in favour of ESKOM (General servitude).*
- (iii) *K335/1957S: A perpetual right of way servitude in favour of the City of Johannesburg.*

(2) In respect of the Remainder of Portion 85 of the farm Doornfontein 92 I.R.:

- (i) *K264/1985S: An electric power line servitude in favour of ESKOM (General Servitude).*
- (ii) *K334/1993S: The centre line of an electric power transmission servitude, 2 m wide in favour of the local authority.*
- (iii) *K6457/1996S: The servitude for municipal purposes.*
- (iv) *K5509/97S: The servitude in favour of ESKOM for overhead electric powerlines and underground electric cables vide diagram S.G. No A4804/78.*
- (v) *K4480/98S: The servitude in favour of the Greater Johannesburg Metropolitan Council for overhead and underground cables.*
- (vi) *K925/98S: Servitude in favour of the Southern Metropolitan Substructure of the Greater Johannesburg Transitional Metropolitan Council for a right of way for the purpose of a public street for vehicles and pavement for pedestrians and other municipal purposes.*
- (vii) *K800/1948S: A perpetual right of way servitude in favour of the City of Johannesburg.*

(B) Including the following servitudes which do affect the township:

- (1) In respect of the Remainder of Portion 84 of the farm Doornfontein 92 I.R.:
 - (i) *K107/1987S: An electric power line servitude in favour of ESKOM which affects only Erf 212 in the township.*
 - (ii) *The servitude of right of way in favour of Dolmen Investments (Pty) Ltd vide diagram S.G. No. 617/2002 which affects only Erf 212 in the township.*
 - (iii) *The servitude of right of way in favour of Jupiter Container Property (Pty) Ltd vide diagram S.G. No. 618/2002 which affects only Erf 212 in the township.*
 - (iv) *The servitude of right of way in favour of Jupiter Container Property (Pty) Ltd vide diagram S.G. No. 620/2002 which affects only Erf 212 in the township.*
- (2) In respect of the Remainder of Portion 85 of the farm Doornfontein 92 I.R.:
 - (i) *K4481/98S: The servitude for road purposes in favour of Johannesburg Metropolitan Council, which affects Rosherville Road in the township and will partially lapse by merger upon proclamation of the township. The servitude may be cancelled when it is no longer required, without payment of compensation by or to the applicant.*
 - (ii) *The servitude of right of way in favour of Dolmen Investments (Pty) Ltd vide diagram S.G. No. 619/2002 which only affects Erf 211 and Erf 212 in the township.*
 - (iii) *The servitude of right of way in favour of Jupiter Container Property (Pty) Ltd vide diagram S.G. No. 620/2002 which only affects Erf 212 in the township.*

(6) Notarially tie of erven

The township owner shall, at its own costs, after proclamation and prior to the development of any erf in the township, notarially tie Erven 211 and 212 to the satisfaction of the local authority.

(7) 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 purchaser 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 and unless the access road to the township and the bridge had been constructed to the satisfaction of the local authority and/or Johannesburg Road Agency (Pty) Ltd.

2 CONDITIONS OF TITLE**(1) All erven****A. Conditions imposed by the Department of Minerals and Energy.**

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

(b) Any cavities that may appear during the development of the erf, shall be made safe and rehabilitated to the satisfaction of the Chief Inspector of Mines.

(c) The registered owner of each erf acknowledges that the erf is situated on undermined land and that the erection of buildings or structures thereon are subject to regulation 5.3.5 of the Regulations issued in terms of the Minerals Act, 1991 (Act 50/1991) and that the required approval in this regard, has to be obtained from the Inspector of Mines, Gauteng Region.

B. Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(a) Each erf is subject to a servitude, 2m 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 2m wide across the access portion of the erf, if an 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 2m 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.

(2) Erf 211

The erf is subject to a 2m wide servitude for municipal purposes in favour of the local authority as indicated on the General Plan.

P. Molo, City Manager

(Notice No. 90/2004)

February 2004

PLAASLIKE BESTUURSKENNISGEWING 221

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 **City Deep Uitbreiding 21** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR INDUSTRIAL ZONE BEPERK (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 1005 VAN DIE PLAAS DOORNFONTEIN 92 IR TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is City Deep Uitbreiding 21.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 3415/2000.

(3) Voorsiening en installering van dienste

Die dorpseienaar 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.

(4) Verwydering of vervanging van dienste

Indien dit as gevolg van die dorpstigting, nodig is om enige bestaande ESKOM, TELKOM of munisipale dienste te verwyder of te vervang, sal alle koste daaraan verbonde deur die dorpseienaar gedra word.

(5) Beskikking oor bestaande Titelloosvoorraades

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale:

(A) Uitgesonderd die volgende servitute wat nie die dorp raak nie:

(1) Ten opsigte van die Restant van Gedeelte 84 van die plaas Doornfontein 92 I.R.:

- (i) *EX90/78: Onteiening deur die Stadsraad van Johannesburg.*
- (ii) *K264/1985S: 'n Elektriese kraglynserwituut ten gunste van ESKOM (Algemene Serwituut).*
- (iii) *K335/1957S: 'n Ewigdurende reg-van-weg serwituut ten gunste van die Stad van Johannesburg.*

- (2) Ten opsigte van die Restant van Gedeelte 85 van die plaas Doornfontein 92 I.R.:
- (i) K264/1985S: 'n Elektriese kraglynserwituut ten gunste van ESKOM (Algemene Serwituut).
 - (ii) K334/1993S: Die middellyn van 'n elektriese kraggeleidingserwituut, 2m breed ten gunste van die plaaslike bestuur.
 - (iii) K6457/1996S: Die serwituut vir munisipale doeleindes.
 - (iv) K5509/97S: Die serwituut ten gunste van ESKOM vir oorhoofse elektriese kragkabels en ondergrondse elektriese kabels vide diagram LG Nr. A4804/78;
 - (v) K4480/98S: Die serwituut ten gunste van die Groter Johannesburg Metropolitaanse Raad vir oorhoofse en ondergrondse kabels.
 - (vi) K925/98S: Serwituut ten gunste van die Suidelike Metropolitaanse Sub-struktuur van die Groter Johannesburg Metropolitaanse Oorgangsraad vir 'n serwituut van reg-van-weg vir doeleindes van 'n publieke straat vir voertuie en sypaadjie vir voetgangers en ander munisipale doeleindes.
 - (vii) K800/1948S: 'n Ewigdurende reg-van-weg serwituut ten gunste van die Stad van Johannesburg.

(B) Insluitend die volgende serwitute wat die dorp raak:

- (1) Ten opsigte van die Restant van Gedeelte 84 van die plaas Doornfontein 92 I.R.:
- (i) K107/1987S: 'n Elektriese kraglynserwituut ten gunste van ESKOM wat slegs Erf 212 in die dorp raak.
 - (ii) Die serwituut van reg-van-weg ten gunste van Dolmen Investments (Edms) Bpk vide diagram LG Nr 617/2002 wat slegs Erf 212 in die dorp raak.
 - (iii) Die serwituut van reg-van-weg ten gunste van Jupiter Container Property (Edms) Bpk vide diagram LG .Nr 618/2002 wat slegs Erf 212 in die dorp raak.
 - (iv) Die serwituut van reg-van-weg ten gunste van Jupiter Container Property (Edms) Bpk vide diagram LG Nr 620/2002 wat slegs Erf 212 in die dorp raak.

- (2) Ten opsigte van die Restant van Gedeelte 85 van die plaas Doornfontein 92 I.R.:

- (i) K4481/98S: Die serwituut vir paddoeleindes ten gunste van die Johannesburgse Metropolitaanse Raad, wat Roshervilleweg in die dorp affekteer en gedeeltelik sal verval deur samesmelting tydens proklamasie van die dorp. Die serwituut mag gekanseleer word indien dit nie meer benodig word nie, sonder betaling van vergoeding deur of aan die applikant.
- (ii) Die serwituut van reg-van-weg ten gunste van Dolmen Investments (Edms) Bpk vide diagram LG Nr 619/2002 wat slegs Erf 211 en Erf 212 in die dorp raak.
- (iii) Die serwituut van reg-van-weg ten gunste van Jupiter Container Property (Edms) Bpk vide diagram LG Nr 620/2002 wat slegs Erf 212 in die dorp raak.

(9) Notariële verbinding van erwe

Die dorpseienaar moet op eie koste, na proklamasie en voor die ontwikkeling van enige erf in die dorp, Erwe 211 en 212 notariëel verbind tot tevredenheid van die plaaslike bestuur.

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

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 asook die konstruksie van paaie en stormwaterdreinerings en die installing van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar 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 dorpseienaar aan die plaaslike bestuur gelewer of betaal is nie en tensy die toegangspad na die dorp en die brug, tot tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agency (Edms) Bpk, gebou is.

2. TITELVOORWAARDES

- (1) Alle erwe

A. Voorwaardes opgelê deur die Departement van Minerale en Energie.

- (a) Aangesien elke erf deel vorm van 'n gebied wat ondermyn is of kan word, en vatbaar is vir insinking, grondversakking, skok of kraking as gevolg van vorige, huidige of toekomstige mynbedrywighede, aanvaar die geregistreerde eienaar daarvan alle verantwoordelikheid vir enige skade daaraan en aan enige struktuur daarop wat mag voortspruit uit sodanige insinking, grondversakking, skok of kraking.
- (b) Enige insakking wat gedurende die ontwikkeling van die erf mag ontstaan, sal veilig gemaak en gerehabiliteer word tot tevredenheid van die Hoofinspekteur van Myne.
- (c) Die geregistreerde eienaar van elke erf erken dat die erf geleë is op ondermynde grond en dat die oprigting van geboue of strukture daarop, onderworpe is aan regulasie 5.3.5 van die Regulasies uitgevaardig ingevolge die Wet op Minerale, 1991 (Wet 50 van 1991) en dat die vereiste goedkeuring in die verband, van die Inspekteur van Myne, Gautengstreek, verkry moet word.

(B) Voorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

- (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 rioolhoofpyleidings, en ander werke wat hy volgens goeëdoel 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) Erf 211

Die erf is onderworpe aan 'n 2m breë serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.

P. Moloï, Stadsbestuurder
(Kennisgewing Nr 90/2004)
Februarie 2004.

LOCAL AUTHORITY NOTICE 222**AMENDMENT SCHEME 6951**

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **City Deep Extension 21**. 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 6951.

P. Moloji, City Manager
(Notice No. 91/2004)
February 2004

PLAASLIKE BESTUURSKENNISGEWING 222**WYSIGINGSKEMA 6951**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalinge 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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **City Deep Uitbreiding 21** 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 6951.

P. Moloji, Stadsbestuurder
(Kennisgewing 91/2004)
Februarie 2004.