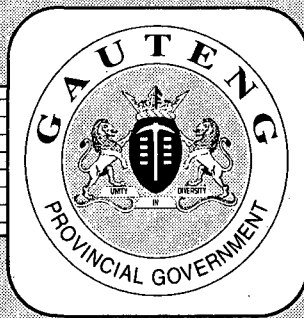


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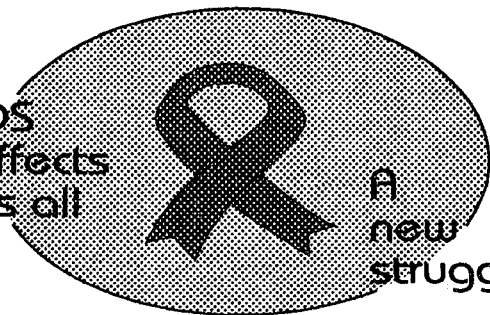
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No. 199

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For enquiries and information:

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 962

MIDVAAL LOCAL MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Midvaal Local Municipality hereby declares Fleurdal township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY HENDRIK, JOHANNES OOSTHUIZEN AND SUSANNA, MAGRIETHA, FREDERIKA OOSTHUIZEN (HEREINAFTER REFERRED TO AS THE APPLICANTS)/TOWNSHIP OWNER(S)) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 43 OF THE FARM MCKAY NO 602 I.Q. HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1 NAME

The name of the township shall be Fleurdal.

2 DESIGN

The township shall consist of erven and streets, as indicated on S.G. Plan No. 7440/2004.

3 PROVISION AND INSTALLATION OF SERVICES

3.1 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 storm water drainage in the township.

3.2 Engineering Services

3.2.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm water drainage and a contribution towards external engineering services; and

3.2.2 The township owner shall when he intends to provide the township with engineering and essential services

- By agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal and external engineering service and in accordance with the guidelines; and
- Install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

4 DISPOSAL OF EXISTING CONDITION OF TITLE

- 4.1 All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals but excluding :
- a The following servitude which affects Erven 105, 106 and 112 in the township only:
 - Electrical Servitude vide S.G. Diagram A5653/1938 and Deed of Servitude No. 614/1941S
 - b Conditions A, B, C, D & E in Deed of Transfer No. T131389/2002 which do not affect the erven in the township
 - c Conditions A(i), (ii) & (iv), B, D, E, F in Deed of Transfer No. T131389/2002, which do not affect the erven in the township

5 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, Private Open Space or over common boundaries to be demolished to the satisfaction of the Council, when required by the Council to do so.

6 REMOVAL OR REPLACEMENT OF SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal type services, the cost thereof shall be borne by the township owner/s.

2. **CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions, as indicated imposed by the Council in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

1. ALL ERVEN

- a. The erf is subject to a servitude, 2m wide, in favor of the Council 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 and when required by the Council : Provided that the Council 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 Council 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 Council.

2. ERVEN 105, 106 & 112

Is subject to the following servitudes as indicated on S.G. Plan No. 7440/2004, namely:

- a. Electrical Servitude vide S.G. Diagram 7513/1995
- b. Electrical Servitude vide S.G. Diagram 7514/1995

3. ERF 112

The erf is subject to a right-of-way servitude for access purposes in favour of the erven in the township.

PLAASLIKE BESTUURSKENNISGEWING 962
MIDVAAL PLAASLIKE MUNISIPALITEIT
VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Midvaal Plaaslike Munisipaliteit hierby Fleurdal tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HENDRIK, JOHANNES OOSTHUIZEN EN SUSANNA, MAGRIETHA, FREDERIKA OOSTHUIZEN (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 43 VAN DIE PLAAS MCKAY NR. 602 I.Q. TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

1 NAAM

Die naam van die dorp is Fleurdal.

2 ONTWERP

Die dorp bestaan uit erwe en strate, soos aangedui op Algemene Plan L.G. Nr. 7440/2004.

3 VOORSIENING EN INSTALLERING VAN DIENSTE

3.1 Die dorpseienaar moet die nodige reëlings tref met die plaaslike bestuur vir die installering en voorsiening van water, elektrisiteit en sanitasie asook die konstruksie van paaie en stormwater dreinerings in die dorp.

3.2 Ingenieursdienste

3.2.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste insluitende strate en stormwater dreinerings soewel as 'n bydrae vir eksterne dienste; en

3.2.2 Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:

- elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge Artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

- alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

4 BESKIKKING OOR BESTAANDE TITEL VOORWAARDES

4.1 Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, met inbegrip van die regte op minerale, maar uitgesluit:

- a Die volgende serwitute wat slegs Erwe 105, 106 en 112 in die dorp raak:
 - Elektriese Serwituut vide L.G. Diagram A5653/1938 en Akte van Serwituut Nr. 614/1941S
- b Voorwaardes A, B, C, D & E in Akte van Transport Nr. T131389/2002 wat nie die erwe in die dorp raak nie
- c Voorwaardes A(i), (ii) & (iv), B, D, E, F in Akte van Transport Nr. T131389/2002, wat nie die erwe in die dorp raak nie.

5 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, openbare oopruimtes of gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

6 VERSKUIWING EN VERVANGING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

2. TITELVOORWAARDES

Die ondergenoemde erwe is onderworpe aan voorwaardes, opgelê deur die Plaaslike Bestuur kragtens die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

1. ALLE ERWE

- a. Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en 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 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- b. Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (twee) meter daarvan geplant word.
- c. Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunk noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade verged wat gedurende die aanleg, onderhoud of verwysdeings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2. ERWE 105, 106 & 112

Is onderworpe aan die volgende serwitute soos aangedui op L.G. Plan Nr. 7440/2004, naamlik:

- a. Elektriese Serwituut vide L.G. Diagram 7513/1995
- b. Elektriese Serwituut vide L.G. Diagram 7514/1995

3. ERF 112

The erf is onderworpe aan 'n reg-van-weg serwituut vir toegangsdoeleindes ten gunste van die erwe in die dorp.

LOCAL AUTHORITY NOTICE 963

**VAALMARINA TOWN PLANNING SCHEME 1993
AMENDMENT SCHEME 21**

The Midvaal Local Municipality, hereby declares that it has approved an amendment scheme, being an amendment of the Vaalmarina Town Planning Scheme, 1993, comprising the same land as included in the township of Fleurdal, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Midvaal Local Municipality, Mitchell Square, Mitchell Street, Meyerton and are open for inspection at all reasonable times.

The date this scheme will come into operation is (DATUM VAN PLASING – AWIE TIK IN ASB) May 2005.

The amendment is known as the Vaalmarina Amendment Scheme 21.

EXECUTIVE DIRECTOR : DEVELOPMENT PLANNING, MIDVAAL LOCAL MUNICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 963

**VAALMARINA DORPSBEPLANNINGSKEMA, 1993 :
WYSIGINGSKEMA 21**

Midvaal Plaaslike Munisipaliteit, verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Vaalmarina Dorpsbeplanningskema, 1993, wat uit die selfde grond as die dorp Fleurdal bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Midvaal Plaaslike Munisipaliteit, Mitchell Plein, Mitchellstraat, Meyerton en is beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is (DATUM VAN PLASING – AWIE TIK IN ASB) Mei 2005.

Hierdie wysiging staan bekend as die Vaalmarina Wysigingskema 21.

UITVOERENDE DIREKTEUR, ONTWIKKELING EN BEPLANNING, MIDVAAL PLAASLIKE MUNISIPALITEIT

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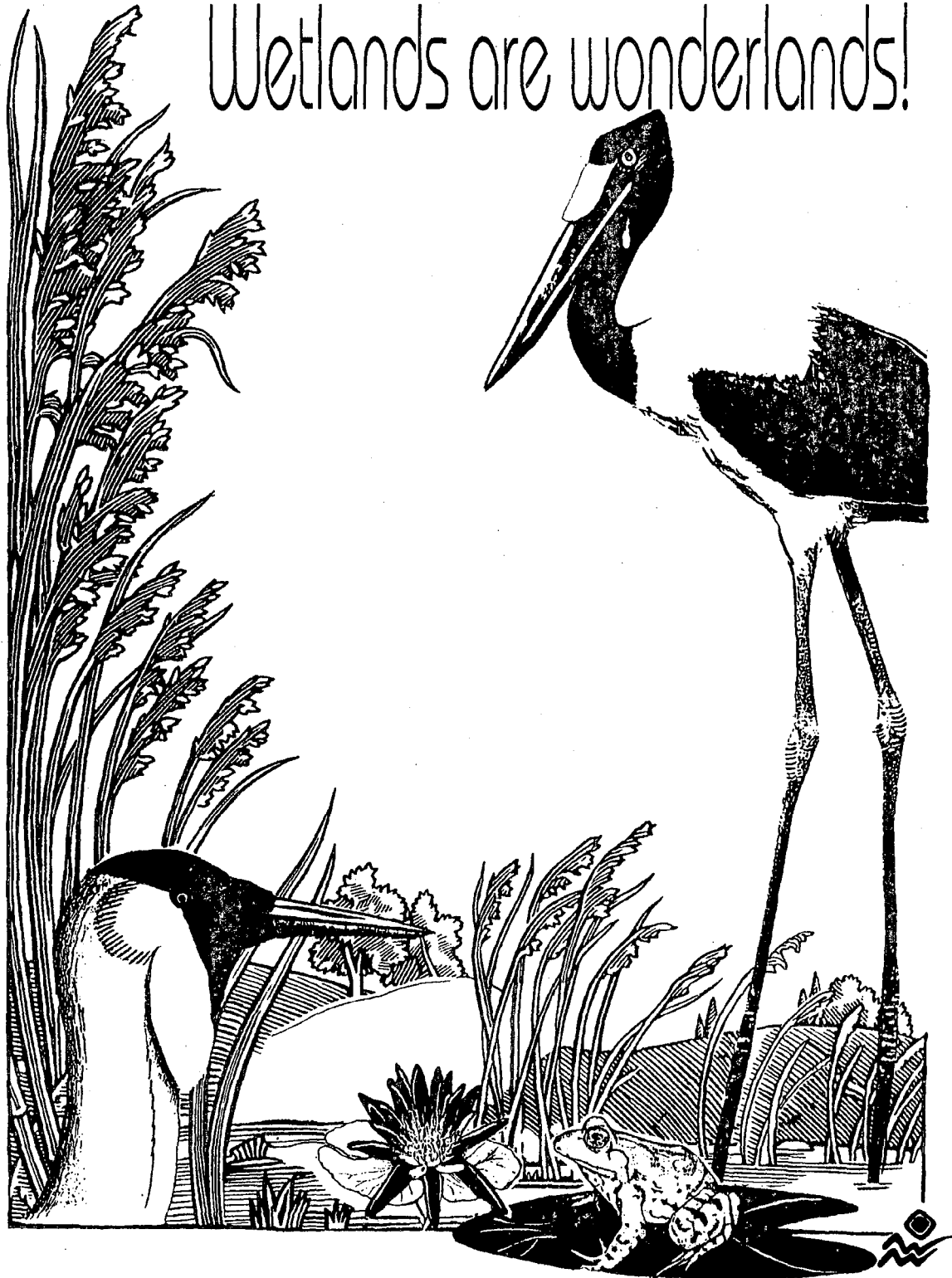
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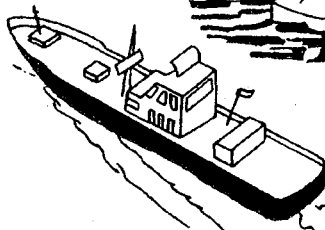
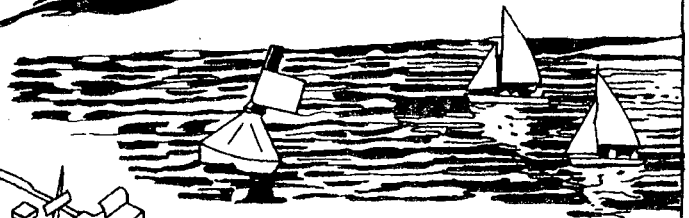
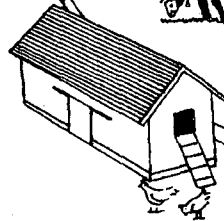
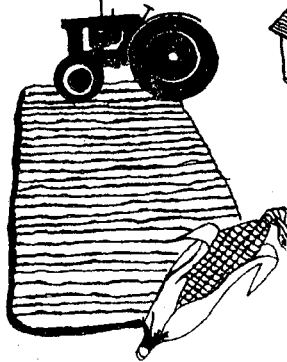
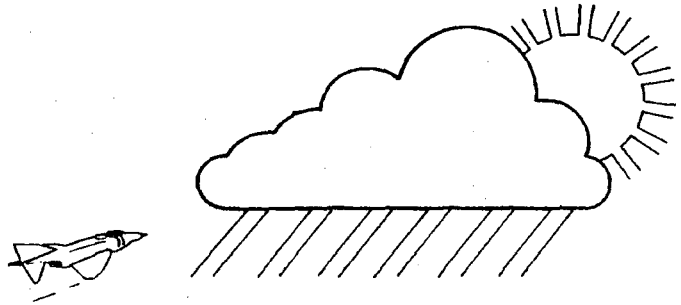
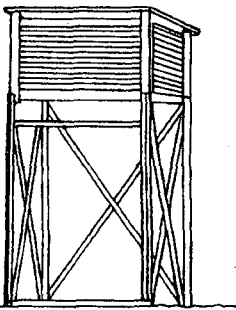
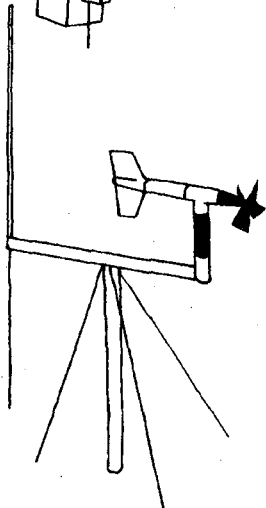
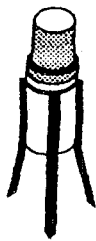
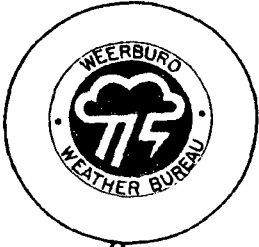
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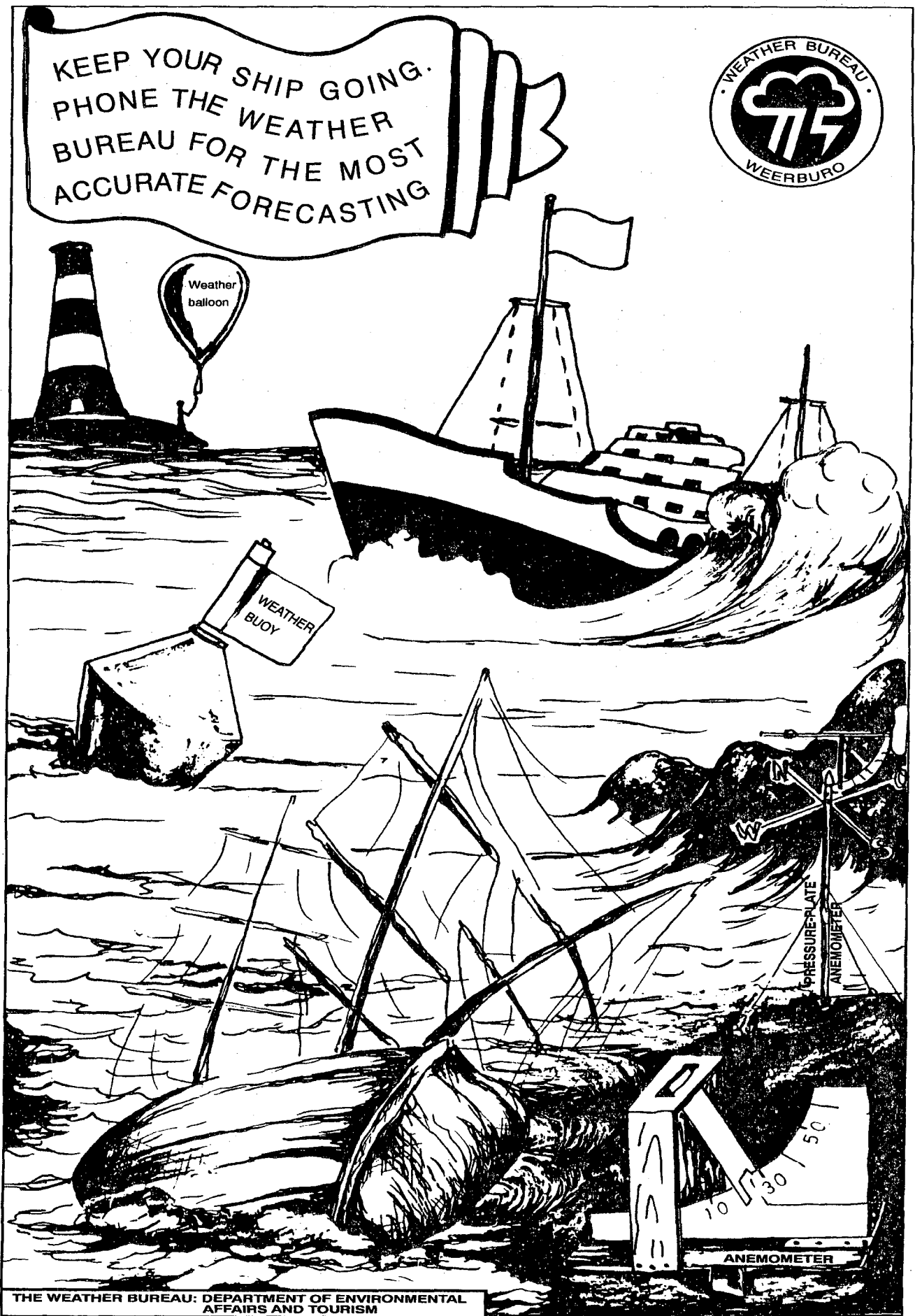
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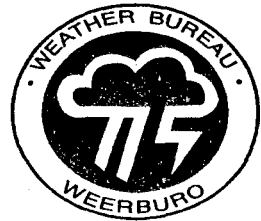
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