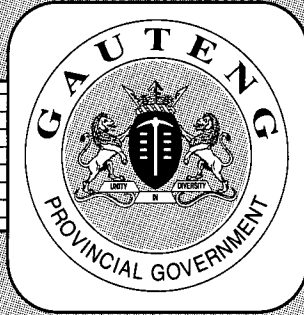


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

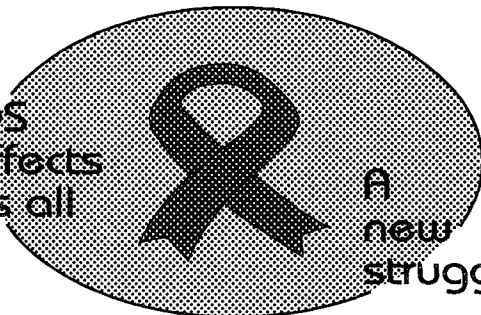
Vol. 11

PRETORIA, 10 AUGUST
AUGUSTUS 2005

No. 334

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



CONTENTS • INHOUD

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1910	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Darrenwood Extension 5.....	3	334
1911	do.: do.: Amendment Scheme 04-3127	9	334
1912	do.: do.: Declaration as an approved township: Darrenwood Extension 6.....	10	334
1913	do.: do.: Amendment Scheme 04-3128	16	334

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1910

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 **Darrenwood Extension 5** 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 STONEMILL OFFICE PARK (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 320 OF THE FARM KLIPFONTEIN 203 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Darrenwood Extension 5.

(2) Design

The township shall consist of erven as indicated on General Plan S. G. No. 1467/2004.

(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 costs 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 township owner 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 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 (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) SABS 0142 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, excluding the following:

1. THE FOLLOWING SERVITUDE IN RESPECT OF WATER RIGHTS, WHICH SHALL NOT BE CARRIED FORWARD TO THE INDIVIDUAL ERVEN IN THE TOWNSHIP:

A servitude against Portion 87 of the Farm Klipfontein 203, Registration Division I.Q. Province of Gauteng in favour of the Remaining Extent of Portion 86 of the Farm Klipfontein 203 Registration Division I.O. Province of Gauteng (a portion whereof is hereby being transferred) to lead water during four days in every week, from the Spring marked S2, along the Furrow marked F2 to the Dam marked D1 on the Plan annexed to Deed of Partition Transfer T3656/1929; the said Portion 'A' having the right to the water from the said Spring S2 during the remaining two days in every week.

2. THE FOLLOWING SERVITUDES OF RIGHT OF WAY, WHICH SHALL NOT BE CARRIED FORWARD TO THE INDIVIDUAL ERVEN IN THE TOWNSHIP:

- A. In respect of Portion 144 (a portion of Portion 141) of the farm Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

- B. In respect of Portion 145 (a portion of Portion 141) of the farm Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

(7) Access

(a) Access to and egress from the township shall be planned and constructed in conjunction with that of Darrenwood Extensions 6, 7 and 8, to the satisfaction of the local authority.

(b) Access and/or egress shall be limited to Acacia Road and two access points along Republic Road, to the satisfaction of the local authority.

(8) Demolition of buildings and structures

The township owner shall at its 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 requested thereto by the local authority.

(9) Provincial Government

(a) Should the development of the township not been completed on or before 1 May 2006 the application shall be resubmitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout

of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(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 therefor 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.

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) Erven 294 and 295

(a) The erven shall not be sub-divided unless the written consent for such sub-division has been obtained from the local authority.

(b) No indigenous tree with a trunk diameter of more than 6 (six) cm, shall be removed from the erven without the written permission of the local authority.

(c) Only indigenous trees or shrubs shall be planted on the erven, subject to the written approval of the local authority.

(d) Only materials which are reasonably reconcilable with the natural environment to the satisfaction of the local authority shall be used for the design of façades of buildings to be erected on the erven.

P. Moloi, City Manager
(Notice No.773/2005)
August 2005

PLAASLIKE BESTUURSKENNISGEWING 1910

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 **Darrenwood Uitbreiding 5** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STONEMILL OFFICE PARK (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 320 VAN DIE PLAAS KLIPFONTEIN 203 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Darrenwood Uitbreiding 5.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 1467/2004.

(3) Stormwaterdreinerig en straatbou

(a) Die dorpseienaar 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 keurmure 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 Riolerig

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en riolerigstelsels 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) "Riglyne vir die Voorsiening van Ingenieurs- dienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig;

(c) SABS Kode 0142 soos van tyd tot tyd gewysig.

(6) Beskikking oor bestaande Titellooswaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesonderd die volgende:

1. DIE VOLGENDE SERWITUUT TEN OPSIGTE VAN WATERREGTE, WAT NIE OORGEDRA SAL WORD AAN DIE INDIVIDUELE ERWE IN DIE DORP NIE:

A servitude against Portion 87 of the Farm Klipfontein 203, Registration Division I.Q. Province of Gauteng in favour of the Remaining Extent of Portion 86 of the Farm Klipfontein 203 Registration Division I.O. Province of Gauteng (a portion whereof is hereby being transferred) to lead water during four days in every week, from the Spring marked S2, along the Furrow marked F2 to the Dam marked D1 on the Plan annexed to Deed of Partition Transfer T3656/1929; the said Portion 'A' having the right to the water from the said Spring S2 during the remaining two days in every week.

2. DIE VOLGENDE SERWITUTE VAN REG VAN WEG, WAT NIE OORGEDRA SAL WORD AAN DIE INDIVIDUELE ERWE IN DIE DORP NIE:

- A. Ten opsigte van Gedeelte 144 ('n gedeelte van Gedeelte 141) van die plaas Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

- B. Ten opsigte van Gedeelte 145 ('n gedeelte van Gedeelte 141) van die plaas Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

(7) Toegang

(a) Toegang tot en uitgang vanuit die dorp moet beplan en gekonstrueer word in ooreenstemming met die van Darrenwood Uitbreidings 6, 7 en 8, tot tevredeheid van die plaaslike bestuur.

(b) Toegang en/of uitgang sal beperk word tot Acaciaweg en twee toegangspunte langs Republiekweg, tot tevredeheid van die plaaslike bestuur.

(8) Sloping van geboue en strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot tevredeheid van die plaaslike bestuur indien daartoe versoek deur die plaaslike bestuur.

(9) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 1 Mei 2006 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(10) 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, tot tevredenheid van die plaaslike bestuur.

(11) 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 installering 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.

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 rioolhoofpyleidings, en ander werke wat hy volgens goedgekeurde 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) Erwe 294 en 295

(a) Die erwe mag nie onderverdeel word nie, behalwe indien die skriftelike toestemming vir sodanige onderverdeling vanaf die plaaslike bestuur verkry is.

(b) Geen inheemse boom met 'n stamdeursnee van meer as 6 (ses) cm, mag vanaf die erwe verwyder word, sonder die skriftelike toestemming van die plaaslike bestuur.

(c) Slegs inheemse bome of struike mag op die erwe geplant word, onderworpe aan die skriftelike toestemming van die plaaslike bestuur.

(d) Slegs materiale wat tot tevredenheid van die plaaslike bestuur, redelik versoenbaar is met die natuurlike omgewing, mag gebruik word vir die ontwerp van fasades van geboue wat op die erf opgerig word.

P. Moloji, Stadsbestuurder

(Kennisgewing Nr 773/2005)
Augustus 2005.

**LOCAL AUTHORITY NOTICE 1911
AMENDMENT SCHEME 04-3127**

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 **Darrenwood Extension 5**. 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 04-3127.

P. Moloi, City Manager
(Notice No. 774/2004)
August 2005

**PLAASLIKE BESTUURSKENNISGEWING 1911
WYSIGINGSKEMA 04-3127**

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 **Darrenwood Uitbreiding 5** 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 04-3127.

P Moloi, Stadsbestuurder
(Kennisgewing Nr 774/2005)
Augustus 2005.

LOCAL AUTHORITY NOTICE 1912**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 **Darrenwood Extension 6** 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 STONEMILL OFFICE PARK (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 307 OF THE FARM KLIPFONTEIN 203 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**(1) Name**

The name of the township shall be Darrenwood Extension 6.

(2) Design

The township shall consist of erven as indicated on General Plan S. G. No. 9104/2000.

(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 costs 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 township owner 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 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 (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) SABS 0142 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, excluding the following:

1. THE FOLLOWING SERVITUDE IN RESPECT OF WATER RIGHTS, WHICH SHALL NOT BE CARRIED FORWARD TO THE INDIVIDUAL ERVEN IN THE TOWNSHIP:

A servitude against Portion 87 of the Farm Klipfontein 203, Registration Division I.Q. Province of Gauteng in favour of the Remaining Extent of Portion 86 of the Farm Klipfontein 203 Registration Division I.O. Province of Gauteng (a portion whereof is hereby being transferred) to lead water during four days in every week, from the Spring marked S2, along the Furrow marked F2 to the Dam marked D1 on the Plan annexed to Deed of Partition Transfer T3656/1929; the said Portion 'A' having the right to the water from the said Spring S2 during the remaining two days in every week.

2. THE FOLLOWING SERVITUDES OF RIGHT OF WAY, WHICH SHALL NOT BE CARRIED FORWARD TO THE INDIVIDUAL ERVEN IN THE TOWNSHIP:

- A. In respect of Portion 144 (a portion of Portion 141) of the farm Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

- B. In respect of Portion 145 (a portion of Portion 141) of the farm Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

(7) Access

(a) Access to and egress from the township shall be planned and constructed in conjunction with that of Darrenwood Extensions 5, 7 and 8, to the satisfaction of the local authority.

(b) Access and/or egress shall be limited to Acacia Road and two access points along Republic Road, to the satisfaction of the local authority.

(8) Demolition of buildings and structures

The township owner shall at its 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 requested thereto by the local authority.

(9) Provincial Government

(a) Should the development of the township not been completed on or before 1 May 2006 the application shall be resubmitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the said Department are affected by the proposed layout

of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(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 therefor 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.

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) Erven 296 and 297

(a) The erven shall not be sub-divided unless the written consent for such sub-division has been obtained from the local authority.

(b) No indigenous tree with a trunk diameter of more than 6 (six) cm, shall be removed from the erven without the written permission of the local authority.

(c) Only indigenous trees or shrubs shall be planted on the erven, subject to the written approval of the local authority.

(d) Only materials which are reasonably reconcilable with the natural environment to the satisfaction of the local authority shall be used for the design of façades of buildings to be erected on the erven.

P. Moloi, City Manager

(Notice No.775/2005)

August 2005

PLAASLIKE BESTUURSKENNISGEWING 1912

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 **Darrenwood Uitbreiding 6** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR STONEMILL OFFICE PARK (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 307 VAN DIE PLAAS KLIPFONTEIN 203 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam

Die naam van die dorp is Darrenwood Uitbreiding 5.

(2) Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan LG Nr 9104/2000.

(3) Stormwaterdreinerings en straatbou

(a) Die dorpseienaar 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 opgaan 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-klousule (c) gebou is.

(e) Indien die dorpseienaar versuim om aan die bepalings van sub-klousules (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 Riolerings

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 kragaanluiting 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) "Riglyne vir die Voorsiening van Ingenieurs- dienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot tyd gewysig;

(c) SABS Kode 0142 soos van tyd tot tyd gewysig.

(6) Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, uitgesonderd die volgende:

1. DIE VOLGENDE SERWITUUT TEN OPSIGTE VAN WATERREGTE, WAT NIE OORGEDRA SAL WORD AAN DIE INDIVIDUELE ERWE IN DIE DORP NIE:

A servitude against Portion 87 of the Farm Klipfontein 203, Registration Division I.Q. Province of Gauteng in favour of the Remaining Extent of Portion 86 of the Farm Klipfontein 203 Registration Division I.O. Province of Gauteng (a portion whereof is hereby being transferred) to lead water during four days in every week, from the Spring marked S2, along the Furrow marked F2 to the Dam marked D1 on the Plan annexed to Deed of Partition Transfer T3656/1929; the said Portion 'A' having the right to the water from the said Spring S2 during the remaining two days in every week."

2. DIE VOLGENDE SERWITUTE VAN REG VAN WEG, WAT NIE OORGEDRA SAL WORD AAN DIE INDIVIDUELE ERWE IN DIE DORP NIE:

- A. Ten opsigte van Gedeelte 144 ('n gedeelte van Gedeelte 141) van die plaas Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

- B. Ten opsigte van Gedeelte 145 ('n gedeelte van Gedeelte 141) van die plaas Klipfontein 203 IQ:

The above property is entitled to a servitude of right of way over the Remaining Extent of Portion 86 of the Farm Klipfontein 203, Registration Division I.Q., THE PROVINCE OF GAUTENG; Measuring as such 39,2796 (THIRTY NINE comma TWO SEVEN NINE SIX) Hectares as will more fully appear from the figure a, b, c, d set out in diagram S.G. No. A716/44 annexed to Deed of Transfer 24620/1944.

(7) Toegang

(a) Toegang tot en uitgang vanuit die dorp moet beplan en gekonstrueer word in ooreenstemming met dië van Darrenwood Uitbreidings 5, 7 en 8, tot tevredenheid van die plaaslike bestuur.

(b) Toegang en/of uitgang sal beperk word tot Acaciaweg en twee toegangspunte langs Republiekweg, tot tevredenheid van die plaaslike bestuur.

(8) Sloping van geboue en strukture

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot tevredenheid van die plaaslike bestuur indien daartoe versoek deur die plaaslike bestuur.

(9) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor of op 1 Mei 2006 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde periode, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(10) 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, tot tevredeheid van die plaaslike bestuur.

(11) 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 installering 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.

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 rioolhoofpyleidings, en ander werke wat hy volgens goeie doedunke 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) Erwe 296 en 297

(a) Die erwe mag nie onderverdeel word nie, behalwe indien die skriftelike toestemming vir sodanige onderverdeling vanaf die plaaslike bestuur verkry is.

(b) Geen inheemse boom met 'n stamdeursnee van meer as 6 (ses) cm, mag vanaf die erwe verwyder word, sonder die skriftelike toestemming van die plaaslike bestuur.

(c) Slegs inheemse bome of struike mag op die erwe geplant word, onderworpe aan die skriftelike toestemming van die plaaslike bestuur.

(d) Slegs materiale wat tot tevredeheid van die plaaslike bestuur, redelik versoenbaar is met die natuurlike omgewing, mag gebruik word vir die ontwerp van fasades van geboue wat op die erf opgerig word.

P. Moloi, Stadsbestuurder
(Kennisgewing Nr 775/2005)
Augustus 2005.

PLAASLIKE BESTUURSKENNISGEWING 1913
AMENDMENT SCHEME 04-3128

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 **Darrenwood Extension 6**. 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 04-3128.

P. Moloï, City Manager
(Notice No. 776/2004)
August 2005

PLAASLIKE BESTUURSKENNISGEWING 1913
WYSIGINGSKEMA 04-3128

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 **Darrenwood Uitbreiding 6** 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 04-3128.

P Moloï, Stadsbestuurder
(Kennisgewing Nr 776/2005)
Augustus 2005.