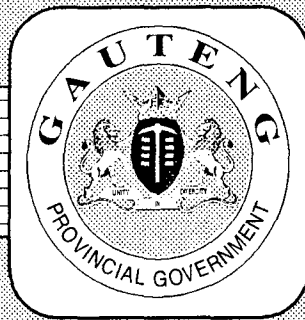


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

**Provincial Gazette Extraordinary  
Buitengewone Provinsiale Koerant**

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

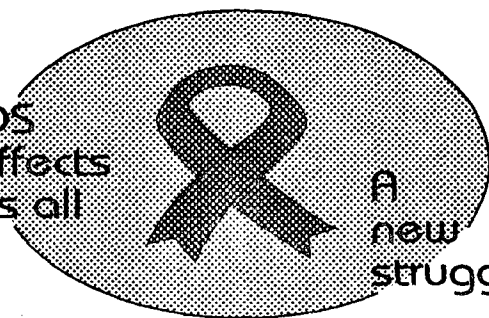
Vol. 11

PRETORIA, 26 AUGUST  
AUGUSTUS 2005

No. 358

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH

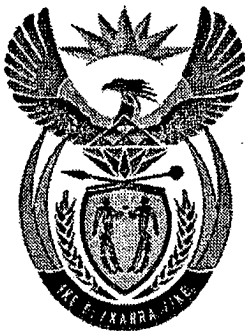


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## THE GOVERNMENT PRINTING WORKS

### PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA  
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)**  
with effect from **3 May 2005**.

For enquiries and information:

**Mr M Z Montjane**  
Tel: (012) 334-4653  
Cell: 083 640 6121

## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2093

LOCAL AUTHORITY NOTICE 813  
CITY OF JOHANNESBURG  
AMENDMENT SCHEME 11-4976

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Modderfontein Town-planning Scheme 1994, comprising the same land, as included in the Township of LONGMEADOW BUSINESS ESTATE EXTENSION 7.

Map 3, Annexure and 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.

The amendment scheme is known as Amendment Scheme 11-4976.

Executive Director: Development Planning Transportation and Environment.

### PLAASLIKE BESTUURSKENNISGEWING 2093

PLAASLIKE BESTUURSKENNISGEWING 813  
STAD VAN JOHANNESBURG  
WYSIGINGSKEMA 11-4976.

Die Stadraad verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Modderfontein Dorpsbeplanningskema, 1994, wat uit dieselfde grond as die dorp LONGMEADOW BUSINESS ESTATE UITBREIDING 7 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema 11-4976.

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing

### LOCAL AUTHORITY NOTICE 2094

PLAASLIKE BESTUURSKENNISGEWING 814  
CITY OF JOHANNESBURG  
DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG declares LONGMEADOW BUSINESS ESTATE EXTENSION 7 to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY HEARTLAND PROPERTIES (PTY) LTD THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 127(A PORTION OF PORTION 67) OF THE FARM MODDERFONTEIN 35 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS -THE COUNCIL").

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be **LONGMEADOW BUSINESS ESTATE EXTENSION 7**.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No.2691/2005.

**(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following conditions which do not affect the township area:

1. The former Remaining Extent of Portion 16 (a portion of portion 4) of the Farm Modderfontein 35, Registration Division I.R., the Province of Gauteng, (a portion whereof is held hereunder) is subject to the following conditions:
  - a. Entitled together with the owner of the remaining extent of the said Farm to a servitude of Right of Way for a Railway Line over: -
    - i. Portion of the farm ZUURFONTEIN 33, held by Deed of Transfer T1767/1890
    - ii. The remaining extent and portion of ZUURFONTEIN No. 33, held by Deeds of Transfer Nos. 8232/1906 and 4441/1898; and
    - iii. Portion of the farm ZUURFONTEIN No. 33, held by Deed of Transfer No 1767/1890, as will appear from Notarial Deeds Nos. 315 and 317/1911 S registered on the 15th day of December 1911.
  - b. By Notarial Deed K 529/1978 S the right has been granted by the owner to Eskom in perpetuity: To convey electricity over the property, the centre line of said electric power transmission servitude which shall traverse the aforesaid property along the line of route indicated by the line a9 a10 on Diagram SG No. A10831/1993 annexed to Certificate of Consolidated Title NoT44613/2000.
2. The former Remaining Extent of Portion 20 (a portion of portion 4) of the Farm Modderfontein 35, Registration Division I.R., the Province of Gauteng, (a portion whereof is held hereunder) is subject to the following conditions:
  - a. Entitled together with the owner of the remaining extent of the said Farm to a servitude of Right of Way for a Railway Line over: -
    - i. Portion of the farm ZUURFONTEIN 33, held by Deed of Transfer No T1767/1890;
    - ii. The remaining extent and portion of ZUURFONTEIN No. 33, held by Deeds of Transfer Nos. 8232/1906 and 4441/1898; and
    - iii. Portion of the farm ZUURFONTEIN No. 33, held by Deed of Transfer No 1768/1890, as will appear from Notarial Deeds Nos. 315 and 317/1911 S registered on the 15th day of December 1911.
  - a. SUBJECT to Notarial Deed No 343/1940 S, whereby the right has been granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the property together with ancillary rights, and subject to the conditions as will more fully appear from the said Notarial Deed and Diagram.
3. By Notarial Deed No. K 1829/03 S dated 3 March 2003 the withinmentioned property is subject to a servitude for right of way in perpetuity for water, gas, electricity as indicated by letters A B C D E F G H J K L and G M N P G R S T U V W X on diagram SG No. 6255/2002 in favour of City of Johannesburg Metropolitan Municipality as will more fully appear from reference to the said Notarial Deed.

**(4) PROVISION AND INSTALLATION OF ENGINEERING SERVICES**

The township owner shall provide engineering services in the township, subject to the approval of the Council and/or Eskom / City Power.

- (5) Erf 126 shall prior to or simultaneous with the registration of the first erf in the township be transferred to a Land Owners Association

**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 favour 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.
  - (d) Except with the written consent of the Council, and subject to any conditions as it may impose, neither the owner nor any person shall sink any wells or boreholes on the erf, or abstract any subterranean water therefrom..
- (2) **ERVEN 108, 109, 116, 117, 120 and 121**  
The erven are subject to a 3m servitude for municipal purposes as indicated on the General Plan.
  - (3) **ERF 98**  
The erf is subject to a 2m servitude for electrical/municipal purposes as indicated on the General Plan.
  - (4) **ERVEN 98 to 103**  
The erven are subject to a servitude for road widening purposes as indicated on the General Plan.
  - (5) **ERF 126**  
The erf is subject to a servitude for municipal services and a right of way for access purposes over its entire area in favour of the Council.

Executive Director: Development Planning Transportation and Environment  
Notice:814

## PLAASLIKE BESTUURSKENNISGEWING 2094

PLAASLIKE BESTUURSKENNISGEWING 814

STAD VAN JOHANNESBURG

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp LONGMEADOW BUSINESS ESTATE UITBREIDING 7 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

### BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HEARTLAND PROPERTIES (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 127(N GEDEELTE VAN GEDEELTE 67) VAN DIE PLAAS MODDERFONEIN NO 35 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

#### 1. STIGTINGSVOORWAARDES

- (1) NAAM  
Die dorp sal bekend staan as **LONGMEADOW BUSINESS ESTATE UITBREIDING 7.**
- (2) ONTWERP  
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan S.G. No.2691/2005
- (3) BESKIKKING OOR BESTAANDE TITELVOORWAARDES  
Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar udgesonderd die volgende voorwaardes wat nie die dorp raak nie:

- "1. The former Remaining Extent of Portion 16 (a portion of portion 4) of the Farm Modderfontein 35, Registration Division I.R., the Province of Gauteng, (a portion whereof is held hereunder) is subject to the following conditions:
  - a. Entitled together with the owner of the remaining extent of the said Farm to a servitude of Right of Way for a Railway Line over: -
    - i. Portion of the farm ZUURFONTEIN 33, held by Deed of Transfer T1767/1890
    - ii. The remaining extent and portion of ZUURFONTEIN No. 33, held by Deeds of Transfer Nos. 8232/1906 and 4441/1898; and
    - iii. Portion of the farm ZUURFONTEIN No. 33, held by Deed of Transfer No 1767/1890, as will appear from Notarial Deeds Nos. 315 and 317/1911 Sregistered on the 15th day of December 1911.

- b. By Notarial Deed K 529/1978 S the right has been granted by the owner to Eskom in perpetuity: To convey electricity over the property, the centre line of said electric power transmission servitude which shall traverse the aforesaid property along the line of route indicated by the line a9 a10 on Diagram SG No. A10831/1993 annexed to Certificate of Consolidated Title NoT44613/2000.
2. The former Remaining Extent of Portion 20 (a portion of portion 4) of the Farm Modderfontein 35, Registration Division I.R., the Province of Gauteng, (a portion whereof is held hereunder) is subject to the following conditions:
- a. Entitled together with the owner of the remaining extent of the said Farm to a servitude of Right of Way for a Railway Line over: -
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- a. SUBJECT to Notarial Deed No 343/1940 S, whereby the right has been granted to the Victoria Falls and Transvaal Power Company Limited to convey electricity over the property together with ancillary rights, and subject to the conditions as will more fully appear from the said Notarial Deed and Diagram.
3. By Notarial Deed No. K 1829/03 S dated 3 March 2003 the withinmentioned property is subject to a servitude for right of way in perpetuity for water, gas, electricity as indicated by letters A B C D E F G H J K L and G M N P G R S T U V W X on diagram SG No. 6255/2002 in favour of City of Johannesburg Metropolitan Municipality as will more fully appear from reference to the said Notarial Deed."

(4) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar sal alle ingenieursdienste in die dorp voorsien, tot bevrediging van die Raad en/of Eskom/City Power.

- (5) Erf 126 sal voor of gelyktydig met die registrering van die eerste erf in die dorp oorgedra word aan n Grondeienaarsvereniging.

**2. TITELVOORWAARDES**

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgele deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

**(1) ALLE ERWE**

- (a) Die erf is onderworpe aan'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad 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 Raad. Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad is geregtig om enige materiaal wat deur horn uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voomoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die vootnoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
- (d) Buiten met die skriftelike toestemming van die Raad en onderheuwig aan enige voorwaardes wat opgele word mag die eienaar of enige ander persoon nie enige putte of boorgate op die eiendom sink nie of so 'n persoon enige ondergrondse water daaruit onttrek nie.

**(2) ERWE 108,109,116,117,120 EN 121**

Die erwe is onderworpe aan n 3m serwituut vir munisipale doeleindes soos aangedui op die Algemene Plan.

- (3) **ERF 98**  
Die erf is onderworpe aan n 2m serwitut vir elektriese/munisipaledoeleindes soos aangedui op die Algemene Plan.
- (4) **Erwe 98 TOT 103**  
Die erwe is onderworpe aan n serwitut vir padverbreedingsdoeleindes soos aangedui op die Algemene Plan
- (5) **ERF 126**  
Die erf is onderworpe aan n serwitut vir munisipale dienste en n reg van weg vir toegangsdoeleindes oor die erf in total, ten gunste van die Raad.

Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing.  
Kennisgewing:814

