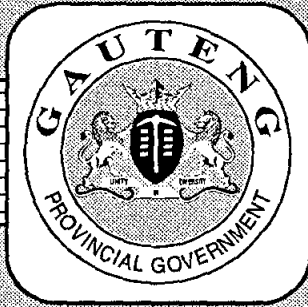


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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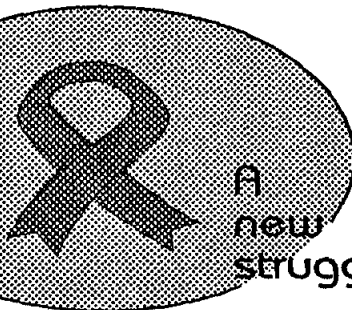
Vol. 11

PRETORIA, 1 DECEMBER 2005  
DESEMBER

No. 514

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

AIDS  
affects  
us all



A  
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struggle

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DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 3091

#### GAUTENG DEVELOPMENT TRIBUNAL

#### DECLARATION AS AN APPROVED LAND DEVELOPMENT AREA

It is hereby notified in terms of Section 33(4) of the Development Facilitation Act, 1995 (Act 67 of 1995) that the Gauteng Development Tribunal has declared Princess Extension 41 Land Development Area to be an approved Land Development Area. The approval includes the Conditions of Establishment as set out in the Schedule below.

#### SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH LAND DEVELOPMENT APPLICATION MADE BY CLINWAR PROPERTIES (PROPRIETARY) LIMITED AND STERLIG KWEKERY (EIEDOMS) BEPRK. (HEREINAFTER REFERRED TO AS "THE TOWNSHIP OWNER") UNDER THE PROVISIONS OF THE DEVELOPMENT FACILITATION ACT 1996, (ACT 67 OF 1995) (HEREINAFTER REFERRED TO AS "THE ACT") FOR PERMISSION TO ESTABLISH A LAND DEVELOPMENT AREA ON PORTION 202 (A PORTION OF PORTION 40) OF THE FARM ROODEPOORT 237 I.Q. (FORMERLY PLOT 277 PRINCESS A.H.) AND PART OF PORTION 422 (A PORTION OF PORTION 40) OF THE FARM ROODEPOORT, 237 I.Q. (FORMERLY PLOT 278 PRINCESS A.H.) HAS BEEN GRANTED BY THE GAUTENG DEVELOPMENT TRIBUNAL

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 CONDITIONS TO BE COMPLIED WITH PRIOR TO COMMENCEMENT OF REGISTRATION OF OWNERSHIP IN TERMS OF SECTION 38 OF THE ACT.

- (1) The Township Owner shall comply with the provisions of Section 37(a) of the Development Facilitation Act, 67 of 1995.
- (2) The Township Owner shall comply with the provisions of Section 37(b) of the Development Facilitation Act, 67 of 1995.

##### 1.2 CONDITIONS TO BE COMPLIED WITH IN THE ESTABLISHMENT OF THE TOWNSHIP.

###### (1) NAME

The name of the land development area shall be Princess Extension 41 Township.

###### (2) DESIGN

The land development area shall consist of erven as indicated in the General Plan SG 8416/2005.

##### 1.3 PROVISION OF ENGINEERING SERVICES

- 1.3.1 The Township Owner shall be responsible for the provision of all necessary link engineering services to the boundary of the township as provided for in the services Agreement approved by the Tribunal.
- 1.3.2 The Township Owner shall be responsible for the provision of the necessary reticulation of engineering services within the township area and to the erven in the township as provided for in the Services Agreement approved by the Tribunal provided that the private roads and stormwater drainage in the township shall not be taken over or operated by the municipality.

1.3.3 The Township Owner shall pay the agreed contributions for external engineering services to the municipality.

#### **1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

*All Erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals but excluding the following conditions and servitudes which do not affect the Erven in the township :*

1.4.1 Conditions B(1) and B(2) are to be removed from Deed of Transfer T19427/99 :

1.4.2 Conditions (a)-(d)(f) and (g) in Deed of Transfer T9803/1971.

#### **1.5 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, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

#### **1.6 REMOVAL OF LITTER**

The township owner shall at his own expense cause all litter within the township areas to be removed to the satisfaction of the local authority when required by the local authority to do so.

#### **1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER**

The Township Owner shall at his own expense erect a fence or other physical barrier along the boundary of the township to the satisfaction of the municipality, as and when required by the municipality, and the Township Owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing land owners, after which the responsibility for the maintenance of the fence or physical barrier rests with the latter.

#### **1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES**

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

#### **1.9 PROVINCIAL GOVERNMENT**

Satisfactory access /egress arrangements shall be made with the Department of Transport and Public Works (Gauteng Provincial Government).

#### **1.10 REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

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

#### **1.11 MINERAL RIGHTS**

All rights to minerals shall be reserved to the Witpoortjie Gap Development Company Limited and its successors in title as per certificate of Mineral Rights No 344/1938-S dated 19 March 1939.

**2. CONDITIONS OF TITLE****2.(1) ERVEN 301 AND 302:**

- 2.1.1 No ingress to the property from the road proclaimed as a public road by Administrator's Notice 2063 dated 31 December 1980, which runs along the route of CR Swart Road and which will serve as the link between Ontdekkers Road and Main Reef Road, and no egress from the property to the said road, shall be allowed. However, until such time as the said road is built the property shall be entitled to ingress and egress from and to the existing CR Swart Road.
- 2.1.2 The erf is subject to a servitude, 2 metres 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 access portion of the erf, if and when required by the local authority : Provided that the local authority may dispense with any such servitude.
- 2.1.3 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 (two) metres thereof.
- 2.1.4 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 work 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 nay 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.
- 2.1.5 The owner shall provide a servitude for the widening of Ontdekkers Road (K74) as shown on the General Plan by the figure AbBCdcba in favour of the Gauteng Department of Public Transport, Roads and Works. Provided that the servitude shall only be registered after proclamation of the road widening in terms of the Gauteng Transport Infrastructure Act, 8 of 2001.

**Designated Officer, City of Johannesburg: W. KHANYE**  
**Ref : GDT/LDA/CJMM/ 2311/ 04/ 051**

**LOCAL AUTHORITY NOTICE 3092****GAUTENG DEVELOPMENT TRIBUNAL****AMENDMENT SCHEME 15-4549**

The GAUTENG DEVELOPMENT TRIBUNAL hereby in terms of the provisions of Section 33(4) of the Development Facilitation Act 67 of 1995 declares that it has approved an amendment scheme being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the Land Development Area of Princess Extension 41.

Map 3 and Scheme Clauses of the Amendment Scheme are filed with the Executive Director : Development Planning, Transportation and Environment : City of Johannesburg and is open for inspection at all reasonable times.

This amendment is known as Roodepoort Amendment Scheme 15-4549

Designated Officer, City of Johannesburg : W. KHANYE  
Ref : GDT/LDA/CJMM/ 2311/ 04/ 051

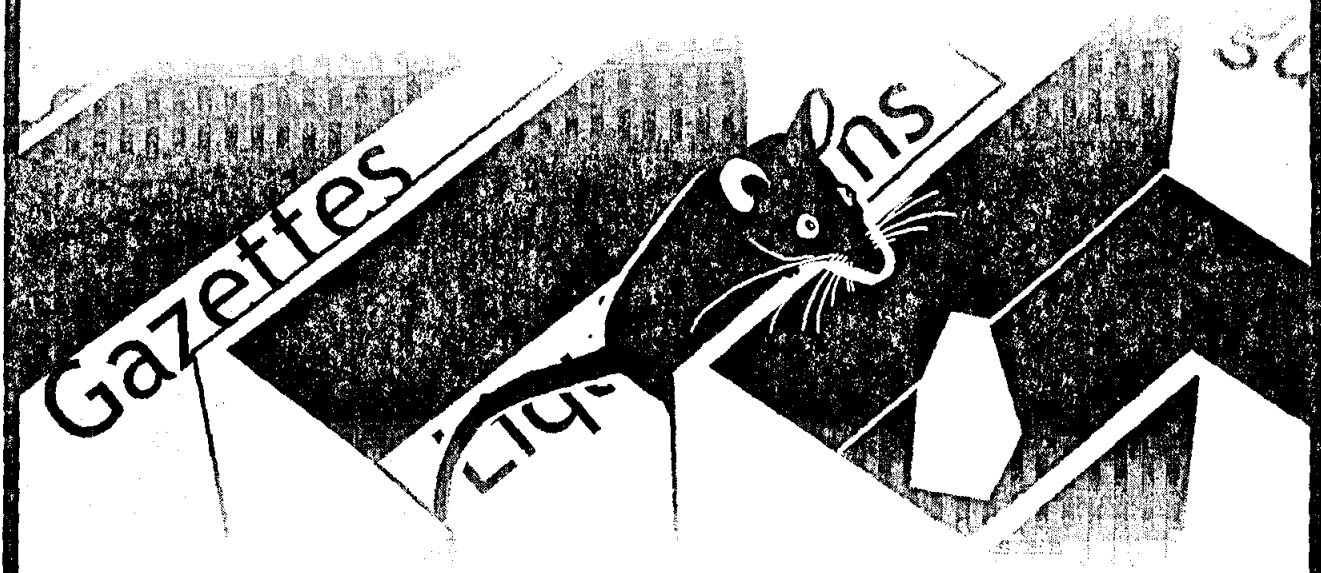
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