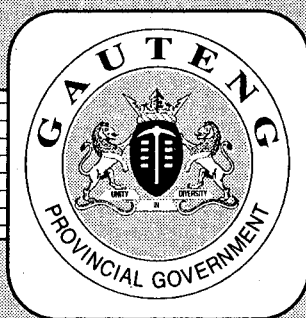


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

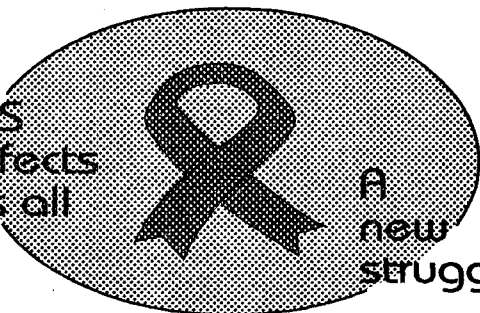
Vol. 11

PRETORIA, 4 MARCH
MAART 2005

No. 91

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



9771682452005

04591

CONTENTS • INHOUD

<i>No.</i>	CONTENTS • INHOUD	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
452	Town-planning and Townships Ordinance (15/1986): City of Johannesburg Metropolitan Municipality: Declaration as an approved township: Sagewood Extension 14.....	6	91
453	do.: do.: Halfway House and Clayville Amendment Scheme 07-4294	9	91

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 452

PLAASLIKE BESTUURSKENNISGEWING 207 VAN 2005

JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

(GEWESE MIDRAND METROPOLITAANSE PLAASLIKE RAAD)

VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar Johannesburg Stad, Metropolitaanse Munisipaliteit Sagewood uitbreiding 14 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JR 209 INVESTMENTS (EDMS) BPK 2000/020447/07 (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 925 VAN DIE PLAAS RANDJESFONTEIN 405, REGISTRASIE AFDELING J.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

1. Stigtingsvoorwaardes

1.1 Naam

Die naam van die dorp is Sagewood uitbreiding 14.

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 10517/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van ingenieursdienste ingesluit strate en stormwater dreinerings en 'n bydrae vir eksterne ingenieursdienste; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

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

1.3.2 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

1.3.3 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.

1.4 Beskikking oor bestaande titel voorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesonderd:

- 1.4.1 die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 129368/2004:

- "B. The former Portion 924 (a portion of Portion 570) of the farm RANDJESFONTEIN 405, Registration Division J R Province of GAUTENG, indicated by the figure a C D E e d c b a on diagram S.G. No. 804/2004 annexed to Certificate of Consolidated Title T 129366/04 is Subject to the following additional conditions imposed by the Town Council of Midrand against the Remaining Extent of Portion 17 of the farm Randjesfontein 405, Registration Division J R Gauteng, in extent 182,4571 hecates (of which the property held hereunder form a portion) by virtue of K 4779. 1991S:
- (a) The portion is subject to servitudes, for municipal purposes, in favour of the local authority, 2 metres wide, along one boundary and 5 metres wide along any other boundary. These servitudes shall be positioned on boundaries other than road boundaries as determined 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 (two) metres 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 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 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.

1.5 **Sloping van geboue en structure**

Die dorpseienaar moet op eie koste all bestaande geboue en structure wat binne boulynsreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.6 **Verwydering van rommel**

Die dorpseienaar moet op eie koste all rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

1.7 **Verskuiwing of 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.

1.8 **Verskuiwing van kraglyne**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van ESKOM te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.9 **Beperking op die oordrag van Erf 1315**

Bogenoemde erf mag slegs aan die Huiseienaars vereeniging oorgedra word wat vir die genoemde dorp gestig word en waarvan die genoemde vereeniging volle verantwoordelikheid sal neem vir die funksionering and onderhoud van die genoemde erf en die noodsaaklike dienste binne die genoemde erf.

1.10 Verantwoordelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinerings en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

1.11 Beperking op die vervreemding van erf 1316 in die dorp

Die dorpseienaar mag nie erf 1316 in die dorp vervreem en oordrag van die erf sal nie toegelaat word alvorens die erf notarieel verbind is met die aangrensende erf in Sagewood Uitbreiding 13 nie.

2. TITELVOORWAARDES

2.1 Die erwe hieronder genoem is onderworpe aan die voorwaardes opgelê kragtens die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

Alle erwe is onderworpe aan die voorwaardes soos aangedui:

2.1.1 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.

2.1.2 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 (two) meter daarvan geplant word nie.

2.1.3 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 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 vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

2.1.4 Erf 1314

Die erf is onderworpe aan 'n serwituut vir reg van weg, ten gunste van Erf 315 soos op die algemene plan aangedui.

2.1.5 Erf 1314

Die erf is onderworpe aan 'n 5m x 2,5m serwituut vir substasie doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.6 Erwe 1314 en 1315

Die erwe is onderworpe aan 'n 4m stormwater serwituut ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 452**LOCAL AUTHORITY NOTICE 207 OF 2005****CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY****(FORMER MIDRAND METROPOLITAN LOCAL COUNCIL)****DECLARATION AS 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 (Former Midrand Metropolitan Local Council) hereby declares Sagewood Extension 14 Township to be an approved township subject to the conditions set out in the schedule hereto.

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD 2000/020447/07 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) 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 925 OF THE FARM RANDJESFONTEIN 405, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. Conditions of establishment**1.1 Name**

The name of the township shall be Sagewood Extension 14.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan 10517/2004.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm-water drainage and a contribution towards bulk sewerage services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services;

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

1.3.3 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 or external engineering service and in accordance with the guidelines; and

1.3.4 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.

1.4 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:

- 1.4.1 the following conditions which should not be transferred to the erven in the township:

Title Deed T 129368/2004

"B. The former Portion 924 (a portion of Portion 570) of the farm RANDJESFONTEIN 405, Registration Division J R Province of GAUTENG, indicated by the figure aC D E e d c b a on diagram S.G. No. 804/2004 annexed to Certificate of Consolidated Title T 129366/04 is Subject to the following additional conditions imposed by the Town Council of Midrand against the Remaining Extent of Portion 17 of the farm Randjesfontein 405, Registration Division J R Gauteng, in extent 182,4571 hecatres (of which the property held hereunder form a portion) by virtue of K 4779.1991S:

- (a) The portion is subject to servitudes, for municipal purposes, in favour of the local authority, 2 metres wide, along one boundary and 5 metres wide along any other boundary. These servitudes shall be positioned on boundaries other than road boundaries as determined 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 (two) metres 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 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 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.

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 area to be removed to the satisfaction of the local authority when required by the local authority to do so.

1.7 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, the cost thereof shall be borne by the township owner.

1.8 Repositioning of circuits

If, by any reason of the establishment of the township, it should become necessary to

reposition any existing circuits of Eskom, the cost thereof shall be borne by the township owner.

1.9 Restriction on the transfer of erf 1315

Above-mentioned erf shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services with the said erven.

1.10 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 storm water drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven shall not be alienated or be transferred into the name of a purchaser prior to the local authority verifying 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.

1.11 Restriction on the disposal of erf 1316 in the township

The township owner shall not dispose of erf 1316 and transfer of the erf shall not be permitted until the erf has been notarially tied with the adjoining erf in Sagewood Extension 13

2 Conditions of title

2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)

All erven shall be subject to the conditions as indicated:

2.1.1 The erven are 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 municipal purposes 2 metres 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.

2.1.2 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.

2.1.3 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 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.

2.1.4 Erf 1314
The erf is subject to a servitude of right of way, in favour of Erf 1315, as indicated on the general plan.

2.1.5 Erf 1314

The erf is subject to a 5m x 2,5 m servitude for substation purposes, in favour of the local authority, as indicated on the general plan.

2.1.6 Erven 1314 and 1315

The erven are subject to a 4m stormwater servitude, in favour of the local authority, as indicated on the general plan.

LOCAL AUTHORITY NOTICE 453

LOCAL AUTHORITY NOTICE 207 OF 2005

HALFWAY HOUSE AND CLAYVILLE TOWN PLANNING SCHEME, 1976: AMENDMENT SCHEME 07-4294

The City of Johannesburg, hereby declares that it has approved an amendment scheme, being an amendment of the Halfway House & Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Sagewood Extension 14, 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 Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, 9 th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 3 March 2005.

This amendment is known as the half way House Clayville Amendment Scheme 07-4294.

A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING TRANSPORTATION AND ENVIRONMENT, CITY OF JOHANNESBURG, METROPOLITAN MINICIPALITY

PLAASLIKE BESTUURSKENNISGEWING 453

PLAASLIKE BESTUURSKENNISGEWING 207 VAN 2005

HALFWAY HOUSE EN CLAYVILLE DORPSBEPLANNINGSKEMA, 1976: WYSIGINGSKEMA 07-4294

Johannesburg Stad, 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 Halfway House & Clayville Dorpsbeplanningskema, 1976, wat uit die selfde grond as die dorp Sagewood Uitbreiding 14 bestaan, goedgekeur het.

Kaart 3 en skemaklousules van die wysigingskema word in bewaring gehou deur die Adjunk-Direkteur Generaal, Departement Behuising en Plaaslike Regering, Marshalltown en by die Assistent Direkteur : Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, 9 de Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein beskikbaar vir inspeksie te alle redelike tye.

Die datum van die inwerkingtreding van die skema is 3 Maart 2005.

Hierdie wysiging staan bekend as die Halfway House & Clayville Wysigingskema 07-4294

A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING VERVOER EN OMGEWING, JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

Looking for out of print issues of Government and Provincial Gazettes

We can provide photocopies

Contact

The National Library of South Africa,
Pretoria Campus
PO Box 397
0001 PRETORIA

Physical address

C/o Andries and Vermeulen Streets
Entrance in Andries Street

Contact details

Tel: (012) 321-8931
Fax: (012) 325-5984
E-mail: infodesk@nlsa.ac.za

Dog ate your Gazette? ... read it online



www.SA Gazettes.co.za
.....

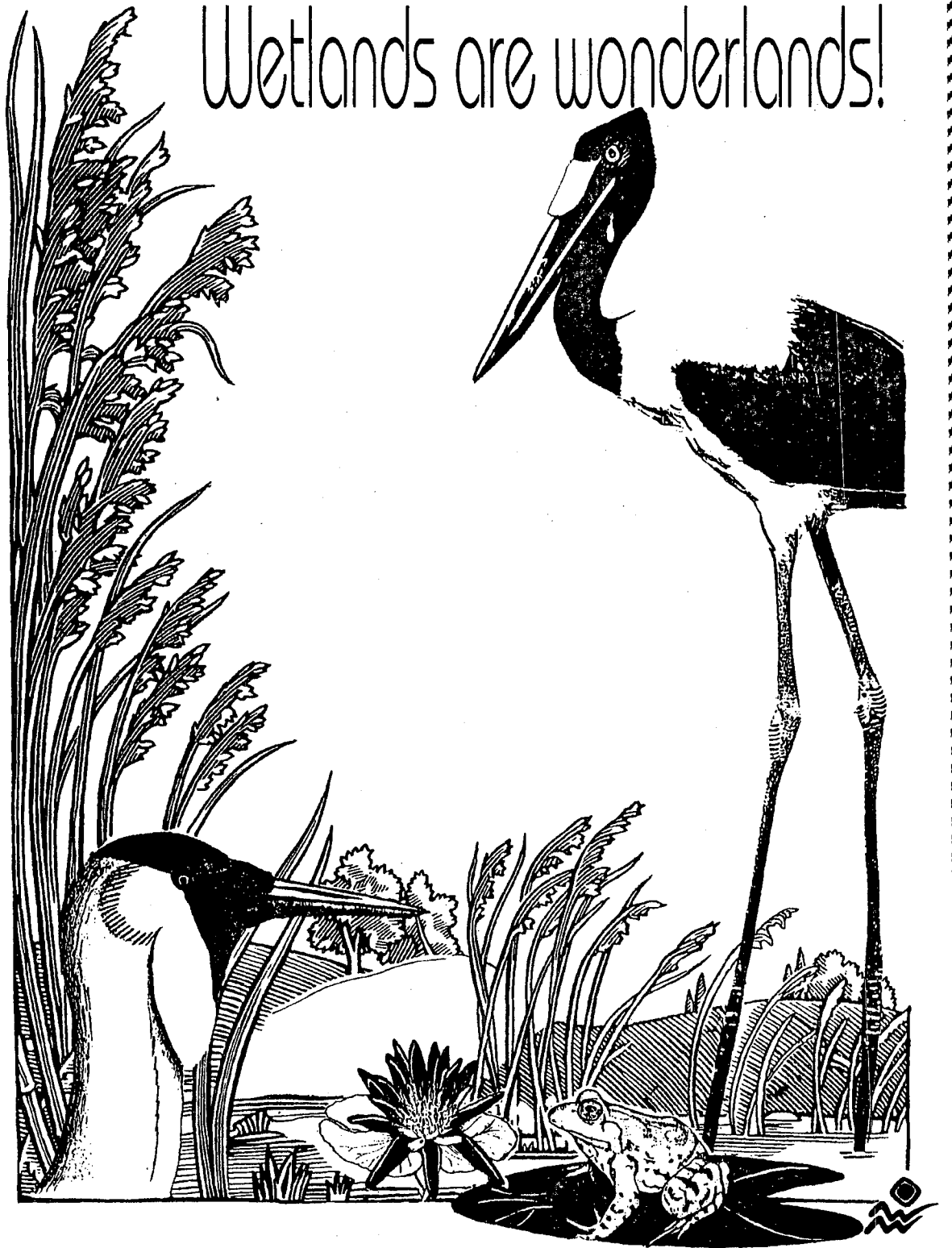
A new information Portal keeping you up to date with news, legislation, the Parliamentary programme and which is the largest pool of SA Gazette information available on the Web.

- Easily accessible through the www!
 - Government Gazettes - from January 1994
 - Compilations of all Indexes pertaining to the past week's Government Gazettes
 - All Provincial Gazettes - from September 1995
 - Parliamentary Bills - as of January 1999
- Available in full-text, with keyword searching
- Sabinet Online scans, formats, edits and organize information for you. Diagrams and forms included as images.
- No stacks of printed gazettes - all on computer. Think of the storage space you save.
- Offers Bill Tracker - complementing the SA Gazettes products.

For easy electronic access to full-text gazette info, subscribe to the SA Gazettes from Sabinet Online. Please visit us at www.sagazettes.co.za

Sabinet
 *Online*

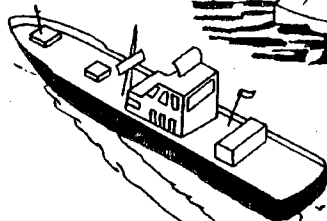
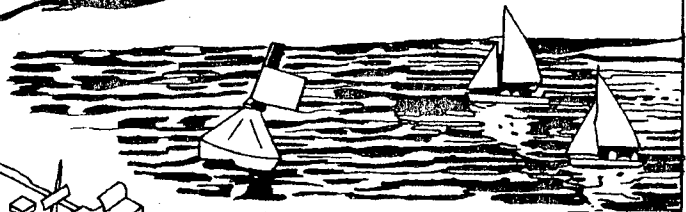
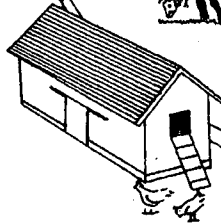
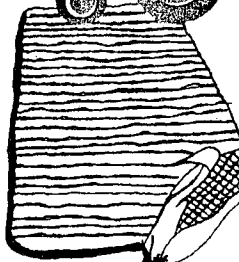
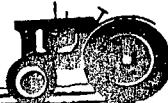
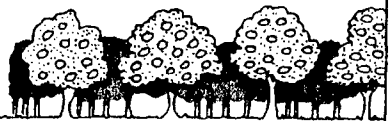
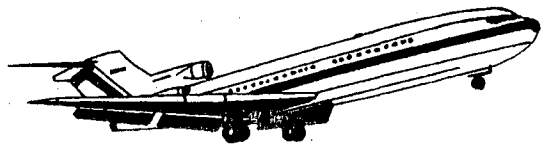
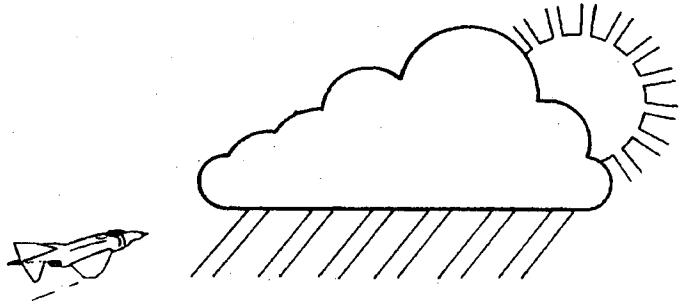
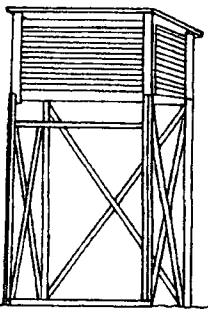
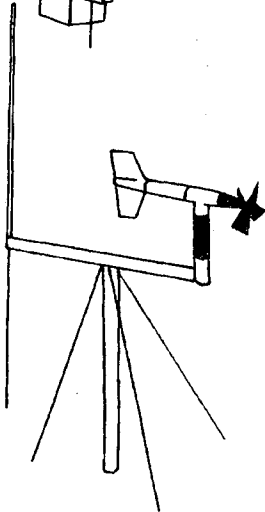
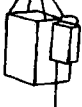
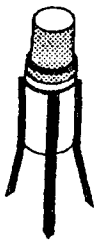
Wetlands are wonderlands!



Department of Environmental Affairs and Tourism

SA WEATHER BUREAU SA WEERBURO

W
E
A
T
H
E
R
·
S
E
R
V
I
C
E
S
·
W
E
E
R
D
I
E
N
S
T
E



THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP

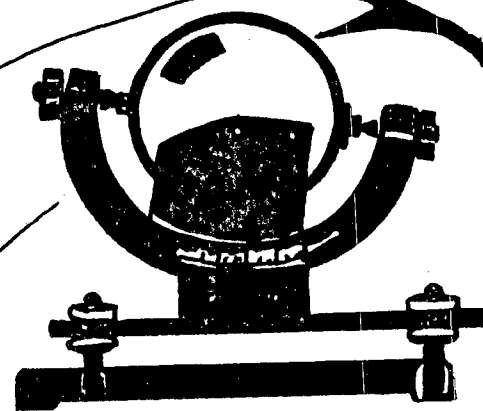
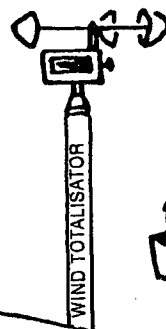
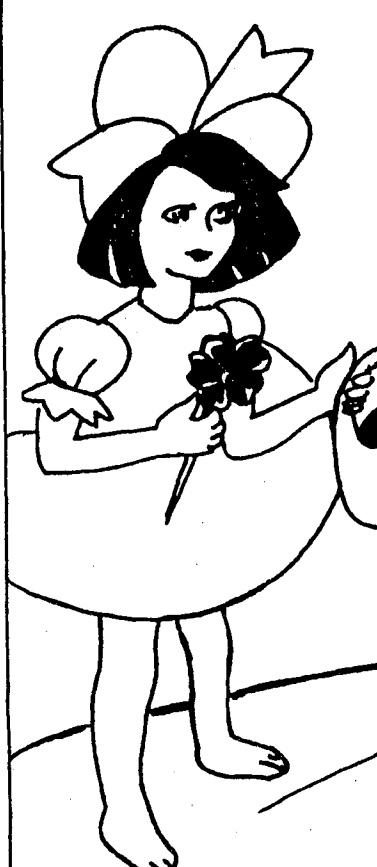


PEANUT BUTTER

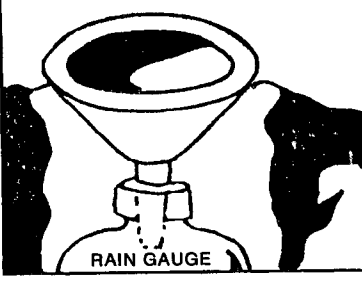


HONEY

MAIZE

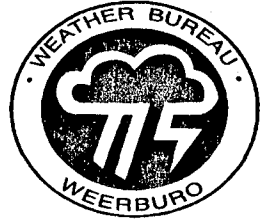


SUNSHINE RECORDER

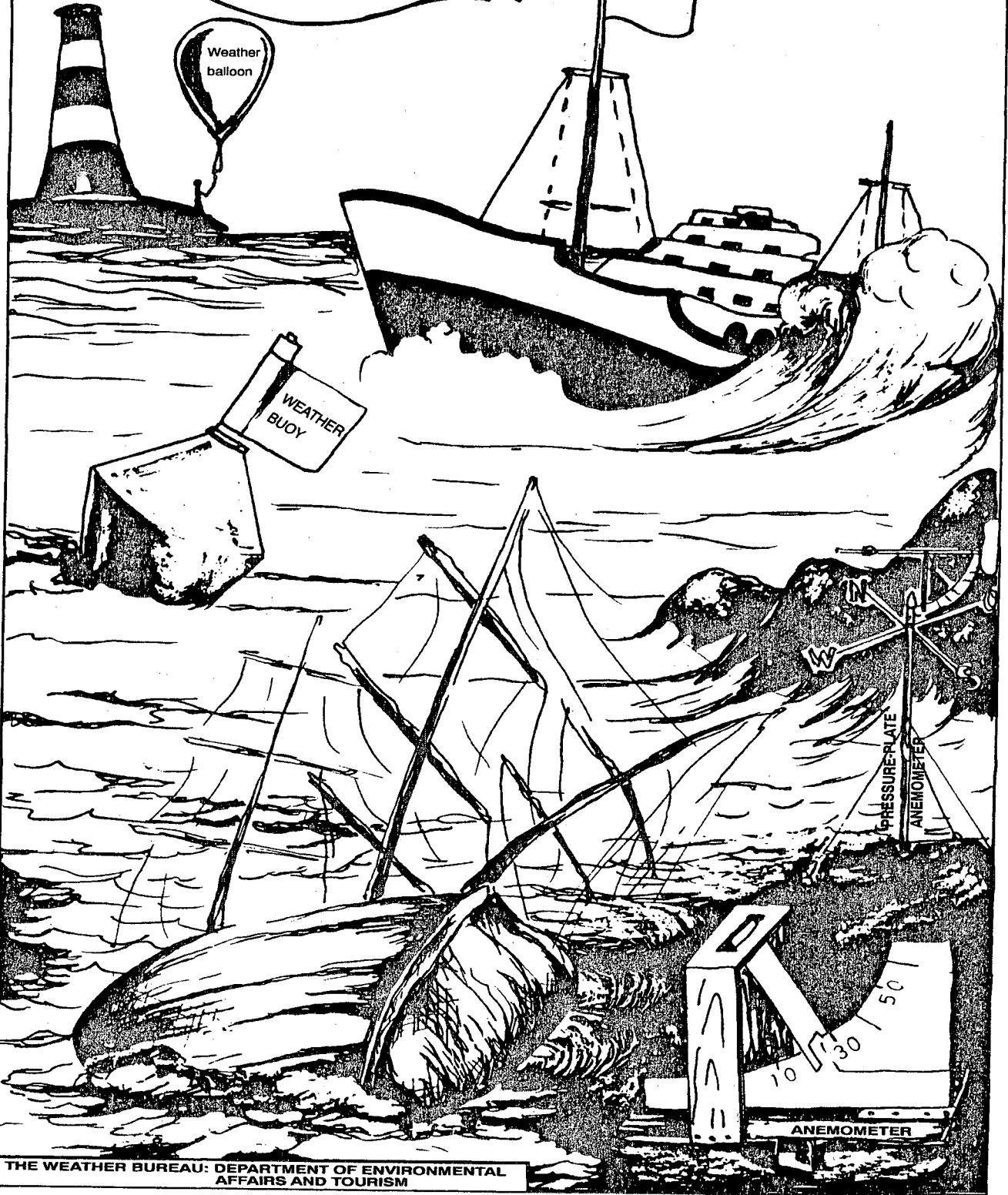


RAIN GAUGE

THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIE WEERBURO: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME



KEEP YOUR SHIP GOING.
PHONE THE WEATHER
BUREAU FOR THE MOST
ACCURATE FORECASTING



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND TOURISM

